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Dat: 12/06/2024

Your ref:

Our ref: Abbey,Tony20240612(001)

Draft Carlow-Graigucullen Joint Urban Local Area Plan 2024-2030

Post to: The Planning Department (Laois County Council)

A: Laois County Council

Áras an Chontae,

JFL Ave.,

Portlaoise,Co. Laois

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E: n/a

W: <https://www.laois.ie>

Link: <https://consult.carlow.ie/en/consultation/material-alterations-%E2%80%93-draft-carlow-graigucullen-joint-urban-local-area-plan-2024-2030>

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Client Details

Client: Anthony Abbey (Applicant)
A: Mortarstown Upper, Co. Carlow.
P: n/a
F: n/a
M: n/a
E: n/a

Subject Lands

The Subject Lands (c. 3.45 hectares) (see Figure 4) are located at Crossneen, Co. Laois and belong to the [Applicant](#).

Subject Lands Planning History

None

Adjacent Lands/site Planning application details ref: 04784 Laois County Council

erect 96 no. two storey houses consisting of 8 no. 4 bedroom detached houses, 30 no. four bedroom semi-detached houses, 42 no. three bedroom semi-detached houses, 8 no. three bedroom end of terrace houses and 8 no. three bedroom mid terraced houses with associated site development works

Received Date: 22/06/2004

Decision Date: 21/10/2004

Decision Type: Conditional

Subject Lands Previous zoning

Previous zoning: Residential Development. See Graiguecullen LAP MAP 2007-2013 (Source Laois County Council)) (See Figure 1)

Current zoning: Strategic Reserve GZT No. O1 To provide lands for future development in line with national and regional targets over the next Plan period 2018-2024 and partially Open Space and Amenity GZT No. G5 (See Figure 2)

SUBMISSION

To Whom It May Concern:

The applicants have retained Kehoe Architectural Design to make the following submission to the Material Alterations – Draft Carlow-Graiguecullen Joint Urban Local Area Plan 2024-2030 dated 14/05/2024

Submissions to the Planning Authority on or before 5pm, Wednesday 12th June 2024.

The lands are located at Crossneen, Co. Laois and are adjacent to existing housing development known as Highfield Manor via Mullins lane and Crossneen Manor via Leighlin Road, the lands are conveniently located on the southern edge of Carlow town and is a popular location for those seeking to purchase a starter or family home.

Please refer to DRAFT JULAP2024-2030 submission CLW-C79-50 previously made in relation to the subject land.

The Draft Indicative Preliminary Flood Risk Assessment (PFRA) Maps produced by the Office of Public Works (OPW) in 2010 were prepared for the purpose of an initial assessment, these maps identified the lands as been in partially designated flood risk area.

The local Authority appears to have partially zone the land Open Space and Amenity GZT No. G5 (See Figure 6) due to the land been located within alleged flood zone.

However, a circular was issued by DECLG to planning Authorities as follows,

[Circular PL 2/2014 \(i\) Use of OPW Flood Mapping in Assessing Planning Applications, and \(ii\) Clarifications of Advice Contained in the 2009 DECLG Guidelines for Planning Authorities – “The Planning System and Flood Risk Management”](#).

[\(i\) Use of OPW Flood Mapping in assessing planning applications](#) The Draft Indicative Preliminary Flood Risk Assessment (PFRA) Maps produced by the Office of Public Works (OPW) in 2010 were prepared for the purpose of an initial assessment, at a national level, of areas of potentially significant flood risk, as required by the EU Floods Directive 2007/60/EC. As was indicated in the OPW Guidance Notes attached to the draft PFRAs, “the maps provide only an indication of areas that may be prone to flooding. They are not necessarily locally accurate and should not be used as the sole basis for defining Flood Zones, or for making decisions on planning applications”.

[Furthermore, the OPW Guidance Notes state that “local site inspections, and/or making use of the knowledge of staff familiar with a particular area, are essential to determine if the maps for a given area are reasonable. For the purposes of flood zoning, or making decisions on planning applications, it is strongly recommended that a Stage II Flood Risk Assessment \(Initial Flood Risk Assessment\), as set out in the \(2009 DECLG\) Guidelines, is undertaken \(where there are proposals for zoning or development, and where the area maybe prone to flooding, as described above\)”](#)

Please see OPW map (See Figure 6) Carlow Fluvial Flood Extent (OPW Drawing No. O14CAR_EXFCD_F0_15)) which correctly identifies the lands as outside flood zone A and B

However, despite that, the OPW maps showing that these lands are located outside designated flood zone A and B, The local Authority appears to continue to partially designate the subject

lands(See figure 3) as been located within flood “Flood Zone B: 0.1% AEP (or a 1 in 1000 chance of occurring in any given year”.

The applicant is asking the local Authority to reconsider designating the lands as New Residential.

The applicant would like to reiterate the following in relation to the lands

Request that the Planning Authority To restore the lands to residential use as per Graiguecullen LAP MAP 2007-2013 (See Figure 1)

Request that the Planning Authority to designate the subject lands to Ref Code C, New Residential as per DRAFT JULAP 2024 2030 (Draft 13/12/2023). The subject lands are outlined in red as per (see Figure 4)

REF	LAND USE ZONING CATEGORY	OBJECTIVE AND PURPOSE	PERMITTED IN PRINCIPLE USES	OPEN FOR CONSIDERATION USES
C	NEW RESIDENTIAL	<p>Objective: To provide for new residential development, supporting community facilities and other facilities and services incidental to residential development.</p> <p>This is the primary location for new residential neighbourhoods. Any development shall have a high-quality design and layout with an appropriate mix of housing and associated sustainable transport links including walking, cycling, and public transport to local services and facilities. The density of the development shall be reflective of the location of the lands, with consideration for higher densities where appropriate on more centrally located areas close to employment or services, or in strategic locations along public transport networks. In addition to residential development, consideration will also be given to community facilities, retail services and uses that would support the creation of a sustainable neighbourhood; provided such development or uses are appropriate in scale and do not unduly interfere with the predominant residential land use.</p>	<p>Dwelling, Community Facilities, Allotments, Childcare Facilities, E-Charging Facility, Park/Playground, Recreational/Amenity Open Space.</p>	<p>B&B/Guest House, Restaurant, Shop (convenience), Coffee Shop/Tea Room, School, Medical and Related Consultant, Health Centre, Nursing Home, Recreational Facilities, Playing Fields, Place of Worship, Cultural Uses, Home Based Economic Activities, Tourist related facilities, Childcare Facilities, Adult Education/Literacy/ Basic Education/Youth Reach Facility, Utility Structures.</p>

The subject lands are appropriate for residential zoning (See Subject Site Attributes) (Please see submission CLW-C79-50 previously made in relation to the subject land.)

The applicants children have two designated sites and hope to build on these sites in the future. (Please see submission CLW-C79-50 previously made in relation to the subject land.)

The subject lands are served by a public water main via adjacent residential developments.

The subject lands are serviced by existing pathways via adjacent residential development and can be extended easily.

All related services for the subject lands are next to adjacent residential developments.

The subject lands is a 25 minute walk(2km) to Carlow town Centre(CARLOW POST OFFICE BARRIN STREET CARLOW R93 X4H6. See (see Figure 5)

The subject lands are in Close proximity to the following

Church (St. Clare's Catholic Church)

Schools

Community Centres.

The subject lands have been deemed acceptable for Residential development previously. (see Graiguecullen LAP MAP 2007-2013 (Source Laois County Council) (See [Previous zoning](#))

The adjacent lands have been deemed acceptable for Residential in the past and were granted planning permission (see [Planning History](#))

Rezoning of subject lands can only assist in developing the Crossneen area (see [RSES](#)) (Please see submission CLW-C79-50 previously made in relation to the subject land.)

The Rezoning of the subject lands will improve the supply of residential units for Crossneen in a sustainable manner.

The prospective development will only Regenerate the Crossneen area.

Carlow has been Identified as Key Towns in RSES, Crossneen area is a contributory residential area to Carlow town.

ESRI report says government's housing targets are 'too low' to meet population growth.

IRELAND'S NDP 2021-2030 may have "underestimated what is needed" to deal with challenges around housing, health and climate change.

Please see site Location maps drawings A201 & A202 (Please see submission CLW-C79-50 previously made in relation to the subject land.)

In conclusion, My client considers the rezoning of the subject site appropriate, especially when you take all the relevant planning policies into consideration and also the previous zoning and the planning history of adjacent lands.

My client believes the content of this submission is in order and we would welcome the opportunity to discuss any queries that the Planning Authority may have regarding its content.

Regards,

Declan T. Kehoe MCIAT C.Build E MCABE

pp Anthony Abbey

Maps

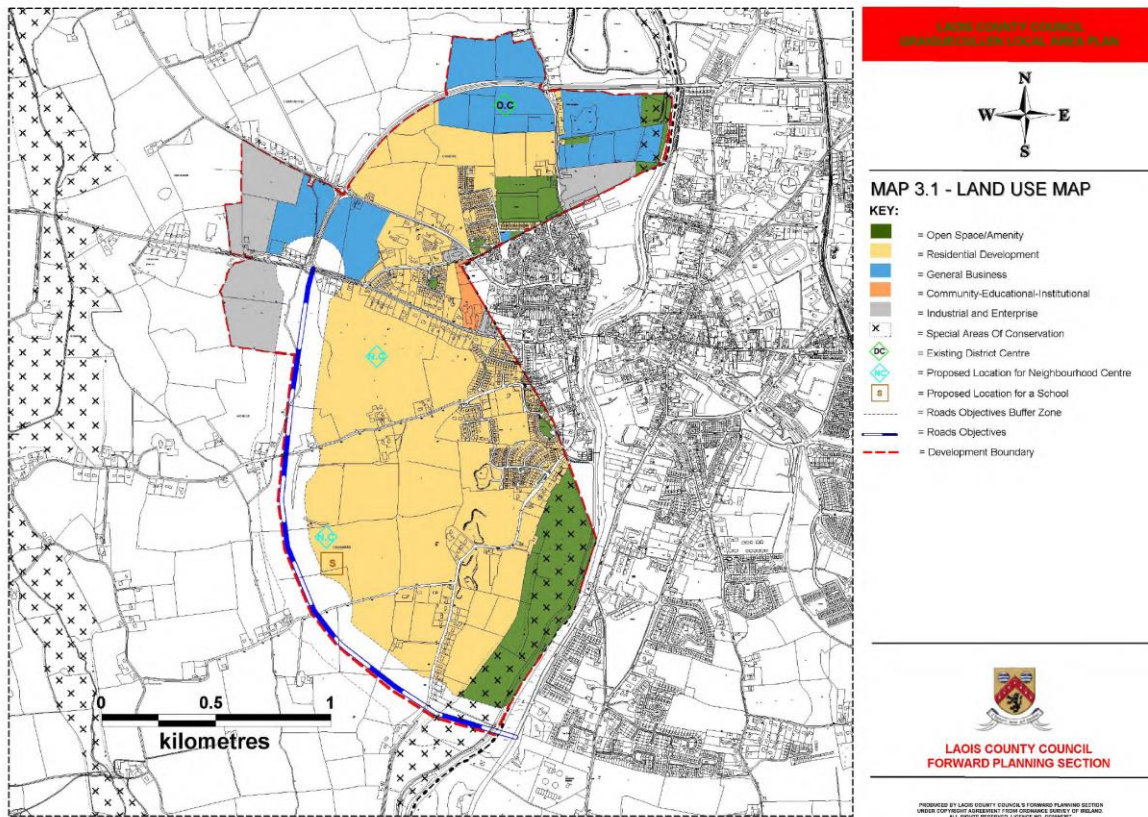


Figure 1 Graiguecullen LAP MAP 2007-2013 (Source Laois County Council)

MAP 3.1 - LAND USE MAP

KEY:

- = Open Space/Amenity
- = Residential Development
- = General Business
- = Community-Educational-Institutional
- = Industrial and Enterprise
- = Special Areas Of Conservation
- DC = Existing District Centre
- NC = Proposed Location for Neighbourhood Centre
- S = Proposed Location for a School
- = Roads Objectives Buffer Zone
- = Roads Objectives
- = Development Boundary

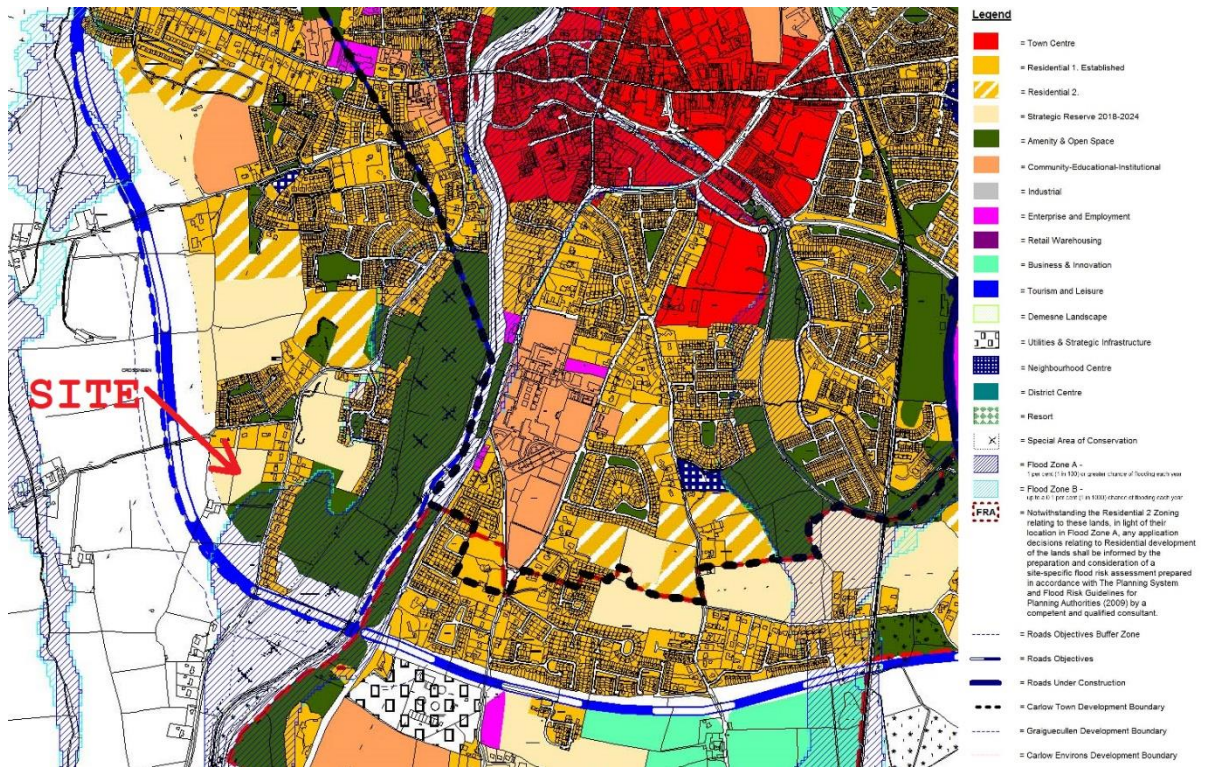


Figure 2 Current Zoning Strategic Reserve GZT No. O1 and partially Open Space and Amenity GZT No. G5

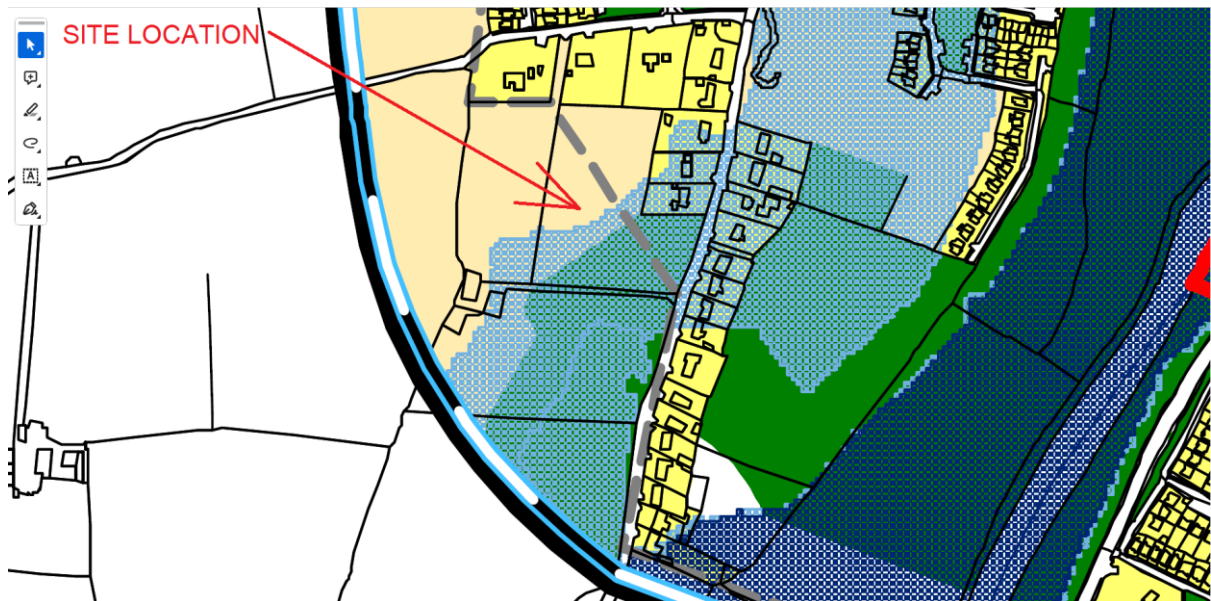


Figure 3 JULAP 2024 2030 (Draft 13/12/2023) part there of (Flood Zone B in light blue)

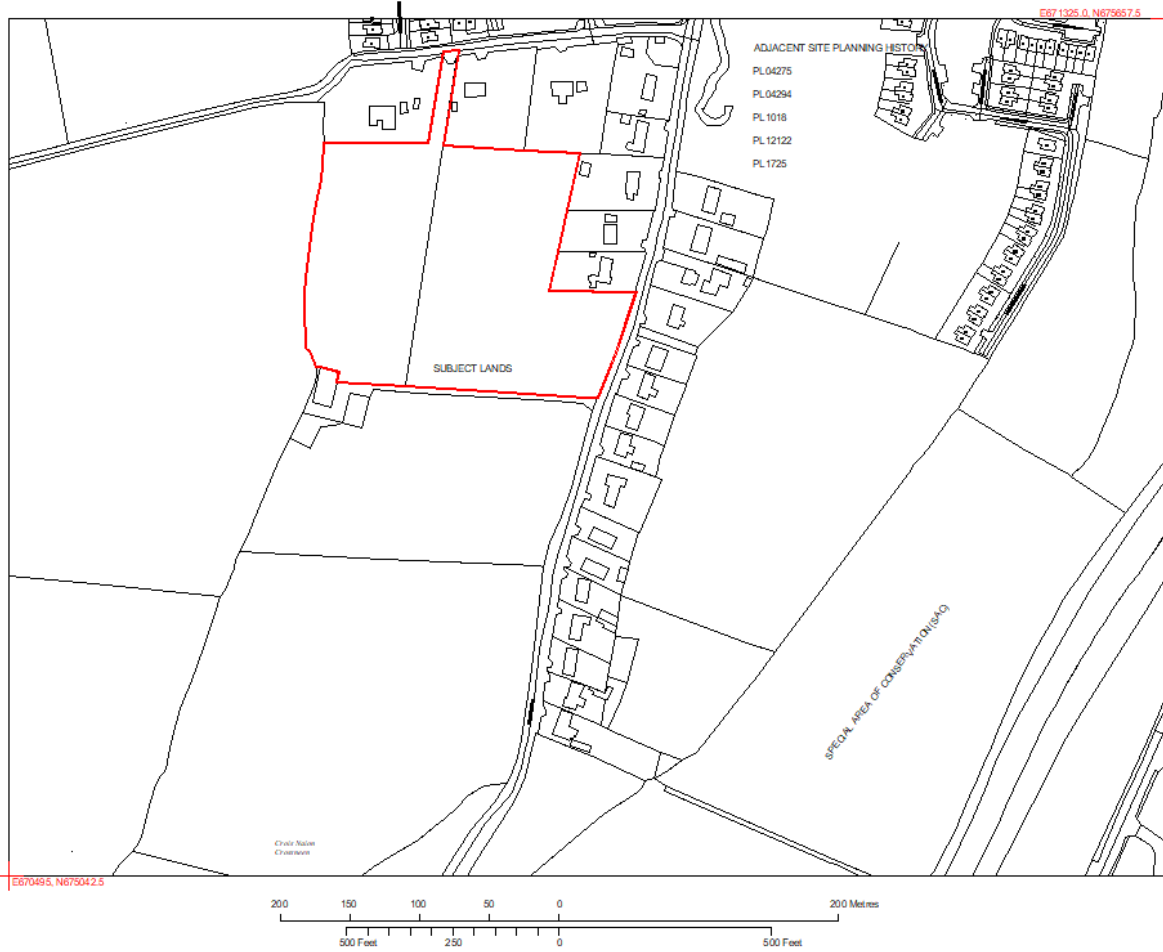


Figure 4 Subject lands for Zoning (outlined in Red)

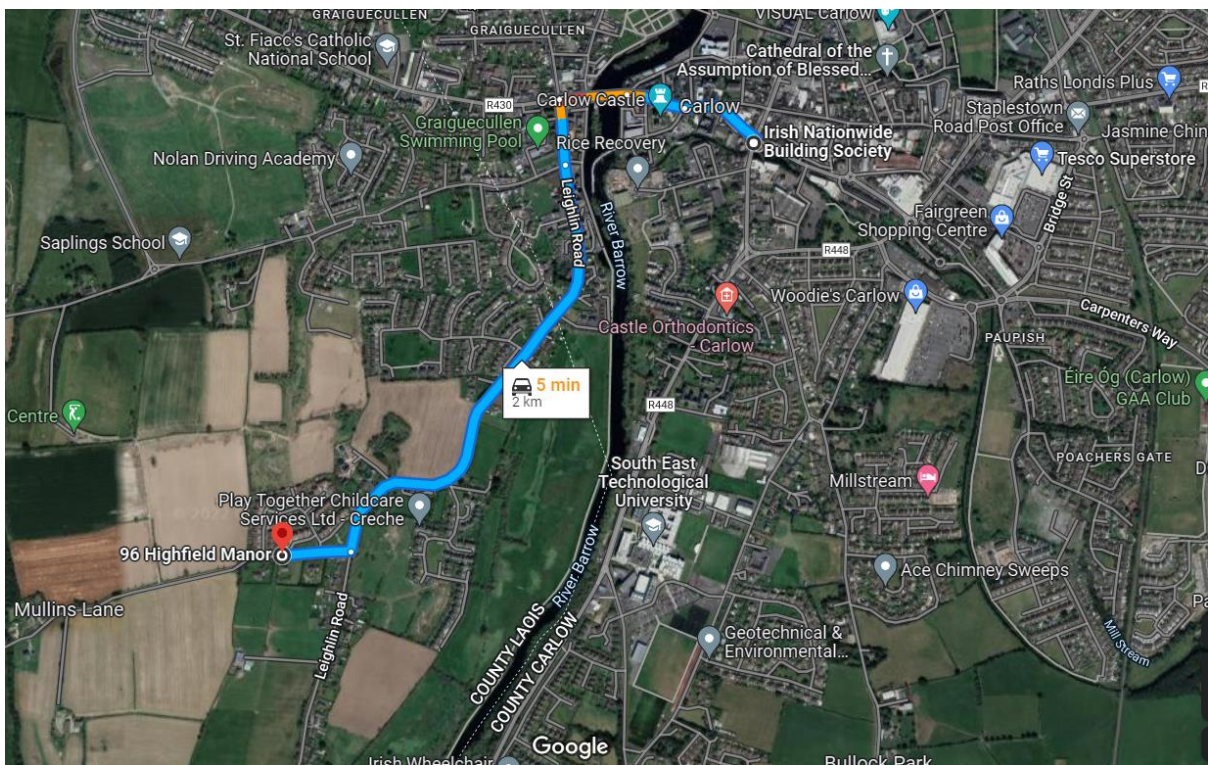


Figure 5 (25 Minute walk to Carlow town centre (CARLOW POST OFFICE BURRIN STREET CARLOW R93 X4H6).

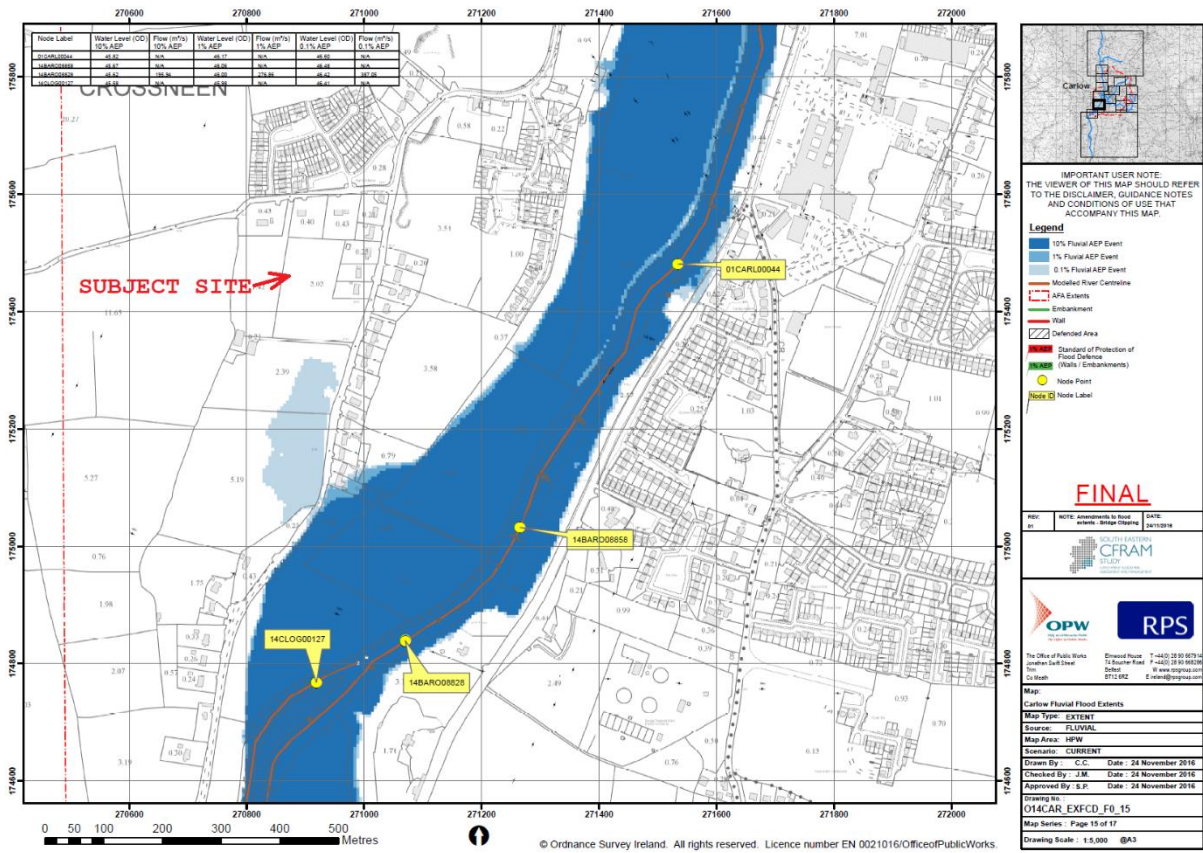


Figure 6 Carlow Fluvial Flood Extent

Acronym

AA	Appropriate Assessment
ACA	Architectural Conservation Area
AD	Anaerobic Digestion
APM	Aggregate Potential Mapping
CAFE	Clean Air for Europe
CARO	Climate Action Regional Office
CDP	County Development Plan
CFRAM	Catchment-Based Flood Risk Assessment and Management
CGI	Central Grid Injection
CGS	County Geological Sites
CHP	Combined Heat and Power
CNG	Compressed Natural Gas
CYRS	Carlow Regional Youth Services
CSO	Central Statistics Office
DH	District Heating
DMRB	Design Manual for Roads and Bridges
DMURS	Design Manual for Urban Roads and Streets
DWPA	Drinking Water Protected Area
DZ	Decarbonisation Zone
EC	European Community
EEC	European Economic Community
ED	Electoral Division
EIA	Environmental Impact Assessment
EIAR	Environmental Impact Assessment Report
ELC	European Landscape Convention
EPA	Environmental Protection Agency
ESB	Electricity Supply Board
ETS	Emissions Trading System
EU	European Union
EV	Electric Vehicle
FRA	Flood Risk Assessment
FRMP	Flood Risk Management Plan
GHG	Green House Gases
GSHP	Ground Source Heat Pump
GSI	Geological Survey of Ireland
GTZ	General Zone Type
HNDA	Housing Need and Demand Assessment

HSE	Health Service Executive
IAE	Ireland's Ancient East
ICT	Information and Communications Technology
IEMA	Institute of Environmental Management and Assessment (UK)
IHAI	Industrial Heritage Association of Ireland
IW	Irish Water
JSP	Joint Spatial Plan
LAP	Local Area Plan
LAPN	Local Authority Prevention Network
LCA	Landscape Character Assessment
LCDC	Local Community Development Committee
LECP	Local Economic and Community Plan
LEDP	Local Enterprise Development Plan
LEED	Leadership in Energy and Environmental Design
LEO	Local Enterprise Office
LTACC	Local Traveller Accommodations Consultative Committee
LTP	Local Transport Plan
LSP	Local Sports Partnership
MAN	Metropolitan Area Network
MSW	Municipal Solid Waste
MW	Mega Watt
NAF	National Adaptation Framework
NCN	National Cycle Network
NDA	National Disability Authority
NDP	National Development Plan
NECP	National Energy and Climate Plans
NIAH	National Inventory of Architectural Heritage
NIR	Natural Impact Report
NIS	Natura Impact Statement
NMS	National Monuments Service
NPF	National Planning Framework
NPO	National Policy Objective
NPWS	National Parks and Wildlife Service
NTA	National Transport Authority
NRA	National Roads Authority (superseded by TII)
NWSMP	National Wastewater Sludge Management Plan
NZEB	Nearly Zero Energy Building
OPW	Office of Public Works

PE	Population Equivalent
PFRA	Preliminary Flood Risk Assessment
pNHA	Proposed Natural Heritage Area
POWSCAR	Place of Work School or College Anonymised Records
PPN	Public Participation Network
PV	Photovoltaic
RBD	River Basin District
RBMP	River Basin Management Plan
RE	Renewable Energy
REP	Regional Enterprise Plan
RES	Renewable Energy Strategy
RMCEI	Recommended Minimum Criteria for Environmental Inspection
RMP	Record of Monuments and Places
RPO	Regional Policy Objective
RPS	Record of Protected Structures
RRDF	Rural Regeneration and Development Fund
RSA	Road Safety Audit
RSES	Regional Spatial and Economic Strategy
RSIA	Road Safety Impact Assessment
SAC	Special Area of Conservation
SPA	Special Protection Area
SDG	Strategic Development Goals
SICAP	Social Inclusion Community Activation
SPA	Special Protection Area
SEA	Strategic Environmental Assessment
SEAI	Sustainable Energy Authority of Ireland
SFRA	Strategic Flood Risk Assessment
SME	Small and Medium Enterprises
SMR	Sites and Monuments Record
SRWMO	Southern Regional Waste Management Office
STVGP	Small Towns and Villages Growth Programme
SuDS	Sustainable Urban Drainage Systems SRWMO
SRWMO	Southern Region Waste Management Office
TAZ	Tiered Approach to Zoning
TII	Transport Infrastructure Ireland
TGD	Technical Guidance Document
TRT	Tourism Recovery Taskforce
TUSE	Technological University of the Southeast

UAP	Urban Area Plan
UN	United Nations
URDF	Urban Regeneration and Development Fund
WEEE	Waste Electrical and Electronic Equipment
WERLA	Waste Enforcement Regional Lead Authority
WFD	Water Framework Directive
WSSP	Water Services Strategic Plan
WTP	Water Treatment Plant
WWTP	Waste Water Treatment Plant