

CONTENTS

1. SETTLEMENT STRATEGY	2
INTRODUCTION	2
OBJECTIVES	2
LOCAL AREA PLANS	2
SETTLEMENT HIERARCHY	4
TOWN PLANS	5
LAND USE ZONING OBJECTIVES	5
LAND USE ZONING MATRIX	7
TRANSITIONAL AREAS	8
PHASED DEVELOPMENT	8
ZONING	8
PROTECTED STRUCTURES	9
2. ABBEYLEIX	11
3. ARLES	13
4. ATTANAGH	14
5. BALLACOLLA	15
6. BALLINAKILL	18
7. BALLYBRITTAS	21
8. BALLYFIN	24
9. BALLYLYNAN	25
10. BALLYROAN	28
11. BORRIS IN OSSORY	31
12. CAMROSS	34
13. CASTLETOWN	37
14. CLONASLEE	40
15. CLOUGH	43
16. COOLRAIN	46
17. CULLAHILL	47
18. DURROW	48
19. EMO	50
20. ERRILL	53
21. KILLENARD	56
22. KILLESHIN	59
23. MOUNTRATH	62
24. New Inn	66
25. NEWTOWN DOONANE	67
26. RATHDOWNEY	68
27. ROSENALLIS	70
28. SHANAHOE	71
29. STRADBALLY	72
30. THE SWAN	74
31. TIMAHOE	75
32. VICARSTOWN	78

List of Maps

- Map 2.2 Abbeyleix
- Map 2.2 Arles
- Map 2.3 Attanagh
- Map 2.4 Ballacolla
- Map 2.5 Ballinakill
- Map 2.6 Ballybrittas
- Map 2.7 Ballyfin
- Map 2.8 Ballylynan
- Map 2.9 Ballyroan
- Map 2.10 Borris in Ossory
- Map 2.11 Camross
- Map 2.12 Castletown
- Map 2.13 Clonaslee
- Map 2.14 Clough
- Map 2.15 Coolrain
- Map 2.16 Cullahill
- Map 2.17 Durrow
- Map 2.18 Emo
- Map 2.19 Errill
- Map 2.20 Killenard
- Map 2.21 Killeshin
- Map 2.22 Mountrath
- Map 2.23 New Inn
- Map 2.24 Newtown Doonane
- Map 2.25 Rathdowney
- Map 2.26 Rosenallis
- Map 2.27 Shanahoe
- Map 2.28 Stradbally
- Map 2.29 The Swan
- Map 2.30 Timahoe
- Map 2.31 Vicarstown

List of Tables

- Table 1. Towns and Settlement Plans
- Table 2. Land Use Zoning Matrix

1. SETTLEMENT STRATEGY

AIM: To promote the development of the urban and rural network in order to retain and expand its role as a vibrant living, working and cultural county in the Midlands region.

INTRODUCTION

- 1.1 Since the adoption of the 2000 Development Plan for County Laois, the County has experienced significant changes and come under pressure to accommodate development. The volume of development pressure and the speed with which it happened needs to be addressed within the County Development Plan. This was further exacerbated by the need to attract, accommodate and exploit these development opportunities.
- 1.2 The onus is on the Council to take a more proactive approach in facilitating the equal distribution and location of development in order to maximise the economic benefits of growth while minimising environmental and financial costs.

OBJECTIVES

- 1.3 This can be achieved through the encouragement and facilitation of development in existing settlements. The resulting growth will help these maintain or reach the necessary mass to support viable service delivery and foster the evolution of a more sustainable settlement pattern. To this end development envelopes will be identified and land zoned in order to achieve the following objectives:
1. Consolidate the settlement
 2. Improve the shape and form of settlement
 3. Create a sense of place
 4. Improve movement in and around the settlement for both pedestrians and vehicles
 5. Allow areas to be serviced with basic infrastructure in a coherently phased and economic manner
 6. Preserve access to backlands.
- 1.4 It is proposed to zone land progressively for centres in the county. Zoning proposals for each of the towns are set out in this plan. In addition, zoning proposals are put forward for some of the smaller villages on the basis of infrastructural works being proposed within the lifetime of this development plan.

LOCAL AREA PLANS

- 1.5 There is an urgent need to prepare local area plans for some of the larger towns to identify the necessary infrastructure and ensure that adequate zoned land is available to meet development demands. Preparation of these Local Plans will commence in 2006. It is intended to prepare local area plans for further areas, within 2 years of the adoption of the plan as time and resources permit.

Table 1: Towns and Settlement Plans

No	Location	Comments
1	Abbeyleix	Settlement Plan -YES
2	Arles	Settlement Plan -YES
3	Attanagh	Settlement Plan - YES
4	Ballacolla	Settlement Plan -YES
5	Ballinakil	Settlement Plan -YES
6	Ballybrittas	Settlement Plan -YES
7	Ballyfin	Settlement Plan - YES
8	Ballylynan	Settlement Plan -YES
9	Ballyroan	Settlement Plan -YES
10	Borris in Ossory	Settlement Plan -YES
11	Camross	Settlement Plan -YES
12	Castletown	Settlement Plan -YES
13	Clonaslee	Settlement Plan -YES
14	Clough	Settlement Plan -YES
15	Coolrain	Settlement Plan -YES
16	Cullahill	Settlement Plan -YES
17	Durrow	Settlement Plan -YES
18	Emo	Settlement Plan -YES
19	Errill	Settlement Plan -YES
20	Graiguacullen (Carlow Environs)	Local Area Plan to be prepared
21	Killenard	Settlement Plan -YES
22	Killeshin	Settlement Plan -YES
23	Mountmellick	Local Area Plan to be prepared
24	Mountrath	Settlement Plan -YES
25	New Inn	Settlement Plan -YES
26	Newtown Doonane	Settlement Plan -YES
27	Portlaoise	Local Area Plan to be prepared
28	Portarlinton	Local Area Plan to be prepared
29	Rathdowney	Settlement Plan -YES
30	Rosenallis	Settlement Plan -YES
31	Shanahoe	Settlement Plan -YES
32	Stradbally	Settlement Plan -YES
33	The Swan	Settlement Plan -YES
34	Timahoe	Settlement Plan -YES
35	Vicarstown	Settlement Plan -YES

SETTLEMENT HIERARCHY

- 1.6 Co. Laois has a well defined urban settlement hierarchy headed by the county town Portlaoise which is the administrative and commercial capital of the county. It is also the largest urban centre in Co. Laois having experienced much residential development, particularly in its northern and western suburbs, since the late 1990s. Its current population, at over 12,000, is 3 times larger than that of the next town, Portarlington.
- 1.7 This level of primacy is increasing in recent years due to improved road, rail and broadband communications, coupled with an extremely buoyant local housing market and further expansion of its retail base in line with the recommendations of the Co. Laois Retail Strategy.
- 1.8 In addition a significant commuter population has settled in Portlaoise while the town has also been selected for participation under the Government decentralisation programme. Furthermore the National Spatial Strategy recognises the potential of Portlaoise as a key national transport node with the capacity for associated economic and logistics activities.
- 1.9 Portlaoise is supported by a strong network of secondary settlements throughout the county including Portarlington, Mountmellick, Mountrath, Abbeyleix, Rathdowney, Graiguecullen and Stradbally. Each with populations of between 1,100 and 4,000 these towns act as higher order service and employment centres for their catchment areas.
- 1.10 The biggest settlement in this group with a population of c.4,000 (including the Co. Offaly portion), is Portarlington. Situated on the Laois/Offaly border and with a regular train service to Dublin much of the town's development in recent years has been fuelled by its increasing popularity as a satellite destination for commuters.
- 1.11 High growth rates have also been a feature of Graiguecullen and Mountmellick while medium growth has occurred in Stradbally and Abbeyleix.
- 1.12 Other places in this secondary tier have not performed to the same level. In particular, Durrow, Rathdowney and Mountrath have failed to keep pace with either the nature or extent of development in the more northern and eastern settlements.
- 1.13 A variety of reasons are responsible for this situation including declining local agricultural, service and industrial bases, relatively poor communications (especially in the case of Rathdowney), excessive distance from established commuting zones and limited infrastructure.
- 1.14 At the next level of the Co. Laois settlement hierarchy are tertiary settlements comprised of small towns/villages such as Emo, Ballinakill, Castletown, Ballylynan, Clonaslee, The Swan, Doonane-Crettyard, Ballyroan, Killenard, Durrow and Borris-in-Ossory. These provide facilities such as schools, churches, sports centres, community halls and convenience retail outlets together with low to medium order services for their residents and surrounding rural populations.
- 1.15 In common with the secondary group, recent growth rates in the settlements in this group have varied with a similar north/east – south/west dichotomy apparent. Small Villages/development nodes represent the final element of the Co. Laois urban settlement structure.
- 1.16 These vary from concise settlements such as Ballyfin, Cullahill, Ballacolla, Rosenallis and Arles to smaller centres with a more dispersed and less cohesive pattern of development for example The Rock, Kilbricken etc.

- 1.17 Notwithstanding the increase in the urban share of the population that has occurred in recent years over two-thirds of Co. Laois people still reside in rural areas primarily through the medium of one-off housing.

Guidelines for development in villages/settlements

The following guidelines will inform any proposals for development in villages /settlements:

- Foul sewer pumping facilities will only be accepted in small towns and villages in exceptional circumstances.
- Planning permission for development should not be granted in the absence of an upgrade of the sewage plant. Offers from developers to provide additional treatment capacity and provide other engineering solutions should be assessed on the basis of planning and social impacts also and should not be automatically accepted.
- Water supply to developments in excess of five houses should be from a piped water supply supplied by the Local Authority and group schemes. Private water supplies, such as boreholes should only be accepted in exceptional circumstances.
- A 100M exclusion zone for development should be established around sewage treatment plants. Any sewage treatment plants provided by the developer should immediately become property of the Council. Legal agreements should be entered into to ensure that this takes place.
- All applications in excess of ten houses should prepare a community facilities audit/open space needs report, in consultation with the local community.
- Densities in small towns and villages should generally be 3/5 per acre, except in villages which have a level of services and facilities capable of supporting a higher level of densities. These densities may be adjusted when the Village/Settlement Plans are being prepared.
- Any one application in small towns and villages should not exceed 40-50 houses.
- An open space report setting out standards for a hierarchy of open space in small towns, villages/settlements will be prepared.
- All new developments should be integrated into the existing village by means of appropriate house design, pedestrian access, location, footpaths, public lighting etc.
- Ensure that graveyards/schools etc. do not become land locked by new developments. Possibilities for expansion should be retained.
- In general, apartment developments are not suitable for villages/settlements.

TOWN PLANS

- 1.18 These plans should be read in conjunction with the County Strategy and specific objectives as set out in the County Development Plan and in particular those sections dealing with towns and villages and development control.

LAND USE ZONING OBJECTIVES

- 1.19 The purpose of zoning is to indicate to property owners and the general public the types of development which the Planning Authority considers most appropriate in each land use category. Zoning is designed to reduce conflicting uses within areas, to protect resources and, in association with phasing, to ensure that land suitable for development is used to the best advantage of the community as a whole.

Permitted in principle means a use, which is acceptable in the relevant zone. However, it is still the subject of the normal planning process.

Open for consideration is a use which may be permitted and is not a material contravention where the Planning Authority is satisfied that the suggested form of development will be compatible with the policies and objectives for the zone, and will not conflict with the permitted uses and also conforms to the proper planning and development of the area.

RESIDENTIAL: To protect, provide and improve residential amenities.

INDUSTRIAL: To provide for industry and information technology related industrial and office development, and ancillary services. The purpose is to encourage mainly service type employment, on a campus type environment.

GENERAL BUSINESS: To provide for general development.

RECREATIONAL: To preserve, provide and improve recreational open space.

INSTITUTIONAL : To protect, provide and improve community facilities.

/ Permitted in principle
 X not permitted (material contravention of zoning)
 O Open for consideration (Not a material contravention of zoning)

Table 2.
LAND USE ZONING MATRIX

DEVELOPMENT	RESIDENTIAL	INDUSTRY	RECREATIONAL	GENERAL BUSINESS	INSTITUTIONAL
Dwelling	/	X	X	O	O
Flat	/	X	X	/	O
Guest House	O	X	X	/	O
Hotel	X	X	X	/	O
Caravan /Camping	O	X	O	X	X
Local Shop	O	O	X	/	O
Large Store /Shop	X	O	X	/	O
Take Away	X	X	X	/	X
Public House	X	O	X	/	X
Restaurant	O	O	X	/	O
Cinema /Dance Hall	X	X	X	/	X
Community Hall – Recreational	O	O	O	O	O
Community Hall – Functions	X	O	X	/	/
Nursing Home	O	X	X	O	/
Health Centre	O	X	X	O	/
Church / School	O	X	X	O	/
Open Space (Fields)	/	X	/	X	/
Open Space (Buildings)	O	X	/	X	/
Offices	O	/	X	/	O
Car Repairs/Sales	X	/	X	O	X
Petrol Station	X	/	X	O	X
Car Parks	X	/	/	O	/
Workshops	O	/	X	O	O
General Industry	X	/	X	O	X
Light Industry	O	/	X	O	X
Heavy Industry	X	/	X	X	X
Wholesale	X	/	X	O	X
Agricultural Machinery	X	/	X	O	X
Garden Centre	O	O	O	O	X
Amusement Arcade	X	X	X	/	X
Advertising Panel	X	O	X	O	X
Boarding Kennels	X	O	X	X	X
Abattoir	X	O	X	X	X
Animal Housing	X	O	X	X	X
Cultural Uses	O	O	O	O	O
Craft Industry	O	/	X	/	O
Scrap Yard	X	/	X	O	X
Heavy Vehicle Park	X	/	X	X	X
Funeral Home	X	O	X	O	O

TRANSITIONAL AREAS

- 1.21 While the zoning objectives indicate the different uses permitted in each zone, it is important to avoid abrupt transitions in scale and use at the boundary of adjoining land use zones. In these areas, it is necessary to avoid developments, which would be detrimental to the amenities of the more environmentally sensitive zone. For instance, in zones abutting residential areas particular attention must be paid to the uses, scale, density and appearance of development proposals and to landscaping and screening proposals in order to protect the amenities of these residential areas.

PHASED DEVELOPMENT

- 1.22 The Council consider it desirable that the development takes place in an orderly manner but recognises it would be unduly restrictive to insist that development takes place in a rigidly phased manner.

ZONING

- 1.23 The Council recognises that land may not become available for development purposes in an orderly, phased manner and that therefore an allowance must be made over and above the acreage required to accommodate the anticipated development during the plan period. The area zoned within the development boundary takes account of this fact and permits a more flexible approach to development.
- 1.24 Development cannot take place without the requisite standard of infrastructural services, and the presence of land use zoning objectives does not necessarily imply that infrastructural services or capacity exist but rather that a particular land use is appropriate to a specific location. The uses considered appropriate to each zone is shown in the land use matrix at the start of this Section. This zoning refers only to the towns of Durrow, Stradbally, Abbeyleix, Rathdowney and Mountrath. In all smaller villages/ settlements the following zoning objectives will apply.

DEFINITION OF PRIMARY/SECONDARY ZONING

Development in small towns and villages should take place in the Primary Development Zone to consolidate the town/village area. Permissible developments which may be considered in the Secondary Development Zone are developments of an industrial, recreational, educational, or health related nature. In depth residential development - 3/5 houses per acre- on lands in the Secondary Development Zone will only be considered when it has been clearly demonstrated that lands in the Primary Development Zone are not available for residential development. The Council will only deal with Planning Applications for residential developments on lands in the Secondary Development Zone when a variation of the County Development Plan process has been completed. The provisions of Part V of the Planning Act 2000 shall be applicable for residential development on zoned lands in small towns/villages. Permissible development is predicated on the availability of services, density, phasing, village ethos and Village Plans as stated elsewhere in this report.

RESIDENTIAL, COMMUNITY AND LOCAL SERVICES

To provide for residential uses, with other uses open for consideration, including community, local services, light industry, having regard to employment policies in Chapter 4, 'Enterprise and Employment.'

Part 5 (Housing Supply) of the Planning and Development Act 2000 will apply, within all of the above zoning classifications.

INSTITUTIONAL AND CIVIC USES

To provide land for institutional purposes for the provision of services to the local population. Uses such as schools shall be open for consideration.

PROTECTED STRUCTURES

- 1.25 The Council recognises the importance of preserving the architectural and historical heritage of the County and recognises that much of this heritage is located within the urban areas. The Council therefore intends to invoke the available statutory procedures by protecting structures and other items suitable for preservation. A list of the protected structures is contained in Appendix A and should be consulted in conjunction with the chapter.

2. ABBEYLEIX

Context

Abbeyleix is an attractive medium sized town located 14km from Portlaoise on the main Dublin-Cork (N8) route. Although its origins date from the ecclesiastical importance in 1184, Abbeyleix is a fine example of an eighteenth century planned town built by Viscount De Vesci. Some of its buildings, notably the Church of Ireland and the Market House date from the 1830's. Abbeyleix developed around its Market Square which is at the heart of the town. The Market House dominates the centre of the Square.

Approach roads into Abbeyleix are generally good with large tracts of wooded areas, mature hedgerows and stone walls. Abbeyleix is a designated National Heritage Town with its heritage centre located on the northern edge of the town. This town serves as a local service centre for the surrounding agricultural hinterland and country markets can be experienced at weekends around the Market House.

The population of the town in 2002 was 1383 persons which represented a 9.8% increase since 1996. During the last plan period, a number of private and social housing developments have started and are near completion. A number of schemes have been the subject of Part V of the Planning and Development Act 2000, which will address the need to achieve an integrated residential content within the town. It is important that a range of housing types continue to be developed as part of future housing schemes.

There are existing small scale employment areas west and south of Abbeyleix town centre. Abbeyleix has been designated a Service town in the Midlands Regional Planning Guidelines. The town is included in the Six Towns Project for upgrading sewage treatment facilities.

Policy and development boundary

A development boundary has been set for Abbeyleix taking into account the developed areas and natural constraints and also the potential opportunities for growth within the area. Very little developable land remains within the town centre, so all potential development will take place around the town to consolidate its urban core. The area of land zoned in Abbeyleix is 150.19 Ha.

In realising this potential, it will be the Council policy to:

Town centre management

- Encourage redevelopment and restoration of derelict sites;
- Improve and extend footpaths and lighting within the town centre;
- Promote retail provision within the town;
- Continue to work in unison with voluntary agencies, business organisations and others in the programmes of urban regeneration.

Heritage

- Designate an urban design boundary for the town centre within which new developments should contribute to the urban character of the town. Features which would detract from the civic amenity of the area will be discouraged, and structures which contribute positively to the architectural character of the town will be encouraged;
- Encourage good conservation practice in the refurbishment of buildings in the town, and encourage the use of new materials which do not detract from the architectural quality of the structure;
- PVC Windows will be discouraged in the historic core of Abbeyleix and its environs.

Institutional Uses

- Provide for extensions to the schools/school facilities in the town.

Roads and Infrastructure

- Alleviate congestion in the town centre through implementation of a relief road. The selection of a proposed route shall be determined upon the completion of a Strategic Environmental Assessment;
- Implement, where appropriate, traffic management and calming systems which take cognisance of the needs of vehicular and pedestrian movements, public safety and general environmental considerations;
- Maintain and upgrade water and sewerage facilities of the town to meet anticipated future demands.

Housing

- Encourage housing densities in line with the Residential Density Guidelines subject to good design and adequate capacity of availability in sewage treatment works;
- Encourage housing development within the town;
- Ensure sufficient amounts of serviced lands designated for residential use are available for housing purposes;
- Encourage private house building and residential infill development within the development boundary;
- Facilitate provision of housing by voluntary housing associations;
- Ensure all new residential developments including social and affordable housing are to a high standard and make a positive contribution to the urban character of the town, while providing a safe and attractive environment for its residents.

Industry

- Ensure sufficient land is zoned for industrial development and employment opportunities.

Specific Objectives

The following are the specific objectives for development of the town of Abbeyleix:

- Design of and reservation of lands for the construction of an inner relief route;
- Improvements to Market Square parking area;
- Development of Local Authority Housing land bank;
- Encourage in depth infill development;
- Co-operate with housing/community organisations in the beautification of their areas by landscaping, planting and paving;
- Upgrade water and sewerage facilities;
- Develop land at Mountrath Road for Industry and employment opportunities;
- Co-operate with the local, community, voluntary and development agencies in the promotion of the town for employment purposes;
- Encourage preservation of the street scape through provision of strict guidelines for developments;
- Develop potential of the "Heritage Town" concept as a means of increasing employment opportunities;
- Develop the Market House's potential as a community based resource;
- Develop the Heritage Centre's potential and develop a heritage trail around the town;
- Enhance the old stream for use as a recreational amenity;
- Develop amenity walks/cycle paths in the surrounding areas;
- Visual improvement to the amenity area at Cork Road;
- Protection and preservation of trees on all approach roads, particularly the Ballacolla and Cork Roads, Ladies Hill, Church Grove, and the Vicarage;
- Designation of an Urban Design Area;
- Enhancement of all approach roads through landscaping, verge treatment, stone walls, etc;
- Clean and upgrade monuments.

3. ARLES

Context

Arles is located on the N80 National Secondary Route of Moate to Rosslare. The settlement has developed along a main road consisting mainly of commercial and residential land uses. Arles has a church, graveyard and playing fields.

Arles has not experienced major development pressure in recent years. The perception of easy access to Dublin and Limerick, has led to a planned motorway interchange in close proximity to Arles, while extensions of the National Motorway system may encourage future developments in the area.

In the event of sewage treatment facilities becoming available, development may be allowed at densities of 3/5 houses per acre in the primary development zones, subject to availability of capacity in the sewage treatment works. The types of development likely to be considered in the secondary development zones are industrial, recreational, educational, etc. In depth residential development in the secondary zones will be considered only when it has been clearly demonstrated that lands in the primary development zone are not immediately available for residential development.

Development must respect the 'ethos of the village'. It must be integrated with existing developments and must have regard to the capacity of the school, community facilities and local infrastructure to absorb development. Limited building on individual half-acre sites could be accommodated in the Primary Development Zone subject to site suitability testing. Water supply is to be upgraded in a new Group Scheme.

The area of land zoned Primary Development is 1.95 Ha.

The area of land zoned Secondary Development is 14.44 Ha.

Policy and development boundary

A development boundary has been set for Arles taking into account the developed areas and natural constraints and also the potential opportunities for growth within the area. In realising its potential, it will be the Council policy to:

- Co-operate with the local, community, voluntary and development agencies in the promotion of the area for employment purposes;
- Implement where appropriate traffic management and calming systems which take cognisance of the needs of vehicular and pedestrian movements, public safety and general environmental considerations;
- Encourage housing development;
- Ensure sufficient amounts of lands designated for residential use are available for a range of housing purposes;
- Ensure all new residential development including social and affordable housing are to a high standard;
- Improve and extend footpaths and lighting;
- Co-operate with housing/community organisations in the beautification of their areas by landscaping, planting and paving;
- Enhance approach roads through landscaping, verge treatment, stone walls, etc;
- A detailed village/settlement plan including a detailed land use plan is proposed for Arles.

4. ATTANAGH

Context

Attanagh is located in the south east of the county and straddles the border with Kilkenny. The village developed around a cross roads and has many fine examples of architecture. Attanagh also has developed some innovative enterprise such as the "Fly Fishing and Shooting Museum".

Policy and development boundary

A development boundary has been set for Attanagh taking into account the developed areas and natural constraints and the potential opportunities for growth within the area. Much opportunity remains for development within the village. Future growth and expansion can be achieved through developing its residential function as a support centre for the local service centres.

In the event of sewage treatment facilities becoming available, development may be allowed at densities of 3/5 houses per acre in the primary development zones, subject to availability of capacity in the sewage treatment works. The types of development likely to be considered in the secondary development zones are industrial, recreational, educational, etc. In depth residential development in the secondary zones will be considered only when it has been clearly demonstrated that lands in the primary development zone are not immediately available for residential development.

Attanagh has no sewage treatment facilities but has a substantial outfall stream. A new water supply source is required. At present limited development on half acre sites could be allowed in the primary development zone subject to site suitability tests.

Development must respect the 'ethos of the village'. It must be integrated with existing developments and must have regard to the capacity of the school, community facilities and local infrastructure to absorb development.

The area of land zoned Primary Development is 4.92 Ha.
The area of land zoned Secondary Development is 5.77 Ha.

In realising this potential, it will be the Council policy to:

- Provide for extensions to the school/school facilities in the village;
- Implement, where appropriate, traffic management and calming systems which take cognisance of the needs of vehicular and pedestrian movements, public safety and general environmental considerations;
- Encourage housing development within the village;
- Ensure sufficient amounts of serviced land designated for residential use are available for housing purposes;
- Encourage private house building and residential infill development within the development boundary;
- Facilitate provision of housing by voluntary housing associations;
- Improve and extend footpaths and lighting within the village;
- Ensure all new residential developments, including social and affordable housing, are to a high standard and make a positive contribution to providing a safe and attractive environment for its residents;
- Co-operate with housing/community organisations in the beautification of their areas by landscaping, planting and paving;
- A village/settlement plan including a detailed land use plan is proposed for Attanagh.

5. BALLACOLLA

Context

Ballacolla, a late eighteenth century village consistently performs well in the annual Tidy Towns Competition. The village grew on the crossing of two important local roads, and has access to attractive countryside. The village is well serviced with a post office, local shops, and public houses and has a well structured community network in the form of a church, school and community centre. This village serves a wide rural hinterland. Manor Stone and Glanbia are the main employers in the area. Grantstown manor and lake are also close to this village giving it good tourist potential. This village has a good level of services and fares well in the National Tidy Town competition.

Ballacolla has experienced development pressure in recent years as a result of the growth of surrounding towns such as Portlaoise and also as a result of the perceived easier accessibility from Dublin with the opening of the Heath Mayfield by-pass and the development of the M7 from Dublin to Portlaoise. The village is likely to experience continued pressure once the construction of the M7/M8– Dublin to Limerick/ Cork motorway is completed.

In the event of sewage treatment facilities becoming available, development may be allowed at densities of 3/5 houses per acre in the primary development zones, subject to availability of capacity in the sewage treatment works. The types of development likely to be considered in the secondary development zones are industrial, recreational, educational, etc. In depth residential development in the secondary zones will be considered only when it has been clearly demonstrated that lands in the primary development zone are not immediately available for residential development.

Development must respect the 'ethos of the village'. It must be integrated with existing developments and must have regard to the capacity of the school, community facilities and local infrastructure to absorb development.

There are no sewage treatment facilities available. Limited development could be allowed in the primary development zone subject to site suitability tests.

The area of land zoned Primary Development is 7.36 Ha.
The area of land zoned Secondary Development is 18.19 Ha.

Policy and development boundary

A development boundary has been set for Ballacolla in order to protect the character of this rural village and optimise the potential opportunities for growth within the area. A lot of opportunity remains for development. Future growth and expansion can be achieved through developing its residential function as a support village for the local service centre of Rathdowney.

In realising this potential, it will be the Council policy to:

- Encourage redevelopment and restoration of derelict sites;
- Improve and extend footpaths and lighting;
- Promote general business;
- Continue to work in unison with voluntary agencies, business organisations and others in the programmes of urban regeneration;
- Provide for extensions to schools/schools facilities;
- Implement, where appropriate, traffic management and calming systems which take cognisance of the needs of vehicular and pedestrian movements, public safety and general environmental considerations;

- Ensure sufficient amounts of serviced lands designated for residential use are available for housing purposes;
- Encourage private house building and residential infill development within the development boundary;
- Facilitate provision of housing by voluntary housing associations;
- Ensure all new residential development including social and affordable housing are to a high standard and make a positive contribution to the urban character of the village, while providing a safe and attractive environment for its residents;
- Co-operate with housing/community organisations in the beautification of their areas by landscaping, planting and paving;
- Co-operate with local, community, voluntary and development agencies in the promotion of the village for employment purposes;
- A detailed village/settlement plan including land use plans is proposed for Ballacolla.

6. BALLINAKILL

Context

Ballinakill is a fine example of a 17th Century market town. The ruins of Ballinakill Castle are of a late seventeenth-century castle built by the Dunnes on the site of a castle destroyed by Cromwellian troops under Col. Fairfax. The configuration of streets round the large rectangular square is eighteenth-century. The town's entrance from Abbeyleix is marked by two trees known as Toll Trees where a toll was paid by visitors to the town. The town had important fairs, a brewery, woollen and tanning factories. A monument in the square is dedicated to the local men who died in the 1798 rebellion.

The population of the town in 2002 was 328 persons which represented a 9.7% increase in population since the 1996 census of population.

Policy and development boundary

Ballinakill has experienced some development in recent years with a number of new housing estates currently under construction. A development boundary has been set for Ballinakill taking into account the developed areas and natural constraints and also the potential opportunities for growth within the area. A lot of opportunity remains for development. Future expansion can be achieved through developing its residential function as a support town for the local service centres.

The area of land zoned Primary Development is 11.75 Ha.

The area of land zoned Secondary Development is 20.65 Ha.

There are sewage treatment facilities in the town. The outfall stream and receiving waters are limited in capacity. Low density developments of 3/5 houses per acre could be allowed in the Primary Development Zone.

Development must respect the ethos of the village/settlement. It must be integrated with existing developments and must have regard to the capacity of the schools, community facilities and local infrastructure to absorb development.

In realising this potential, it will be the Council policy to:

- Encourage redevelopment and restoration of derelict sites;
- Improve and extend footpaths and lighting within the town;
- Promote general business within the village;
- Continue to work in unison with voluntary agencies, business organisations and others in the programmes of urban regeneration;
- Provide for extensions to the school/school facilities in the village;
- Implement, where appropriate, traffic management and calming systems which take cognisance of the needs of vehicular and pedestrian movements, public safety and general environmental considerations;
- Maintain and upgrade the water and sewerage facilities of the village to meet anticipated future demands;
- Ensure sufficient amounts of serviced lands designated for residential use are available for housing purposes;
- Encourage private house building and residential infill development within the development boundary;
- Facilitate provision of housing by voluntary housing associations;
- Ensure all new residential development including social and affordable housing are to a high standard and make a positive contribution to the urban character of the town, and provide a safe and attractive environment for its residents;

- Co-operate with housing/community organisations in the beautification of their areas by landscaping, planting and paving;
- Co-operate with local, community, voluntary and development agencies in the promotion of the town for employment purposes;
- Enhance approach roads through landscaping, verge treatment, stone walls, etc;
- A detailed village/settlement plan including a land use plan is proposed for Ballinakill.

7. BALLYBRITTAS

Context

Ballybrittas is located on the former N7, (R445). The village is now bypassed to the south by the M7/M8 Motorway (Heath Mayfield Bypass). To date the village has developed around the main street/main road.

The village has two filling stations with associated small shops, a car sales business, a small supermarket, a furniture store and coffee shop. The village has a dispersed structure with facilities such as a school, playing pitches and community centre located some distance away. The M7 motorway to Cork/Limerick opened in 2004 lies to the south of the village.

Ballybrittas has experienced development pressure in recent years as a result of the growth of surrounding towns such as Portlaoise, Portarlinton and Mountmellick, Monasterevin and the opening of the Heath Mayfield bypass.

In the event of sewage treatment facilities becoming available, development may be allowed at densities of 3/5 houses per acre in the primary development zones, subject to availability of capacity in the sewage treatment works. The types of development likely to be considered in the secondary development zones are industrial, recreational, educational, etc. In depth residential development in the secondary zones will be considered only when it has been clearly demonstrated that lands in the primary development zone are not immediately available for residential development.

Development must respect the ethos of the village. It must be integrated with existing developments and must have regard to the capacity of the school, community facilities and local infrastructure to absorb development.

There are no piped sewage facilities in the village. Water supply is limited.

The area of land zoned Primary Development is 15.61 Ha.
The area of land zoned Secondary Development is 27.04 Ha.

Policy and development boundary

A development boundary has been set for Ballybrittas taking into account the developed areas and natural constraints and also the potential opportunities for growth within the area. A lot of opportunity remains for development within the village. Future growth and expansion can be achieved through developing its residential function as a support village for the local service centres.

In realising this potential, it will be the Council policy to:

- Provide for extensions to the school/school facilities in the village;
- Implement, where appropriate, traffic management and calming systems which take cognisance of the needs of vehicular and pedestrian movements, public safety and general environmental considerations;
- Upgrade the water and sewerage facilities to meet anticipated future demands;
- Ensure sufficient amounts of serviced lands designated for residential use are available for housing purposes;
- Encourage private house building and residential infill development within the development boundary;
- Facilitate provision of housing by voluntary housing associations;

- Ensure all new residential developments including social and affordable housing are to a high standard and make a positive contribution to providing a safe and attractive environment for its residents;
- Co-operate with housing/community organisations in the beautification of their areas by landscaping, planting and paving;
- Improve and extend footpaths and lighting within the village;
- A detailed village/settlement plan including a detailed land use plan is proposed for Ballybrittas.

8. BALLYFIN

Context

Ballyfin is a small settlement located 5 miles from Portlaoise. The settlement lies on the south side of Ballyfin House, one of the finest extant walled estates in the country.

Ballyfin is a small dispersed settlement, which has a church, community hall and playing fields. Currently there are no sewage treatment facilities, the potential provision of which is limited by the lack of a suitable outfall stream.

Limited development could be accommodated in the primary development zone. The types of development likely to be considered in the secondary development zones are industrial, recreational, educational, etc. In depth residential development in the secondary zones will be considered only when it has been clearly demonstrated that lands in the primary development zone are not immediately available for residential development.

Development must respect the ethos of the village. It must be integrated with existing developments and must have regard to the capacity of the school, community facilities, and local infrastructure to absorb development.

The area of land zoned Primary Development is 5.19 Ha.
The area of land zoned Secondary Development is 7.64 Ha.

Policy and development boundary

A development boundary has been set for Ballyfin taking into account the developed areas and natural constraints and also the potential opportunities for growth within the area. In realising this potential, it will be the Council policy to:

- Improve and extend footpaths and lighting;
- Co-operate with local, community, voluntary and development agencies in the promotion of the area for employment purposes;
- Implement, where appropriate, traffic management and calming systems which take cognisance of the needs of vehicular and pedestrian movements as well as public safety and general environmental considerations;
- Encourage housing development;
- Ensure sufficient amounts of lands designated for residential use are available for a range of housing purposes;
- Ensure all new residential developments including social and affordable housing are to a high standard;
- Co-operate with housing/community organisations in the beautification of their areas by landscaping, planting and paving;
- Enhance approach roads through landscaping, verge treatment, stone walls, etc;
- A village/settlement plan including a detailed land use plan is proposed for Ballyfin.

9. BALLYLYNAN

Context

Ballylynan is an ancient townland centred on the present day village and a gateway to the beautiful area of Slieve Margy. Ballylynan is located on the N78 national secondary route. It owes its development to its location on this Athy to Castlecomer Road which once provided access to the coal mines of the Castlecomer Plateaux. The village contains a reasonable level of services in terms of shops, pubs, a community centre, school and filling station.

Approach roads into Ballylynan are generally good, with mature hedgerows and stone walls lining them. Ballylynan has a well established active community group within the area. The Council recognises its role both in providing and facilitating the expansion of community based facilities and will co-operate with all organisations in the development of community facilities.

The population of the village in 2002 was 430 persons which represented a 5.9% increase in population since 1996.

Development may be allowed at densities of 3/5 houses per acre in the primary development zones, subject to availability of capacity in the sewage treatment works. The types of development likely to be considered in the secondary development zones are industrial, recreational, educational, etc. In depth residential development in the secondary zones will be considered only when it has been clearly demonstrated that lands in the primary development zone are not immediately available for residential development.

Development must respect the ethos of the village. It must be integrated with existing developments and must have regard to the capacity of the school, community facilities and local infrastructure to absorb development.

There is a piped sewage system. There is a limit to the capacity of existing services to cater for further growth.

The area of land zoned Primary Development is 22.34 Ha.
The area of land zoned Secondary Development is 43.23 Ha.

Policy and development boundary

Ballylynan has experienced development pressure in recent years as a result of the growth of surrounding towns such as Portlaoise, Athy and Carlow. A development boundary has been set for Ballylynan taking into account the developed areas and natural constraints and also the potential opportunities for growth within the area. A lot of opportunity remains for development. Future growth and expansion can be achieved through developing its residential function as a support town for the local service centres.

In realising this potential, it will be the Council policy to:

Town centre management

- Encourage redevelopment and restoration of derelict sites;
- Improve and extend footpaths and lighting;
- Promote general business;
- Continue to work in unison with voluntary agencies and business organisations and others in the programmes of urban regeneration.

Institutional Uses

- Provide for extensions to the schools/schools facilities.

Roads and Infrastructure

- Implement, where appropriate, traffic management and calming systems which take cognisance of the needs of vehicular and pedestrian movements, public safety and general environmental considerations;
- Maintain and upgrade the water and sewerage facilities to meet anticipated future demands.

Housing

- Encourage housing development;
- Ensure sufficient amounts of serviced lands designated for residential use are available for housing purposes;
- Encourage private house building and residential infill development within the development boundary;
- Facilitate provision of housing by voluntary housing associations;
- Ensure all new residential developments including social and affordable housing are to a high standard and make a positive contribution to providing a safe and attractive environment for its residents.

Specific Objectives

The following are the specific objectives for the development of Ballylynan:

- Co-operate with housing/community organisations in the beautification of their areas by landscaping, planting and paving;
- Upgrade water and sewerage facilities;
- Co-operate with local, community, voluntary and development agencies in the promotion of employment;
- Enhancement of approach roads through landscaping, verge treatment, stone walls, etc;
- A village/settlement plan including a detailed land use plan is proposed for Ballylynan.

10. BALLYROAN

Context

Ballyroan is located on the Regional Cork to Carlow road. Approach roads into Ballyroan are generally good, with mature hedgerows and stone walls lining them. Ballyroan has well established active community groups within the area. The council recognises its role both in providing and facilitating the expansion of community based facilities and will co-operate with all organisations in the development of community facilities. The village has a good range of services. There is a church, school, community centre, playing fields, pubs and shops.

The population of the village in 2002 was 142 persons which represented a 17.9% decrease in population since the 1996 census.

Development may be allowed at densities of 3/5 houses per acre in the primary development zones, subject to availability of capacity in the sewage treatment works. The types of development likely to be considered in the secondary development zones are industrial, recreational, educational, etc. In depth residential development in the secondary zones will be considered only when it has been clearly demonstrated that lands in the primary development zone are not immediately available for residential development.

To protect the ethos of the village and to retain a sense of place, development should be sustainable, carried out on a phased basis and complementary to the character of the village.

The sewage treatment plant was commissioned in 2003. Development in the village will be limited due to the assimilative capacity of the receiving waters.

The water supply is limited.

The area of land zoned Primary Development is 30.77 Ha.
The area of land zoned Secondary Development is 41.49 Ha.

Policy and development boundary

Ballyroan has experienced development pressure in recent years as a result of the growth of surrounding towns such as Portlaoise and Abbeyleix. A development boundary has been set for Ballyroan taking into account the developed areas and natural constraints and also the potential opportunities for growth within the area. A lot of opportunity remains for development. Future growth and expansion can be achieved through developing its residential function as a support village for the local service centres.

In realising this potential, it will be the Council policy to:

- Encourage redevelopment and restoration of derelict sites;
- Improve and extend footpaths and lighting;
- Continue to work in unison with voluntary agencies and business organisations and others in the programmes of urban regeneration;
- Provide for extensions to the school/school facilities;
- Implement, where appropriate, traffic management and calming systems which take cognisance of the needs of vehicular and pedestrian movements, public safety and general environmental considerations;
- Maintain and upgrade the water and sewerage facilities of the town to meet anticipated future demands;
- Encourage housing development;

- Ensure sufficient amounts of serviced lands designated for residential use are available for housing purposes;
- Encourage private house building and residential infill development within the development boundary;
- Facilitate provision of housing by voluntary housing associations;
- Ensure all new residential development including social and affordable housing are to a high standard and make a positive contribution to providing a safe and attractive environment for its residents;
- Co-operate with housing/community organisations in the beautification of their areas by landscaping, planting and paving;
- Co-operate with local, community, voluntary and development agencies in the promotion of employment;
- Enhance approach roads through landscaping, verge treatment, stone walls, etc;
- Develop a riverside amenity walk;
- Encourage the development of further recreational facilities such as riverside walks, amenity areas and children's play areas.
- Work with developers and the relevant bodies to ensure that provision is made for educational facilities.
- Ensure that footpaths, road signage and lighting is provided in appropriate locations.
- Provide pedestrian crossing at Main Street or near the girl's school, Chapel Street.
- Encourage the enhancement of the Old School, an investigation should be carried out as to what can be done on the Norman Motte.
- Carry out a Village Design Statement to recognise the aesthetic appearance of the village and make suggestions on further enhancement.
- A village/settlement plan including a detailed land use plan is proposed for Ballyroan.

11. BORRIS IN OSSORY

Context

Borris in Ossory is located on the N7 National Primary Route of Dublin to Limerick. Borris in Ossory is a single street town approximately half a mile long. The town originated as a cluster around the castle of the Fitzpatrick's, which was built in 1589. The town grew along the eighteenth century coach road and depended on the woollen trade. Many fine shop fronts still remain.

Borris in Ossory has well established active community groups within the area. The Council recognises its role both in providing and facilitating the expansion of community based facilities and will co-operate with all organisations in the development of community facilities.

The approach roads into Borris in Ossory are generally good, with mature hedgerows and stone walls lining them.

The population of the town in 2002 was 373 persons which represented a 34.4% increase since 1996.

Policy and development boundary

Borris in Ossory has experienced development pressure in recent years as a result of the growth of surrounding towns such as Portlaoise, Mountrath, and Roscrea and also as a result of the perception of easy access to Dublin and Limerick with a motorway interchange planned for the outskirts of the town itself.

A development boundary has been set for Borris in Ossory taking into account the developed areas and natural constraints and also the potential opportunities for growth within the area. A lot of opportunity remains for development within the town. Future growth and expansion can be achieved through developing its residential function as a support town for the local service centres. The advent of the motorway and intersection may promote development.

Development may be allowed at densities of 3/5 houses per acre in the primary development zones, subject to availability of capacity in the sewage treatment works. The types of development likely to be considered in the secondary development zones are industrial, recreational, educational, etc. In depth residential development in the secondary zones will be considered only when it has been clearly demonstrated that lands in the primary development zone are not immediately available for residential development.

To protect the ethos of the village and to retain a sense of place, development should be sustainable, carried out on a phased basis and complementary to the character of the village.

The area of land zoned Primary Development is 55.35 Ha.

The area of land zoned Secondary Development is 27.94 Ha.

In realising this potential, it will be the Council policy to:

- Encourage redevelopment and restoration of derelict sites within the town;
- Improve and extend footpaths and lighting within the town;
- Promote general business within the town;
- Continue to work in unison with voluntary agencies, business organisations and others in the programmes of urban regeneration;
- Co-operate with housing/community organisations in the beautification of their areas by landscaping, planting and paving;

- Provide for extensions to the schools/schools facilities in the town;
- Implement, where appropriate, traffic management and calming systems which take cognisance of the needs of vehicular and pedestrian movements as well as public safety and general environmental considerations;
- Maintain and upgrade the water and sewerage facilities of the town to meet anticipated future demands;
- Encourage housing development within the town;
- Ensure sufficient amounts of serviced lands designated for residential use are available for housing purposes;
- Encourage private house building and residential infill development within the development boundary;
- Facilitate provision of housing by voluntary housing associations;
- Ensure all new residential development including social and affordable housing are to a high standard and make a positive contribution to the urban character of the town, and provide a safe and attractive environment for its residents;
- A village/settlement plan including a detailed land use plan is proposed for Borris In Ossory.

12. CAMROSS

Context

Forestry activities led to the foundation of Camross in the mid-seventeenth-century and continue to sustain the village today. Camross is a small dispersed settlement with a church, community hall and playing fields. Camross is an important center of Gaelic games, Ceili music and dancing. It is located approximately 5km north-east of the Rath of Monelly.

This is a small dispersed settlement, which has a church community hall and playing fields. There are no sewage treatment facilities at present. Limited development could be accommodated in the primary development zone.

In the event of sewage treatment facilities becoming available, development may be allowed at densities of 3/5 houses per acre in the primary development zones, subject to availability of capacity in the sewage treatment works. The types of development likely to be considered in the secondary development zones are industrial, recreational, educational, etc. In depth residential development in the secondary zones will be considered only when it has been clearly demonstrated that lands in the primary development zone are not immediately available for residential development.

To protect the ethos of the village and to retain a sense of place, development should be sustainable, carried out on a phased basis and complementary to the character of the village.

The area of land zoned Primary Development is 3.76 Ha.
The area of land zoned Secondary Development is 12.97 Ha.

Policy and development Boundary

A development boundary has been set for Camross taking into account the developed areas and natural constraints and also the potential opportunities for growth within the area. A lot of opportunity remains for development. Future growth and expansion can be achieved through developing its residential function as a support village for the local service centres.

In realising this potential, it will be the Council policy to:

- Encourage redevelopment and restoration of derelict sites;
- Improve and extend footpaths and lighting;
- Continue to work in unison with voluntary agencies, business organisations and others in the programmes of urban regeneration;
- Provide for extensions to the school/school facilities;
- Implement, where appropriate, traffic management and calming systems which take cognisance of the needs of vehicular and pedestrian movements, public safety and general environmental considerations;
- Encourage housing development subject to provision of appropriate infrastructural services;
- Ensure sufficient amounts of serviced land designated for residential use are available for housing purposes;
- Encourage private house building and residential infill development within the development boundary;
- Facilitate provision of housing by voluntary housing associations;

- Ensure all new residential development including social and affordable housing are to a high standard and make a positive contribution to providing a safe and attractive environment for its residents;
- Co-operate with housing/community organisations in the beautification of their areas by landscaping, planting and paving;
- Co-operate with local, community, voluntary and development agencies in the promotion of the village for employment opportunities;
- A village/settlement plan including a detailed land use plan is proposed for Camross.

13. CASTLETOWN

Context

Castletown is located on the N7 National Primary Route of Dublin to Limerick. This picturesque Georgian village has many sites of historical interest. A castle built here in 1182 by Hugh de Lacy became the centre of an important Norman Borough. The ruins of the St. Coedus Church still stand in the old cemetery at Churchtown. Also of interest is Gash Gardens.

Approach roads into Castletown are very well maintained. Castletown is a former Tidy Towns winner. Sewage treatment facilities are in need of upgrading. Water supply is limited. There are existing deficiencies in the sewage treatment plant.

The population of the village in 2002 was 289 persons which represented a 1.7% decrease in population since the 1996 population census.

Development may be allowed at densities of 3/5 houses per acre in the primary development zones, subject to availability of capacity in the sewage treatment works. The types of development likely to be considered in the secondary development zones are industrial, recreational, educational, etc. In depth residential development in the secondary zones will be considered only when it has been clearly demonstrated that lands in the primary development zone are not immediately available for residential development.

Developments must respect the ethos of the village. It must be integrated with existing developments and must have regard to the capacity of the schools, community facilities and local infrastructure to absorb development.

The area of land zoned Primary Development is 19.81 Ha.
The area of land zoned Secondary Development is 19.52 Ha.

Policy and development boundary

Castletown has experienced development pressure in recent years as a result of the growth of surrounding towns such as Portlaoise and Mountrath.

A development boundary has been set for Castletown taking into account the developed areas and natural constraints. Future growth and expansion can be achieved through developing its residential function as a support village for the local service centres.

In realising this potential, it will be the Council policy to:

- Encourage redevelopment and restoration of derelict sites within the village;
- Improve and extend footpaths and lighting;
- Continue to work in unison with voluntary agencies, business organisations and others in the programmes of urban regeneration;
- Provide for extensions to the school/school facilities;
- Implement, where appropriate, traffic management and calming systems which take cognisance of the needs of vehicular and pedestrian movements as well as public safety and general environmental considerations;
- Maintain and upgrade water and sewerage facilities of the town to meet anticipated future demands;

- Ensure sufficient amounts of serviced lands designated for residential use are available for housing purposes;
- Encourage private house building and residential infill development within the development boundary;
- Facilitate provision of housing by voluntary housing associations;
- Ensure all new residential development including social and affordable housing are to a high standard and make a positive contribution to the urban character of the town, and provide a safe and attractive environment for its residents;
- Co-operate with housing/community organisations in the beautification of their areas by landscaping, planting and paving;
- Co-operate with the local, community, voluntary and development agencies in the promotion of employment opportunities;
- A village/settlement plan including a detailed land use plan is proposed for Castletown.

14. CLONASLEE

Context

Access to Clonsalee was facilitated in the 19th century by the Cut, an impressive mountain pass cut through red sandstone. The Church of Ireland in the 19th century village of Clonsalee has recently been renovated as a visitors' centre. Nearby are the ruins of the Gothic mansion Brittas House, and Castlecuffe, an early 17th century fortified dwelling.

The population of the village in 2002 was 538 persons which represented a 6.7% increase since the 1996 population census.

Development may be allowed at densities of 3/5 houses per acre in the primary development zones, subject to availability of capacity in the sewage treatment works. The types of development likely to be considered in the secondary development zones are industrial, recreational, educational, etc. In depth residential development in the secondary zones will be considered only when it has been clearly demonstrated that lands in the primary development zone are not immediately available for residential development.

Development must respect the ethos of the village. It must be integrated with existing developments and must have regard to the capacity of the schools, community facilities and local infrastructure to absorb development.

The village is subject to a proposed scheme for the upgrading of the sewer.

The area of land zoned Primary Development is 12.08 Ha.

The area of land zoned Secondary Development is 35.89 Ha.

Policy and development boundary

A development boundary has been set for Clonsalee in order to protect the character of this rural village and optimise the potential opportunities for growth within the area. A lot of opportunity remains for development. Future growth and expansion of this village can be achieved through developing the residential function of the village as a support for the local service centre in Mountmellick.

In realising this potential, it will be the Council policy to:

- Encourage development with respect to the CAAS Village Design Statement;
- Encourage redevelopment and restoration of derelict sites within the village;
- Improve and extend footpaths and lighting;
- Promote general business;
- Continue to work in unison with voluntary agencies, business organisations and others in the programmes of urban regeneration;
- Provide for extensions to the school/school facilities;
- Implement, where appropriate, traffic management and calming systems which take cognisance of the needs of vehicular and pedestrian movements as well as public safety and general environmental considerations;
- Maintain and upgrade water and sewerage facilities to meet anticipated future demands;
- Ensure sufficient amounts of serviced lands designated for residential use are available for housing purposes;
- Encourage private house building and residential infill development within the development boundary;
- Facilitate provision of housing by voluntary housing associations;

- Ensure all new residential developments including social and affordable housing are to a high standard and make a positive contribution to the urban character as well as providing a safe and attractive environment for its residents;
- Co-operate with housing/community organisations in the beautification of their areas by landscaping, planting and paving;
- Co-operate with local, community, voluntary and development agencies in the promotion of the town for employment purposes;
- A village/settlement plan including a detailed land use plan is proposed for Clonaslee.

15. CLOUGH

Context

Clough is a picturesque late 18th century village set in the heart of the countryside. Clough Church built in 1770 and refurbished in 1871, is one of the main features of the village. The church was built alongside St. Canice's Monastery, Aghaboe and is of great historical significance. Clough is situated near Grantstown Lake. Clough can be accessed via the R434 road and is close to Rathdowney.

In the event of sewage treatment facilities becoming available, development may be allowed at densities of 3/5 houses per acre in the primary development zones, subject to availability of capacity in the sewage treatment works. The types of development likely to be considered in the secondary development zones are industrial, recreational, educational, etc. In depth residential development in the secondary zones will be considered only when it has been clearly demonstrated that lands in the primary development zone are not immediately available for residential development.

Development must respect the ethos of the village. It must be integrated with existing developments and must have regard to the capacity of the schools, community facilities and local infrastructure to accommodate development.

Water supply is from a group water scheme.

The area of land zoned Primary Development is 9.09 Ha.
The area of land zoned Secondary Development is 15.05 Ha.

Policy and development boundary

A development boundary has been set for Clough taking into account the developed areas and natural constraints and also the potential opportunities for growth within the area. A lot of opportunity remains for development. Future growth and expansion can be achieved through developing its residential function as a support village for the local service centres.

In realising this potential, it will be the Council policy to:

- Encourage redevelopment and restoration of derelict sites;
- Improve and extend footpaths and lighting;
- Continue to work in unison with voluntary agencies, business organisations and others in the programmes of urban regeneration;
- Provide for extensions to the school/school facilities;
- Implement, where appropriate, traffic management and calming systems which take cognisance of the needs of vehicular and pedestrian movements as well as public safety and general environmental considerations;
- Encourage housing development subject to provision/upgrading of appropriate infrastructural services;
- Ensure sufficient amounts of serviced lands designated for residential use are available for housing purposes;
- Encourage private house building and residential infill development within the development boundary;
- Facilitate provision of housing by voluntary housing associations;
- Ensure all new residential development including social and affordable housing are to a high standard and make a positive contribution to providing a safe and attractive environment for its residents;

- Co-operate with housing/community organisations in the beautification of their areas by landscaping, planting and paving;
- Co-operate with the local, community, voluntary and development agencies in promotion for employment purposes;
- A village/settlement plan including a detailed land use plan is proposed for Clough.

16. COOLRAIN

Context

Coolrain is located towards the east of Laos and is positioned in proximity to the proposed M7/M8 Motorway. Coolrain is a small settlement, which has a church, community hall and playing fields.

In the event of sewage treatment facilities becoming available, development may be allowed at densities of 3/5 houses per acre in the primary development zones, subject to availability of capacity in the sewage treatment works. The types of development likely to be considered in the secondary development zones are industrial, recreational, educational, etc. In depth residential development in the secondary zones will be considered only when it has been clearly demonstrated that lands in the primary development zone are not immediately available for residential development.

Development must respect the ethos of the village. It must be integrated with existing developments and must have regard to the capacity of the schools, community facilities and local infrastructure to absorb development.

There are no public sewage treatment facilities.

The area of land zoned Primary Development is 12.23 Ha.

The area of land zoned Secondary Development is 21.22 Ha.

Policy and development boundary

A development boundary has been set for Coolrain taking into account the developed areas and natural constraints and also the potential opportunities for growth within the area. Future growth and expansion can be achieved through developing its residential function as a support centre for the local service centres.

In realising this potential, it will be the Council policy to:

- Improve and extend footpaths and lighting within the village;
- Implement, where appropriate, traffic management and calming systems which take cognisance of the needs of vehicular and pedestrian movements, public safety and general environmental considerations;
- Encourage housing development within the village;
- Ensure sufficient amounts of land designated for residential use are available for housing purposes;
- Encourage private house building and residential infill development within the development boundary;
- Facilitate provision of housing by voluntary housing associations;
- Ensure all new residential development, including social and affordable housing, are to a high standard and make a positive contribution to providing a safe and attractive environment for its residents;
- Co-operate with housing/community organisations in the beautification of their areas by landscaping, planting and paving;
- A village/settlement plan including a detailed land use plan is proposed for Coolrain.

17. CULLAHILL

Context

The village of Cullahill is home to an impressive early 15th century tower house, once the principal stronghold of the MacGillapatricks of Upper Ossory. The Castle has a Sheila-na-Gig, and a medieval church.

The village is situated on the National Primary N8 Dublin to Cork route and is to be bypassed with the construction of the M7/M8 motorway. At present there are limited services in the village.

There are no sewage treatment facilities.

In the event of sewage treatment facilities becoming available, development may be allowed at densities of 3/5 houses per acre in the primary development zones, subject to availability of capacity in the sewage treatment works. The types of development likely to be considered in the secondary development zones are industrial, recreational, educational, etc. In depth residential development in the secondary zones will be considered only when it has been clearly demonstrated that lands in the primary development zone are not immediately available for residential development.

Development must respect the ethos of the village. It must be integrated with existing developments and must have regard to the capacity of the schools, community facilities and local infrastructure to absorb development.

The area of land zoned Primary Development is 7.67 Ha.

The area of land zoned Secondary Development is 21.12 Ha.

Policy and development boundary

A development boundary has been set for Cullahill taking into account the developed areas and natural constraints and also the potential opportunities for growth within the area. A lot of opportunity remains for development. Future growth and expansion can be achieved through developing its residential function as a support village for the local service centres.

In realising this potential, it will be the Council policy to:

- Encourage redevelopment and restoration of derelict sites;
- Improve and extend footpaths and lighting;
- Continue to work in unison with voluntary agencies, business organisations and others in the programmes of urban regeneration;
- Provide for extensions to the school/school facilities;
- Implement, where appropriate, traffic management and calming systems which take cognisance of the needs of vehicular and pedestrian movements, public safety and general environmental considerations;
- Ensure sufficient amounts of serviced lands designated for residential use are available for housing purposes;
- Encourage private house building and residential infill development within the development boundary;
- Facilitate provision of housing by voluntary housing associations;
- Ensure all new residential development including social and affordable housing are to a high standard and make a positive contribution to providing a safe and attractive environment for its residents;
- Co-operate with housing/community organisations in the beautification of their areas by landscaping, planting and paving;
- Co-operate with local, community, voluntary and development agencies in the promotion of employment;
- A village/ settlement plan including a detailed land use plan is proposed for Cullahill.

18. DURROW

Context

Durrow is an attractive settlement located south of Portlaoise, on the main Dublin-Cork National primary route (N8) and on the Durrow - Kilkenny National Secondary Road. Durrow has been designated as a service town in the Midlands Regional Planning Guidelines.

Durrow Castle set in its own demesne in the centre of the town provides both a landmark building as well as a source of employment and economic opportunity.

The River Erkina flows through the village meeting with the River Nore just south of the town. Mature trees and wooded areas enhance the character of the town and help to blend the town into the surrounding hilly landscape.

The urban form of the town is a tightly clustered dense development focused on a central square. The Square in Durrow is the heart of the town with several fine buildings which date back to the 19th century. Generally the buildings are in good condition with appropriate fenestration and shop fronts.

New housing developments at Derry Wood on the Kilkenny Road and 'Seandoire' on the Cork Road have provided a good mix of social, affordable and private housing. Durrow is included in the Six Towns Project for upgrading the sewage treatment facilities.

The population of the town the 2002 Census was 717 persons which represented a 3% increase in population since 1996.

Policy and development boundary

A development boundary has been set for Durrow taking into account the developed areas and natural constraints and also the potential opportunities for growth within the area. Very little developable land remains within the town centre, so all potential development will take place around the town to consolidate its urban core.

The foul sewage treatment system is operating at capacity. Water supply needs to be augmented.

In realising its potential, it will be the Council policy to:

Town centre management

- Encourage redevelopment and restoration of derelict sites;
- Improve and extend footpaths and lighting within the town centre;
- Promote retail provision within the town;
- Continue to work in unison with voluntary agencies, business organisations and others in the programmes of urban regeneration.

Heritage

- Utilise the 'Village Design Statement' 2003 (VDS) as prepared by CAAS in determining appropriate development for Durrow;
- Designate an urban design boundary for the town centre within which new developments should contribute to the urban character of the town. Features which would detract from the civic amenity of the area will be discouraged and structures which contribute positively to the architectural character of the town will be encouraged.

Institutional Uses

- Provide for extensions to the schools/schools facilities in the town.

Roads and Infrastructure

- Alleviate congestion in the town centre through the implementation of a relief road. The selection of a proposed route shall be determined upon the completion of a Strategic Environmental Assessment;
- Implement, where appropriate, traffic management and calming systems which take cognisance of the needs of vehicular and pedestrian movements, public safety and general environmental considerations;
- Maintain and upgrade water and sewerage facilities of the town to meet anticipated future demands;
- Improve parking facilities along the Main Street and in the two town squares – Market Square and Court House Square.

Housing

- Encourage housing densities in line with the Residential Density Guidelines;
- Encourage housing development within the town;
- Ensure sufficient amounts of serviced lands designated for residential use are available for housing purposes;
- Encourage private house building and residential infill development within the development boundary;
- Facilitate provision of housing by voluntary housing associations;
- Ensure all new residential development including social and affordable housing are to a high standard and make a positive contribution to the urban character of the town, while providing a safe and attractive environment for its residents.

Industry

- Ensure sufficient land is zoned for industrial development and employment opportunities.

Specific Objectives

The following are the specific objectives for the development of Durrow:

- Design and reserve lands for the construction of an inner relief road;
- Improvement of the Main Square parking area;
- Development of Local Authority Housing land bank;
- Encourage in depth infill development;
- Co-operate with housing/community organisations in the beautification of their areas by landscaping, planting and paving;
- Upgrade water and sewerage facilities;
- Co-operate with local, community, voluntary and development agencies in the promotion of the town for employment purposes;
- Visual improvement to the amenity areas at the Town Squares;
- Designation of an Urban Design Area;
- Enhancement of approach roads through landscaping, verge treatment, stone walls, etc;
- Clean and upgrade monuments;
- A village/settlement plan including a detailed land use plan is proposed for Durrow.

19. EMO

Context

A late eighteenth century village developed around the gates of Emo Court under the patronage of the Dawson's. The Catholic Church is of hard gothic style, which was designed by J.S. Butler in 1861. The mile long avenue leading to Emo Court Gardens feature giant Californian Redwoods which were planted in 1863.

Emo has experienced development pressure in recent years as a result of the growth of surrounding towns such as Portlaoise, Portarlington and Mountmellick and also as a result of the perceived easier access to Dublin with the opening of the Heath Mayfield bypass and the development of the M7 motorway from Dublin to Portlaoise.

The population of the village in 2002 was 220 persons which represented a 4.8% decrease since the 1996 population census. The village has a shop, church, pub/shop, playing fields and community hall.

In the event of sewage treatment facilities becoming available, development may be allowed at densities of 3/5 houses per acre in the primary development zones, subject to availability of capacity in the sewage treatment works. The types of development likely to be considered in the secondary development zones are industrial, recreational, educational, etc. In depth residential development in the secondary zones will be considered only when it has been clearly demonstrated that lands in the primary development zone are not immediately available for residential development.

Development must respect the ethos of the village. It must be integrated with existing developments and must have regard to the capacity of the schools, community facilities and local infrastructure to absorb development.

There is no piped sewage system. There is a scheme lodged for approval with the Department of Environment, Heritage & Local Government to pump sewage from Emo to the Portarlington treatment works.

The area of land zoned Primary Development is 8.45 Ha.
The area of land zoned Secondary Development is 14.78 Ha.

Policy and development boundary

A development boundary has been set for Emo taking into account the developed areas and natural constraints and also the potential opportunities for growth within the area. A lot of opportunity remains for development. Future growth and expansion can be achieved through developing its residential function as a support town for the local service centres.

In realising this potential, it will be the Council policy to:

- Improve and extend footpaths and lighting within the village;
- Provide for extensions to the school/school facilities in the village;
- Implement, where appropriate, traffic management and calming systems which take cognisance of the needs of vehicular and pedestrian movements, public safety and general environmental considerations;
- Encourage housing development within the village;
- Ensure sufficient amounts of lands designated for residential use are available for housing purposes;

- Encourage private house building and residential infill development within the development boundary;
- Facilitate provision of housing by voluntary housing associations;
- Ensure all new residential development including social and affordable housing are to a high standard and make a positive contribution to the urban character as well as providing a safe and attractive environment for its residents;
- Co-operate with housing/community organisations in the beautification of their areas by landscaping, planting and paving;
- A village/settlement plan including a detailed land use plan is proposed for Emo.

20. ERRILL

Context

Errill is a late 18th century village arranged in a diamond shape around a central street lined with mature trees. The village has a good range of services such as a local shop, post office, church and school and a mixture of both private and social housing schemes. Infrastructural services are currently limited.

The population of the village in 2002 was 365 people, representing a 4.9% increase in population since 1996.

In the event of sewage treatment facilities becoming available, development may be allowed at densities of 3/5 houses per acre in the primary development zones, subject to availability of capacity in the sewage treatment works. The types of development likely to be considered in the secondary development zones are industrial, recreational, educational, etc. In depth residential development in the secondary zones will be considered only when it has been clearly demonstrated that lands in the primary development zone are not immediately available for residential development.

Development must respect the ethos of the village. It must be integrated with existing developments and must have regard to the capacity of the schools, community facilities and local infrastructure to absorb development.

The area of land zoned Primary Development is 8.67 Ha.

The area of land zoned Secondary Development is 16.05 Ha.

Policy and development boundary

A development boundary has been set for Errill in order to protect the character of this rural village and optimise the potential opportunities for growth within the area. A lot of opportunity remains for development. Future growth and expansion of this village can be achieved through developing its residential function as a support village for the local service centre in Rathdowney.

In realising this potential, it will be the Council policy to:

- Improve and extend footpaths and lighting;
- Promote general business;
- Continue to work in unison with voluntary agencies, business organisations and others in the programmes of urban regeneration;
- Provide for extensions to the school/school facilities;
- Implement, where appropriate, traffic management and calming systems which take cognisance of the needs of vehicular and pedestrian movements, public safety and general environmental considerations;
- Maintain and upgrade water and sewerage facilities to meet anticipated future demands;
- Ensure sufficient amounts of land designated for residential use are available for housing purposes;
- Encourage private house building and residential infill development within the development boundary;
- Facilitate provision of housing by voluntary housing associations;
- Ensure all new residential development including social and affordable housing are to a high standard and make a positive contribution to the urban character as well as providing a safe and attractive environment for its residents;

- Co-operate with housing/community organisations in the beautification of their areas by landscaping, planting and paving;
- Co-operate with local, community, voluntary and development agencies in the promotion of the town for employment purposes;
- A village/settlement plan including a detailed land use plan is proposed for Errill.

21. KILLENARD

Context

Killenard is a small village to the north east of county Laois. Killenard is located outside Portarlinton and is an area name consisting of the townlands of Ballycarroll, Ballybrittas, Rathmiles and Tirhogar. Killenard is bounded to the north by the railway line and to the south by the junction at St. Anne's Retreat House.

Killenard has a school, public house/ restaurant, and community centre. Killenard Community Centre is used on a daily basis by the school for sports etc. Killenard has a well established active community group within the area. The council recognises its role both in providing and facilitating the expansion of community based facilities and will co-operate with all organisations in the development of community facilities.

In 1964 the Killenard Group Water Scheme was grant aided by the Department of Local Government and put in place by a local committee. This provided water for 120 houses and started the development of the Killenard area.

Killenard has experienced substantial growth and development pressure in recent years as a result of the growth of surrounding towns such as Portlaoise, Portarlinton and due to the perceived easy access to Dublin and Limerick. Killenard's expansion was initiated with the construction of an 18 hole championship golf course, a par 3 golf course, clubhouse, leisure centre/health spa, and a "5 Star" hotel. Any future development should take place in the Primary Development Zone and should have regard to the planning guidelines for villages/settlements.

Effluent from the village is pumped, via a rising main, to Portarlinton treatment works. Water supply is from the Killenard Group Water Scheme. The main source of water is from a borehole in Lough. This supply is limited.

Development may be allowed at densities of 3/4 houses per acre in the Primary Development Zones, subject to availability of capacity in the sewage treatment works.

Development must respect the ethos of the village. It must be integrated with existing developments and must have regard to the capacity of the schools, community facilities and local infrastructure to absorb development.

The area of land zoned Primary Development is 29.53 Ha.
The area of land zoned Open Space/Amenity is 107.80 Ha.

Policy and development boundary

A development boundary has been set for Killenard taking into account the developed areas and natural constraints and also the potential opportunities for growth within the area. It is however paramount to retain and complement the village function of Killenard. In realising this potential, it will be the Council policy to:

- Improve and extend footpaths and lighting;
- Co-operate with local, community, voluntary and development agencies in the promotion of employment;
- Provide for extensions to school/school facilities;
- Implement, where appropriate, traffic management and calming systems which take cognisance of the needs of vehicular and pedestrian movements as well as public safety and general environmental considerations;
- Maintain and upgrade water and sewerage facilities to meet anticipated future demands;

- Encourage housing development;
- Ensure sufficient amounts of serviced lands designated for residential use are available for housing purposes;
- Encourage private house building and residential infill development within the development boundary;
- Facilitate provision of housing by voluntary housing associations;
- Ensure all new residential development including social and affordable housing are to a high standard and make a positive contribution to providing a safe and attractive environment for its residents;
- Co-operate with housing/community organisations in the beautification of their areas by landscaping, planting and paving;
- A village/settlement plan including a detailed land use plan is proposed for Killenard.

22. KILLESHIN

Context

Killeshin is located in the Rossmore Hills, 5 kms from Carlow town. Between the hills of Keelogue and Cracknaraw, in the Slieve Margy range, is a picturesque glen; at the mouth of this glen are the ruins of Killeshin Church, a splendid and rare example of Hiberno-Romanesque architecture. A monastery was founded here in 545AD. Killeshin is one of the most important medieval monastic centres in Ireland today. The Romanesque Church, a preserved ruin, is on the site of an old monastery founded by Saint Comghan towards the end of the fifth century. This Church features a very fine Romanesque doorway which is now a national monument. Its round tower was destroyed in the 18th century.

Uisin House and Park at Rossmore is a unique community facility which enjoys spectacular views overlooking the Barrow Valley.

Killeshin has experienced development pressure in recent years as a result of the growth of Carlow.

The village has a shop, filling station, church, school and pub.

Development may be allowed at densities of 3/5 houses per acre in the Primary Development Zones, subject to availability of capacity in the sewage treatment works. The types of development likely to be considered in the Secondary Development Zones are industrial, recreational, educational, etc. In depth residential development in the Secondary Zones will be considered only when it has been clearly demonstrated that lands in the Primary Development Zone are not immediately available for residential development.

Development must respect the ethos of the village. It must be integrated with existing developments and must have regard to the capacity of the schools, community facilities and local infrastructure to absorb development.

Water supply is from Carlow County Council.

The area of land zoned Primary Development is 25.30 Ha.

The area of land zoned Secondary Development is 22.57 Ha.

Policy and development boundary

A development boundary has been set for Killeshin taking into account the developed areas and natural constraints and also the potential opportunities for growth within the area. A lot of opportunity remains for development. Future growth and expansion can be achieved through developing its residential function as a support village for the local service centres.

In realising this potential, it will be the Council policy to:

- Improve and extend footpaths and lighting;
- Provide for extensions to the school/school facilities;
- Implement, where appropriate, traffic management and calming systems which take cognisance of the needs of vehicular and pedestrian movements, public safety and general environmental considerations;
- Encourage housing developments subject to good urban design which will complement the character and heritage of the village;
- Ensure sufficient amounts of lands designated for residential use are available for housing purposes;
- Facilitate provision of housing by voluntary housing associations;
- Ensure all new residential development including social and affordable housing are to a high standard and make a positive contribution to the urban character of the village while providing a safe and attractive environment for its residents;

- Co-operate with housing/community organisations in the beautification of their areas by landscaping, planting and paving;
- Co-operate with local, community, voluntary and development agencies in the promotion of employment;
- Enhance approach roads through landscaping, verge treatment, stone walls, etc;
- A village/settlement plan including a detailed land use plan is proposed for Killeshin.

23. MOUNTRATH

Context

Mountrath is a medium sized town located at the foothills of the Slieve Bloom Mountains on the N7 National Primary Route, approximately 8 miles west of Portlaoise. Mountrath is a compact town with much of its original urban fabric remaining intact. The town was founded in the seventeenth century by Sir Charles Coote along the left bank of the Mountrath River. Mountrath prospered during the seventeenth, eighteenth and nineteenth centuries due to its strong association with linen, hessian, iron smelting, tan yards, foundry and cotton spinning. The present function of the town is a trading centre with a regular farm mart. The commercial centre of the town focuses on the Market Square. Mountrath has been designated a service town in the Midlands Regional Planning Guidelines. The foul sewage treatment system is at capacity. Water supply needs to be augmented. Mountrath is included in the Six Towns Project for the upgrading of the sewage treatment facilities.

The town has many strengths and opportunities, namely its active community development association, location close to the Slieve Blooms, river and amenity area, and golf course. The constraints and weaknesses of the town are through traffic and congestion, dereliction and vacancy, poor road and footpath surfaces and a declining industrial base. A Development Framework Plan for Mountrath was prepared by CAAS in 2004 outlining short term and long term actions which will address and reverse these issues.

The population of the town in the 2002 Census was 1,331 persons which represented a 2.5% increase on population since 1996.

Policy and Development Boundary

A development boundary has been set for Mountrath taking into account the developed areas, natural constraints and also the potential opportunities for growth within the area. Future development of the town can be pursued by developing the potential for tourism and harnessing the strong local and business commitment to the development of Mountrath. Strategies for the development of the town centre as a service centre for the Slieve Blooms can be explored and the urban core and environmental quality of the town redeveloped to provide a focus for the development of the town. The Market Square can be developed as a primary urban space for visitors and local people.

In realising this potential, it will be the Council policy to:

Town centre management

- Encourage redevelopment and restoration of derelict sites;
- Improve and extend footpaths and lighting within the town centre;
- Promote retail provision within the town;
- Continue to work in unison with voluntary agencies and business organisations and others in the programmes of urban regeneration.

Heritage

- Utilise the Framework Plan for Mountrath 2004, as prepared by CAAS, in determining appropriate development for town;
- Designate an urban design boundary for the town centre within which new developments should contribute to the urban character of the town. Features which would detract from the civic amenity of the area will be discouraged and structures which contribute positively to the architectural character of the town will be encouraged.

Institutional Uses

- Provide for extensions to the schools/schools facilities in the town.

Roads and Infrastructure

- Alleviate congestion in the town centre through the implementation of a relief road. The selection of a proposed route shall be determined upon completion of a Strategic Environmental Assessment;
- Implement, where appropriate, traffic management and calming systems which take cognisance of the needs of vehicular and pedestrian movements, public safety and general environmental considerations;
- Maintain and upgrade water and sewerage facilities of the town to meet anticipated future demands;
- Provide for the safety and recreation of pedestrians and cyclists;
- Investigate provision of additional parking areas and maximise the use and visual amenity of existing or proposed parking areas by clear delineation of circulation aisles, parking bays and by environmental improvements such as landscaping, planting, better surfaces, public lighting etc; Car parking takes place along the Main Street, Market Square and the off street car park adjacent to the Bank of Ireland. At peak periods, on-street car parking causes congestion.

Housing

- Encourage housing densities in line with the Residential Density Guidelines;
- Ensure sufficient amounts of serviced lands designated for residential use are available for housing purposes;
- Encourage private house building and residential infill development within the development boundary;
- Facilitate provision of housing by voluntary housing associations;
- Ensure all new residential development including social and affordable housing are to a high standard and make a positive contribution to the urban character of the town while providing a safe and attractive environment for its residents.

Industry

- Ensure sufficient land is zoned for industrial development and employment opportunities.

Specific Objectives

The following are the specific objectives for development of the town of Mountrath:

- Development of Local Authority Housing land bank;
- Encourage in depth infill development;
- Co-operate with housing/community organisations in the beautification of their areas by landscaping, planting and paving;
- Upgrade water and sewerage facilities;
- Co-operate with local, community, voluntary and development agencies in the promotion of the town for employment purposes;
- Visual improvement to the amenity areas at the Market Square;
- Designation of an Urban Design Area;
- Enhancement of approach roads through landscaping, verge treatment, stone walls, etc;
- Clean and upgrade monuments;
- Design of and reservation of lands for a town inner relief road/circular road;
- Road/pavement improvements at Market Square;

- Upgrade footpath and improve public lighting along Main Street;
- Traffic calming of the N7 route through Mountrath;
- Extension of public car parking area adjacent to Bank of Ireland;
- Investigate provision of additional car parking in the town centre;
- Introduce parking-byelaws for Mountrath;
- A town plan including a detailed land use plan is proposed for Mountrath.

24. NEW INN

Context

This consists of approximately 100 acres of land at an interchange on the motorway system close to New Inn Cross. Some Industrial Development exists at New Inn Cross. Some industrial developments exist at New Inn Cross. The Montague Hotel and The Gandon Inn are located adjacent to the land. The lands have been zoned Industrial/General business.

Policy:

It will be the Councils Policy:

- To access all applications on this zoned land on their merits;
- To ensure that all development in the area complies with the proper Planning and Development of the area;
- To ensure that development will not create a traffic hazard;
- To ensure that developments are served by a piped water and sewage treatment system.

25. NEWTOWN DOONANE

Context

Newtown Doonane is located on the junction of the National Secondary Route (N78) Athy to Castlecomer, Co. Kilkenny route and the R430 Regional Road of Abbeyleix to Carlow. The town developed in two locations divided by the N78. The area is serviced by a school, public house and has a variety of residential areas.

The population of the settlement in 2002 was 245 persons which represented an 18.4% increase since the 1996 population census.

Development may be allowed at densities of 3/5 houses per acre in the Primary Development Zones, subject to availability of capacity in the sewage treatment works. The types of development likely to be considered in the Secondary Development Zones are industrial, recreational, educational, etc. In depth residential development in the Secondary Zones will be considered only when it has been clearly demonstrated that lands in the Primary Development Zone are not immediately available for residential development.

Development must respect the ethos of the village. It must be integrated with existing developments and must have regard to the capacity of the schools, community facilities and local infrastructure to absorb development.

The area of land zoned Primary Development is 11.90 Ha.

The area of land zoned Secondary Development is 10.33 Ha.

Policy and development boundary

A development boundary has been set for Newtown Doonane taking into account the developed areas, natural constraints and also the potential opportunities for growth within the area. A lot of opportunity remains for development. Future growth and expansion can be achieved through developing its residential function as a support centre for the local service centres.

In realising this potential, it will be the Council policy to:

- Improve and extend footpaths and lighting;
- Provide for extensions to the school/school facilities;
- Implement, where appropriate, traffic management and calming systems which take cognisance of the needs of vehicular and pedestrian movements, public safety and general environmental considerations;
- Encourage private house building and residential infill development within the development boundary;
- Ensure sufficient amounts of lands designated for residential use are available for housing purposes;
- Facilitate provision of housing by voluntary housing associations;
- Ensure all new residential development including social and affordable housing are to a high standard;
- Co-operate with housing/community organisations in the beautification of their areas by landscaping, planting and paving;
- Co-operate with local, community, voluntary and development agencies in the promotion of the town for community and employment purposes;
- Enhance approach roads through landscaping, verge treatment, stone walls, etc;
- A village/settlement plan including a detailed land use plan is proposed for Newtown Doonane.

26. RATHDOWNEY

Context

Rathdowney is located on the River Erkina approximately 36km from Portlaoise. The name of the town derives from a Rath which stood at the north end of the town. The town developed around a central square and brewing became the main industry until its closure in the 1960's. The urban structure of the town is quite compact with the square dominating the urban form. Other prominent focal points within the town centre are the Mill Pond, Mill Street, Pound Street, the Protestant Church, and the River Erkina.

Rathdowney has been designated a local service town in the Midlands Regional Planning Guidelines. The town has always been a local service centre for the surrounding agricultural hinterland with the cattle mart off the town square up until the mid 1990's. The largest employer within the town continues to be the meat factory.

Redevelopment of the cattle mart site has now established a large convenience supermarket within the town centre. The development of the Retail Outlet on the Johnstown Road, south of the town has established a strong retail and commercial function serving a wide hinterland and attracting consumers from outside Laois.

Rathdowney has well established active community groups within the area. The council recognises its role both in providing and facilitating the expansion of community based facilities and will co-operate with all organisations in the development of community facilities.

Areas of dereliction exist around the town with high rates of vacancy along the main street. Many fine shop fronts still remain.

Approach roads into Rathdowney are generally good, with mature hedgerows and stone walls lining them.

The population of the town in 2002 was 1,111 which represented a population increase of 4.2% since 1996.

Policy and development boundary

Rathdowney is included in the Six Towns Project for upgrading sewage treatment facilities.

A development boundary has been set for Rathdowney taking into account the developed areas, natural constraints and the potential opportunities for growth within the area. A lot of opportunity remains for development within the town centre with large tracts of backlands with access points and infill sites. Future growth and expansion of the town can be achieved through developing Rathdowney as a significant service centre for the surrounding area. This can also be achieved through expanding its innovative retail function as a significant national retail destination, particularly given improved accessibility with the proposed extension of the M7/M8 motorway from Dublin serving Cork and Limerick.

In realising this potential, it will be the Council policy to:

Town centre management

- Encourage redevelopment and restoration of derelict sites within the town centre;
- Improve and extend footpaths and lighting within the town;
- Promote retail/commercial provision within the town;
- Continue to work in unison with voluntary agencies, business organisations and others in the programmes of urban regeneration.

Heritage

- Designate an urban design boundary for the town centre within which new developments should contribute to the urban character of the town. Features which would detract from the civic amenity of the area will be discouraged and structures which contribute positively to the architectural character of the town will be encouraged.

Institutional Uses

- Provide for extensions to the schools/schools facilities in the town.

Roads and Infrastructure

- Alleviate congestion in the town centre through implementation of a relief road. The selection of a proposed route shall be determined upon completion of a Strategic Environmental Assessment;
- Implement, where appropriate, traffic management and calming systems which take cognisance of the needs of vehicular and pedestrian movements, public safety and general environmental considerations;
- Maintain and upgrade water and sewerage facilities of the town to meet anticipated future demands.

Housing

- Encourage housing densities in line with the Residential Density Guidelines, subject to design consideration and availability of capacity in the sewage treatment plant;
- Ensure sufficient amounts of serviced lands designated for residential use are available for housing purposes;
- Encourage private house building and residential infill development within the development boundary;
- Facilitate provision of housing by voluntary housing associations;
- Ensure all new residential development including social and affordable housing are to a high standard and make a positive contribution to the urban character of the town, while providing a safe and attractive environment for its residents.

Industry

- Ensure sufficient land is zoned for industrial development and employment opportunities.

Specific Objectives

The following are the specific objectives for development of the town of Rathdowney:

- Design and reserve lands for the construction of an inner relief route;
- Improve The Square to reinforce its urban structure and character;
- Development of a Local Authority Housing land bank;
- Encourage in depth infill development;
- Co-operate with housing/community organisations in the beautification of their areas by landscaping, planting and paving;
- Upgrade water and sewerage facilities;
- Develop land at Johnstown Road for Industry and employment opportunities;
- Co-operate with local, community, voluntary and development agencies in the promotion of the town for employment purposes;
- Designation of Urban Design Area;
- Enhancement of approach roads, Johnstown Road, Conoboro Road, Donaghmore Road, Errill Road through landscaping, verge treatment, stone walls, etc;
- Clean and upgrade monuments.

27. ROSENALLIS

Context

The origins of Rosenallis dates back to the early Christian era. Rosenallis grew as a village when like Mountmellick it became a Quaker colony and linen centre. Places of interest include the Quaker Graveyard and the Church of Ireland Church.

Laois County Council is constructing houses in the village. The council is also providing a new sewage treatment plant and a new school is under construction.

The population of the area in 2002 was 440 persons which represented an 8.9% increase in population since 1996.

Development may be allowed at densities of 3/5 houses per acre in the primary development zones, subject to availability of capacity in the sewage treatment works. The types of development likely to be considered in the secondary development zones are industrial, recreational, educational, etc. In depth residential development in the secondary zones will be considered only when it has been clearly demonstrated that lands in the primary development zone are not immediately available for residential development.

Development must respect the ethos of the village. It must be integrated with existing developments and must have regard to the capacity of the school, community facilities and local infrastructure to absorb development.

The area of land zoned Primary Development is 11.99 Ha.

The area of land zoned Secondary Development is 3.39 Ha.

Policy and development boundary

A development boundary has been set for Rosenallis in order to protect the character of this rural village and optimize the potential opportunities for growth within the area. A lot of opportunity remains for development. Future growth and expansion of this village can be achieved through developing the residential function of the village as a support for the local service centre in Mountmellick. In realising this potential, it will be the Council policy to:

- Improve and extend footpaths and lighting;
- Continue to work in unison with voluntary agencies, business organisations and others in developing employment opportunities;
- Provide for extensions to the school/school facilities;
- Implement, where appropriate, traffic management and calming systems which take cognisance of the needs of vehicular and pedestrian movement, public safety and general environmental considerations;
- Ensure sufficient amounts of serviced land designated for residential use are available for housing purposes;
- Encourage private house building and residential infill development within the development boundary;
- Facilitate provision of housing by voluntary housing associations;
- Ensure all new residential developments including social and affordable housing are to a high standard and make a positive contribution to providing a safe and attractive environment for its residents;
- Co-operate with housing/community organisations in the beautification of their areas by landscaping, planting and paving;
- A village/settlement plan including a detailed land use plan is proposed for Rosenallis.

28. SHANAHOE

Context

Shanahoe is a small settlement/village located on a local road between Abbeyleix and Castletown. Shanahoe (Seanchuadh) means the old hollow. The famous poet John Keegan was born here and a plaque has been erected in his memory. In 1842 there were 43 houses recorded as existing in the settlement. There was also a catholic church, a national school and a police barrack with a yard.

Shanahoe is a small dispersed settlement, which has a church, community hall and playing fields. There are no sewage treatment facilities.

Development may be allowed at densities of 3/5 houses per acre in the primary development zones, subject to availability of capacity in the sewage treatment works. The types of development likely to be considered in the secondary development zones are industrial, recreational, educational, etc. In depth residential development in the secondary zones will be considered only when it has been clearly demonstrated that lands in the primary development zone are not immediately available for residential development.

Development must respect the ethos of the village. It must be integrated with existing developments and must have regard to the capacity of the schools, community facilities and local infrastructure to absorb development.

The area of land zoned Primary Development is 9.22 Ha.
The area of land zoned Secondary Development is 15.92 Ha.

Policy and development boundary

In realising the village's potential, it will be the Council policy to:

- Improve and extend footpaths and lighting;
- Continue to work in unison with voluntary agencies, business organisations and others in developing employment opportunities;
- Provide for extensions to the school/school facilities;
- Ensure sufficient amounts of land designated for residential use are available for housing purposes;
- Encourage private house building and residential infill development within the development boundary;
- Facilitate provision of housing by voluntary housing associations;
- Ensure all new residential development including social and affordable housing are to a high standard and make a positive contribution to providing a safe and attractive environment for its residents;
- Co-operate with housing/community organisations in the beautification of their areas by landscaping, planting and paving;
- A village/settlement plan including a detailed land use plan is proposed for Shanahoe.

29. STRADBALLY

Context

Stradbally is a medium sized town located on the N80 National Secondary Route approximately 12kms south of Portlaoise. The town is surrounded by pleasant undulating land. The structure of Stradbally is that of a long linear street with two squares on the western side – The Market Square and The Courthouse Square. The history of Stradbally stretches from the sixth century when a monastery was established close to the town. Stradbally developed under the influence of the Cosby Family, owners of Stradbally Hall located west of the main street, at the end of the seventeenth century.

Milling was an important activity in the development of the town. This function has now become obsolete and the structures have been adapted to provide a quality residential development in the centre of town. A substantial amount of land has been zoned for residential development and has not been taken up within the last plan period.

The primary function of the town is that of a service centre for the surrounding agricultural hinterland and it is also an important centre for steam machinery enthusiasts. Stradbally Hall hosts an annual Steam Rally and in 2004-2005 was host to a music festival which the promoters aim to continue given the appropriate venue at their disposal at Stradbally Hall. This will contribute to the economic and social growth of the village and promote its location as a tourist venue.

The population of the Town in 2002 was 1,178 which represented a 12.5% increase in population since 1996.

Policy and development boundary

A development boundary has been set for Stradbally taking into account the developed areas, natural constraints and also the potential opportunities for growth within the area. Very little developable land remains within the town centre, so all potential development will take place around the town to consolidate its urban core.

Stradbally has been designated a Service Town in the Midlands Regional Planning Guidelines. The foul sewage treatment system has limited capacity. Water supply is available.

In realising this potential, it will be the Council policy to:

Town centre management

- Encourage redevelopment and restoration of derelict sites;
- Improve and extend footpaths and lighting within the town centre;
- Promote retail provision within the town;
- Continue to work in unison with voluntary agencies and business organisations and others in the programmes of urban regeneration.

Heritage

- Designate an urban design boundary for the town centre within which new developments should contribute to the urban character of the town. Features which would detract from the civic amenity of the area will be discouraged and structures which contribute positively to the architectural character of the town will be encouraged.

Institutional Uses

- Provide for extensions to the school/school facilities in the town.

Roads and Infrastructure

- Alleviate congestion in the town centre through implementation of a relief road. The selection of a proposed route shall be determined upon completion of a Strategic Environmental Assessment;
- Implement, where appropriate, traffic management and calming systems which take cognisance of the needs of vehicular and pedestrian movements, public safety and general environmental considerations;
- Maintain and upgrade water and sewerage facilities of the town to meet anticipated future demands;
- Improve parking facilities along the Main Street and in the two town squares – Market Square and Court House Square.

Housing

- Encourage housing densities in line with the Residential Density Guidelines;
- Encourage housing development within the town;
- Ensure sufficient amounts of serviced lands designated for residential use are available for housing purposes;
- Encourage private house building and residential infill development within the development boundary;
- Facilitate provision of housing by voluntary housing associations;
- Ensure all new residential development including social and affordable housing are to a high standard and make a positive contribution to the urban character of the town, while providing a safe and attractive environment for its residents.

Industry

- Ensure that sufficient land is zoned for industrial development and employment opportunities.

Specific Objectives

The following are the specific objectives for development of the town of Stradbally:

- Design of and reservation of lands for the construction of an inner relief route;
- Development of Local Authority Housing land bank;
- Encourage in depth infill development;
- Co-operate with housing/community organisations in the beautification of their areas through landscaping, planting and paving;
- Upgrade water and sewerage facilities;
- Develop the potential of the Court House as a community based resource;
- Develop the potential of Stradbally Steam Museum/Rally concept as a tourist attraction and a means of increasing employment opportunities;
- Develop the potential of Stradbally Hall as a music venue as a means of increasing the tourist potential of the area and employment opportunities;
- Co-operate with local, community, voluntary and development agencies in the promotion of the town for employment purposes;
- Visual improvements to the amenity area at Abbeyleix Road and at the Town Squares;
- Designation of an Urban Design Area;
- Enhancement of approach roads through landscaping, verge treatment, stone walls, etc;
- Clean and upgrade monuments;
- A village/settlement plan including a detailed land use plan is proposed for Stradbally.

30. THE SWAN

Context

The Swan is one of the newest villages in Co. Laois and is named after a local public house. In 1935, to create employment, a Fire Clay Factory was opened because its location was at the centre of fireclay deposits while coal deposits provided a local energy source.

The Swan has a low level of services and facilities. In the last five years the village has experienced a reasonably low level of growth despite a number of new residential developments.

Development may be allowed at densities of 3/5 houses per acre in the primary development zones, subject to availability of capacity in the sewage treatment works. The types of development likely to be considered in the secondary development zones are industrial, recreational, educational, etc. In depth residential development in the secondary zones will be considered only when it has been clearly demonstrated that lands in the primary development zone are not immediately available for residential development.

Development must respect the ethos of the village. It must be integrated with existing developments and must have regard to the capacity of the schools, community facilities and local infrastructure to absorb development.

The area of land zoned Primary Development is 4.58 Ha.
The area of land zoned Secondary Development is 10.08 Ha.

Policy and development boundary

A development boundary has been set for The Swan taking into account the developed areas, natural constraints and also the potential opportunities for growth within the area. Future growth and expansion can be achieved through developing its residential function as a support for the local service centres. In realising this potential, it will be the Council policy to:

- Encourage redevelopment and restoration of derelict sites;
- Improve and extend footpaths and lighting within the village;
- Promote general business;
- Continue to work in unison with voluntary agencies, business organisations and others in promoting employment opportunities;
- Provide for extensions to the school/school facilities;
- Maintain and upgrade water and sewerage facilities of the village to meet anticipated future demands;
- Ensure sufficient amounts of serviced lands designated for residential use are available for housing purposes;
- Encourage private house building and residential infill development within the development boundary;
- Facilitate provision of housing by voluntary housing associations;
- Ensure all new residential development including social and affordable housing are to a high standard and make a positive contribution to the character of the village, while providing a safe and attractive environment for its residents;
- Co-operate with housing/community organisations in the beautification of their areas by landscaping, planting and paving;
- Enhancement of approach roads through landscaping, verge treatment, stone walls, etc;
- A village/settlement plan including a detailed land use plan is proposed for The Swan.

31. TIMAHOE

Context

The village of Timahoe is situated in a broad and fertile valley. The houses are built around a large central green commonly known as the Goosegreen. St. Mochua established a monastery here in the seventh century. Burned in 1142, it was refounded by the O'Mores. A 12th century round tower standing 30m high is located in the village. There was a monastic community here as late as 1650. Sites include an impressive Romanesque doorway and the Castle, built by Hugh de Lacy in 1189.

The population of the area in 2002 was 517 persons which represented a 2.6% increase since 1996. The village has a church, community hall, playing fields, two shops, two pubs and a school.

There is no public sewage treatment facility in the village. The village is part of the five village sewage proposals, which are currently with the Department of Environment Heritage & Local Government.

Development may be allowed at densities of 3/5 houses per acre in the primary development zones, subject to availability of capacity in the sewage treatment works. The types of development likely to be considered in the secondary development zones are industrial, recreational, educational, etc. In depth residential development in the secondary zones will be considered only when it has been clearly demonstrated that lands in the primary development zone are not immediately available for residential development.

Development must respect the ethos of the village. It must be integrated with existing developments and must have regard to the capacity of the schools, community facilities and local infrastructure to absorb development.

The area of land zoned Primary Development is 4.23 Ha.
The area of land zoned Secondary Development is 24.54 Ha.

Policy and development boundary

A development boundary has been set for Timahoe taking into account the developed areas and natural constraints and also the potential opportunities for growth within the area. A lot of opportunity remains for development. Future growth and expansion can be achieved through developing its residential function as a support village for the local service centres. In realising this potential, it will be the Council policy to:

- Improve and extend footpaths and lighting;
- Continue to work in unison with voluntary agencies, business organisations and others in promoting employment opportunities;
- Provide for extensions to the school/school facilities;
- Implement, where appropriate, traffic management and calming systems which take cognisance of the needs of vehicular and pedestrian movements, public safety and general environmental considerations;
- Encourage housing developments subject to good urban design which will complement the character and heritage of the village;
- Ensure sufficient amounts of land designated for residential use are available for housing purposes;
- Encourage private house building and residential infill development within the development boundary;
- Facilitate provision of housing by voluntary housing associations;

- Ensure all new residential development including social and affordable housing are to a high standard and make a positive contribution to the urban character of the town as well as providing a safe and attractive environment for its residents;
- Co-operate with housing/community organisations in the beautification of their areas by landscaping, planting and paving.

32. VICARSTOWN

Context

Vicarstown is an attractive port on the Grand Canal and acts as a base for walking, cycling, boating and fishing.

Development may be allowed at densities of 3/5 houses per acre in the primary development zones, subject to availability of capacity in the sewage treatment works. The types of development likely to be considered in the secondary development zones are industrial, recreational, educational, etc. In depth residential development in the secondary zones will be considered only when it has been clearly demonstrated that lands in the primary development zone are not immediately available for residential development.

Development must respect the ethos of the village. It must be integrated with existing developments and must have regard to the capacity of the schools, community facilities and local infrastructure to absorb development.

The area of land zoned Primary Development is 3.82 Ha.

The area of land zoned Secondary Development is 7.83 Ha.

Policy and development boundary

A development boundary has been set for Vicarstown in order to protect the character of this rural village and optimise the potential opportunities for growth within the area. A lot of opportunity remains for development. Future growth and expansion of this village can be achieved through developing the residential function of the village as a support for the local service centres in Portarlinton and Athy.

In realising this potential, it will be the Council policy to:

- Encourage developments guided by the Vicarstown Conservation and Design Statement;
- Encourage redevelopment and restoration of derelict sites;
- Improve and extend footpaths and lighting;
- Promote general business;
- Continue to work in unison with voluntary agencies, business organisations and others in the programmes for village regeneration;
- Provide for extensions to the school/school facilities;
- Ensure sufficient amounts of land designated for residential use are available for housing purposes;
- Encourage private house building and residential infill development within the development boundary;
- Facilitate provision of housing by voluntary housing associations;
- Ensure all new residential development including social and affordable housing are to a high standard and make a positive contribution to the character of the village, while providing a safe and attractive environment for its residents;
- Co-operate with housing/community organisations in the beautification of their areas by landscaping, planting and paving;
- Co-operate with local, community, voluntary and development agencies in the promotion of employment;
- Protect and promote the canal asset, associated NHA wildlife corridor and Barrow Way national walk, in conjunction with Waterways Ireland, Department of Environment Heritage and Local Government and the Inland Waterways Association of Ireland;
- A village/settlement plan including a detailed land use plan is proposed for Vicarstown.

