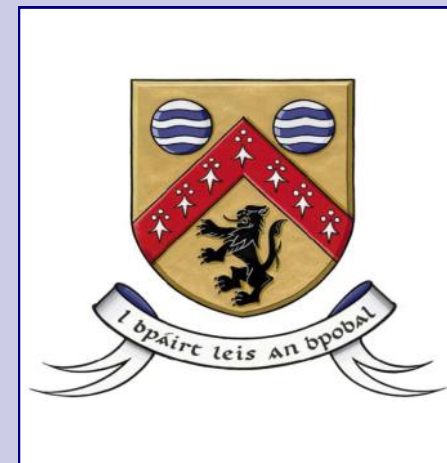




Borris In Ossory

Village Plan



Forward Planning Section

Laois County Council

June 2007

1 Mission/Vision Statement

To provide a plan for the consolidated and sensitive development of Borris In Ossory to cater for the development needs of the settlement's population, and its role in servicing the area for the next 6 years, while maintaining and enhancing the town's character and sense of place.

Village Plan

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2 Users of the Plan

Borris In Ossory is one of the county's villages which is expected to continue to experience pressure for development in forthcoming years. A Village Plan is necessary so as to properly plan for the future expansion of Borris In Ossory in a coordinated and sustainable manner. The purpose of the plan is to provide a framework for the village that will allow for growth in Borris In Ossory where such growth is considered appropriate.

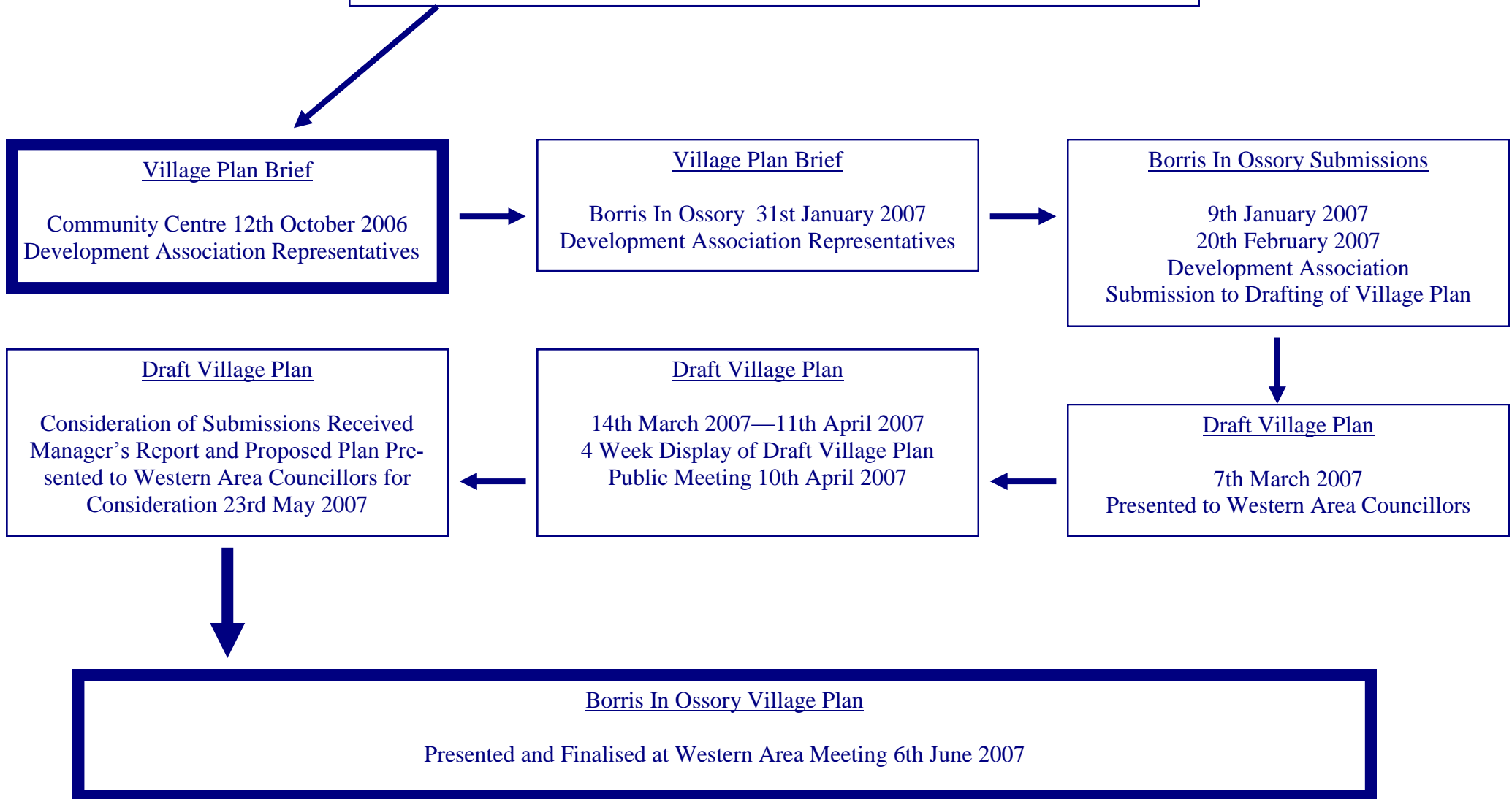
The future physical, economic and social development of Borris In Ossory must be considered in the context of a hierarchy of Plans and Guidelines at National, Regional and local level. This plan should be read in conjunction with the relevant policies and objectives of the Laois County Development Plan 2006 - 2012.

3 Financial Implications

Development contributions will be applied to new developments in accordance with Laois County Council's Development Contribution Scheme. Special development levies may be imposed on developments (over and above the normal level) in circumstances where specific new infrastructure is required to make the village function effectively and the development concerned does not physically contribute to such infrastructure.

The council shall encourage and facilitate cooperation between and amongst the different development interests in order to maximise community gain, for the greater good of the settlement.

4 **Village Plan Preparation Procedure**



5 Plans, Policies & Guidelines

The Village Plan must have regard to:

5.1 National Policies and Guidelines

The National Development Plan 2000 - 2006
The National Spatial Strategy
Sustainable Development - A strategy for Ireland 1997
Local Agenda 21

5.2 Regional Policies and Guidelines

Regional Planning Guidelines
Midland Regional Waste Management Plan 2000

5.3 County Policies and Guidelines

County Laois Development Plan 2006 - 2012
Laois County Council Corporate Plan 2004 - 2009
Laois County Heritage Plan 2002 - 2006
Laois County Council Housing Strategy 2005 - 2012
The Accommodation of Traveling Families in County Laois 2005- 2008
Laois Retail Strategy 2003
Economic/Promotional Strategy for County Laois - A & L Goodbody Report
Laois Arts Plan 2006 - 2011
Homelessness - An integrated Strategy for County Laois
County Laois Play Strategy 2004 - 2008
Laois County Childcare Strategy 2002 - 2006

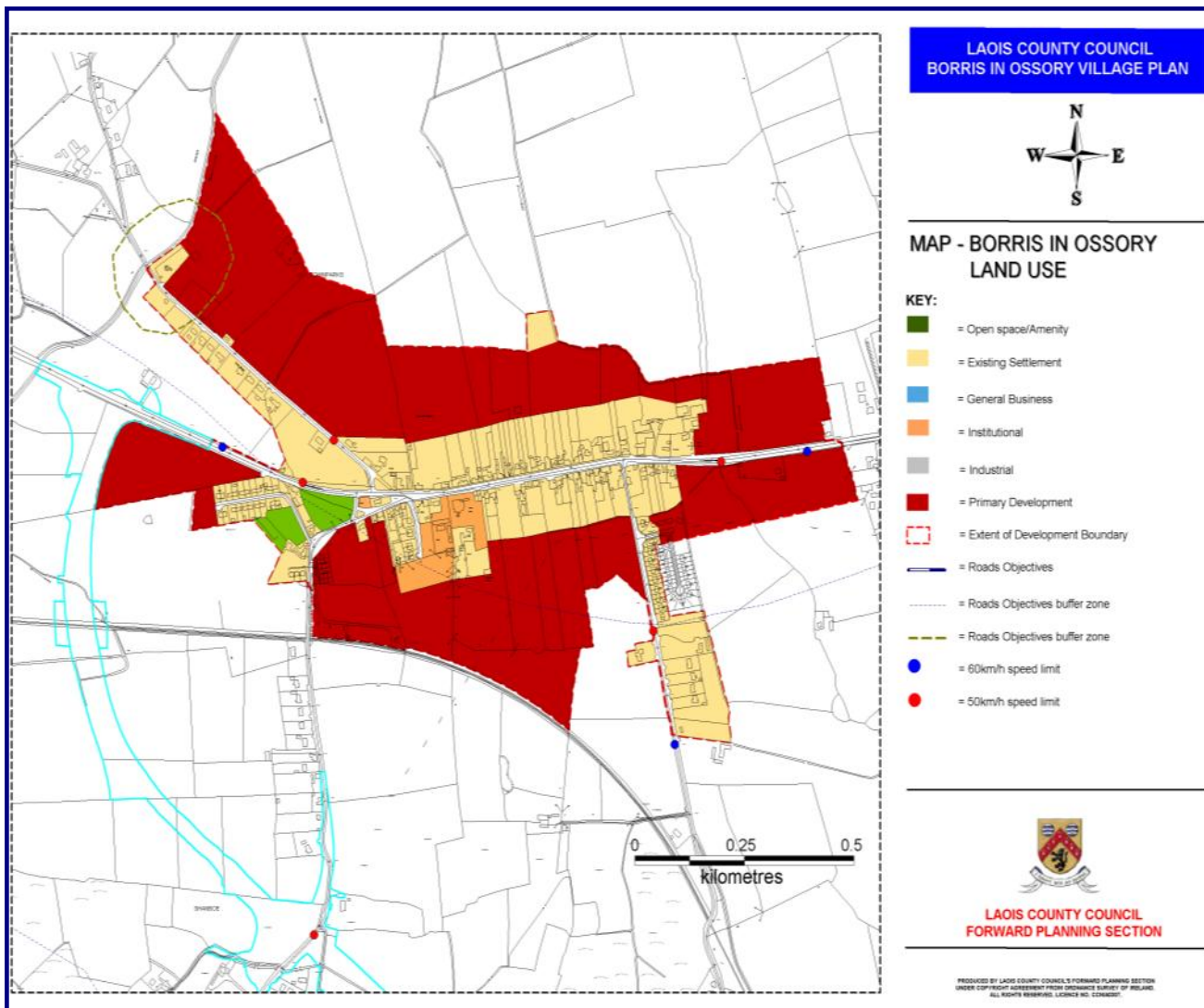
5.4 Guidelines and Directives

Architectural Heritage Protection Guidelines
Architectural Heritage Protection for Places of Public Worship
Childcare Facilities Guidelines
Landscape and Landscape Assessment - DRAFT
Quarries and Ancillary Activities
Residential Density Guidelines
Retail Planning Guidelines
Sustainable Rural Housing
Wind Farm Development Guidelines

5.3.1 Laois County Development Plan 2006- 2012

The Settlement Strategy of the Laois County Development Plan aims 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. The town of Borris In Ossory is identified in the 2006 Laois County Development Plan as a tertiary settlement. Due to unprecedented levels of development pressure, experienced particularly in the East of the county, the County Development Plan expands on the role of settlements in the county by setting out as follows broad principles of development to guide the growth and development of 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 School Impact Report, 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;
- Any one application in small towns and villages should not exceed 40-50 houses;
- 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.



7 Borris In Ossory In Context

Borris In Ossory is located in West County Laois on the N7 National Primary Dublin to Limerick Route close to the Tipperary border between the towns of Mountrath and Roscrea. The junction of the R435 to Rathdowney road is located in the East of the town, while the Dublin to Cork rail line lies to the South and the River Nore to the North.

As a tertiary settlement, Borris In Ossory provides facilities such as a school, churches, community hall and convenience retail outlets together with low to medium order services. The council shall promote within the capacity of all infrastructures an appropriate balance of employment, residential and service facilities and land uses that will increase the self sufficiency of the town and support its role in the Laois settlement hierarchy.

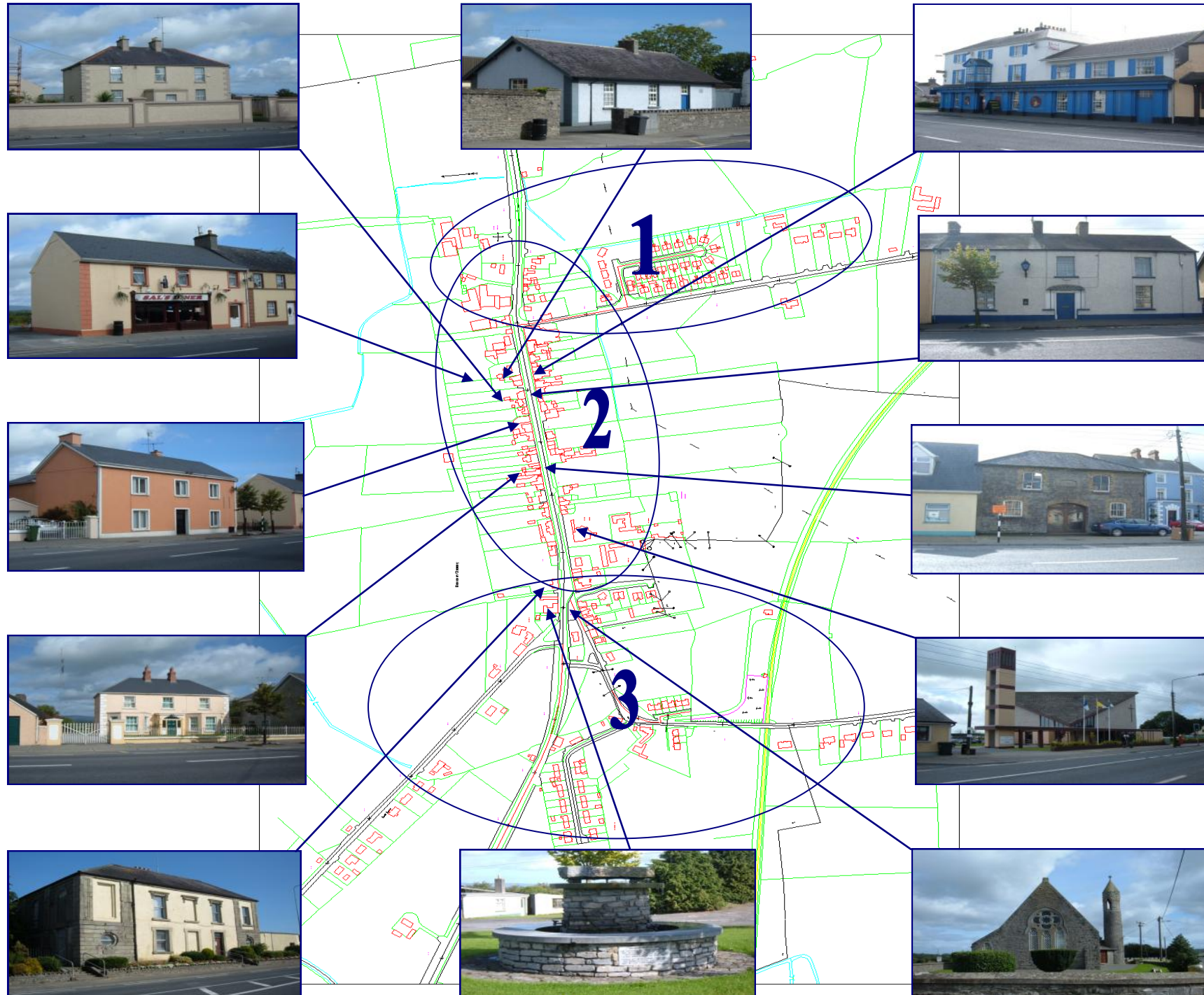
Borris In Ossory has experienced development pressure in recent years as a result of the growth of surrounding towns such as Portlaoise, Mountrath, and Roscrea and also as a result of the perception of easy access to Dublin and Limerick with a motorway interchange planned for the outskirts of the village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

Recent development includes the construction of new residential estates on the local roads to the North West of the village and on the back lands to the South of the Main Street.

6 Land Use Zoning Objectives

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. Primary Development lands are suitable for residential, industrial, recreational, general business and institutional uses. The zoning objectives, matrix content and development control standards are included in the Laois County Development Plan 2006-2012.

8 Borris In Ossory Character Areas



8.1 Character Area 1: Eastern Area

The Castletown/Mountrath approach road area comprises the Eastern section of the Main Street, commercial and residential properties. The provision of planting along the approach road enhances the appearance of the village entrance. The residential properties consist of individual dwellings and a 2 storey residential development. The vernacular buildings face onto the street, finished with a mixture of plain and dash plaster, with vertically emphasised sliding sash style windows some with fan lights slated roofs. Some dwellings have integral archways opening through the rear of properties.

Specific Area proposals:

- Improved signage to the Train Station and Recycling amenities;
- Traffic management system at Rathdowney road intersection;
- Identification of an area for Open Space and Playground amenities.



8.2 Character Area 2: Village Centre

The Village Centre comprises of the Main Street of Borris In Ossory, and accommodates retail, commercial, institutional, educational and residential functions of the village. There are a number of protected structures in this character area. The vernacular buildings which face onto the street, some with front gardens comprise a mixture of single, dormer, 2 and 3 storey dwellings. Two storey properties on individual sites with front gardens tend to have enclosed slated roof porches. Properties are finished with a mixture of stone, plain and dash plaster with vertically emphasised sliding sash style windows, fanlights and slated roofs. Again, some dwellings have integral archways opening through to the rear of properties.

Specific Area Proposals:

- Demarcation of on street car parking spaces;
- Provision of school warning lights;
- One way Church car park circulation and hard surfacing.

8.3 Character Area 3: Western Area

The Roscrea approach road area comprises institutional, commercial and residential developments. The village entrance is well landscaped and visually attractive with the presence of the landmark buildings of the Church of Ireland and former courthouse. The Western Area also has two areas of undeveloped open space. The residential areas comprise of well established bungalow and dormer residential developments. New residential areas of two storey and dormer style dwellings are currently under construction.

Specific Area Proposals:

- Facilitate development of zoned areas for open space and Playground amenities;
- Enhanced traffic safety at the Skeirke and Rock Road intersections.

8.4 New Developments

An opportunity exists to ensure high quality design in any future developments which may occur within the development boundary of Borris In Ossory. 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.

Proposed developments will be subject to:

- The potential to provide locally based employment opportunities;
- Densification through appropriate and sensitive design consistent with the existing streetscape;
- Favourable village scale and character;
- Uncomplicated and traditional forms of design with simple finishes;
- Consistency with the vernacular style and context, colours, features and textures of the existing built environment;
- Densities of 3/5 houses per acre for residential developments;
- Residential qualitative and quantitative standards regarding design, overlooking/ overshadowing, public and private open space as well as car parking, road standards and pedestrian linkages;
- A mixture of housing types catering for all sectors of society;
- Consideration for the care of the elderly and elderly housing;
- Childcare Facilities, as required under the Guidelines for Planning Authorities 2001;
- Use of more natural and traditional building materials;

9 Social Infrastructure

It is essential that adequate social facilities are present in Borris In Ossory to maintain the sustainable development and community vitality of the village. It is the policy of Laois County Council to encourage the provision and further development of community facilities which are flexible and capable of being managed for a number of different uses and to encourage the further use of existing facilities.

Borris In Ossory is a Tertiary Settlement in the Settlement Hierarchy of County Laois, the following are the optimal range of services which should be available in the Tertiary Settlement Urban Centre: Community Resource Centre, Outdoor Multi Use Games Area, Playing Pitches, Playground, Open Space/ Urban Woodland/ Nature Areas. The following is an audit of the present social amenities in Borris In Ossory:

9.1 Community Facilities

The existing community facilities in Borris In Ossory are limited, development and consolidation of community facilities is therefore required.

An extensive range of Community Groups are present in Borris In Ossory. The Community has highlighted the urgent need for the provision of a permanent Community Centre for the needs of these groups and the wider community.

The recently renovated O'Brien Hall has a communal and recreational role within the local community. The council shall encourage the enhancement of community services and the more active use of the Hall.

Regarding childcare facilities, the village has a Play School, Crèche, After School Club and school collection services. The council shall facilitate the identification of a suitable location for a Community Centre and Sports Hall providing for multifunctional and interchangeable uses.



9.2 Public Open Space

The council shall encourage the development of land for open space and amenity provision throughout Borris In Ossory, and facilitate the identification of suitable locations for the provision of well designed and landscaped village greens of benefit to the entire community. The council will support the provision of social and recreational services at appropriate locations and on lands zoned Open Space, through special contributions or direct investment.

Recreational space in Borris In Ossory is found at the Gaelic playing fields located 1.5km to the East of the village. The amenities include a playing pitch, dressing and meeting rooms and should be developed in conjunction with other sporting clubs in the vicinity of Borris In Ossory. The disused Tennis Club grounds comprise of an acre of 2 hard surface courts, toilets and pavilion and are in need of upgrading. The council shall cooperate with Sporting Organisations who wish to expand or develop open space and recreational facilities in Borris In Ossory.

9.3 Local Schools

The Convent of Mercy National School currently has 5 classrooms. The school is currently preparing plans for a new 8 classroom school extension. Laois County Council are currently liaising with the Department of Education with regard to the monitoring of capacity and expansion needs of educational facilities in County Laois.

10 Architectural Heritage

The council aims to protect and enhance the archaeological heritage and the historic sense of place that the more established parts of Borris In Ossory's streetscape represent. Furthermore, the physical expression of this historic sense of place should be promoted in the design of new developments in the village.

All structures and features demonstrating the historical development of the area should be retained, restored, preserved and enhanced. All developments should retain features of natural or man made heritage within their boundaries and be designed in sympathy with the feature concerned. Many historically significant buildings are currently included in the Record of Protected Structure of the County Development Plan 2006-2012 as outlined below:

10.1 Record of Protected Structures Extract



REG_NO	DESCRIPTION	NIAH_NO	NAME	STREET
RPS 319			Courthouse	Main Street
RPS 320			5-Bay, 2-Storey House	Main Street
RPS 321			5-Bay, 2-Storey House	Main Street
RPS 322			Old National School	Main Street
RPS 323			Church of Ireland	Main Street
RPS 324			2-Bay, 2-Storey Structure 1882	Main Street
RPS 325			W. White Shop Facade	Main Street
RPS 326			Kelly's Shop & Pub Facade	Main Street
RPS 327			Rosie O'Grady's Pub Facade	Main Street
RPS 407			17th Century Gabled House / Derrin Castle	Derrin
RPS 408			Shattered Tower House / Castle	Garranmaconly

REG_NO	DESCRIPTION	NIAH_NO	NAME	STREET
RPS 637	Detached five-bay two-storey former Courthouse, c. 1828	12802107	Borris-in-Ossory Courthouse	Main Street
RPS 638	Detached Hiberno Romanesque Church of Ireland church, c. 1870	12802108	Borris-in-Ossory Church of Ireland Church	Main Street
RPS 639	Detached Catholic church, dated 1969	12802109	Saint Canice's Catholic Church	Main Street
RPS 640	Detached seven-bay two-storey former school, c. 1870	12802110	Townparks School	
RPS 640	Detached seven-bay two-storey former school, c. 1870	12802110	Townparks School	
RPS 641	Detached three-bay three-storey house, c. 1890	12802111	House	Main Street
RPS 642	End-of-terrace three-bay two-storey former Market House, dated 1882	12802112	Borris-in-Ossory Market House	9 Main Street

11 Physical Infrastructure

The amount of future development that may take place will be restricted by the existing capacity of services and limited to the Primary Zoned areas. Developers will be required to pay for/contribute to the costs of all infrastructure which facilitates development, including roads, public lighting, piped services, footpaths and other utilities whether within or outside the site.

11.1 Water Supply

New developments must utilise an existing public or group water supply. Where a development proposal precedes adequate availability of water supply, special development contributions will apply to facilitate the necessary improvement works where seen appropriate by the council.

The present public water scheme in Borris In Ossory is sourced at Donaghmore borehole.

11.2 Wastewater Treatment

In relation to wastewater treatment, Borris In Ossory has its own wastewater treatment plant.

In circumstances where a developer provides a new effluent treatment facilities, it will be a requirement that all issues with regard to discharge licences must be approved by the Environment Section of Laois County Council or An Board Pleanala on appeal.

11.3 Transport

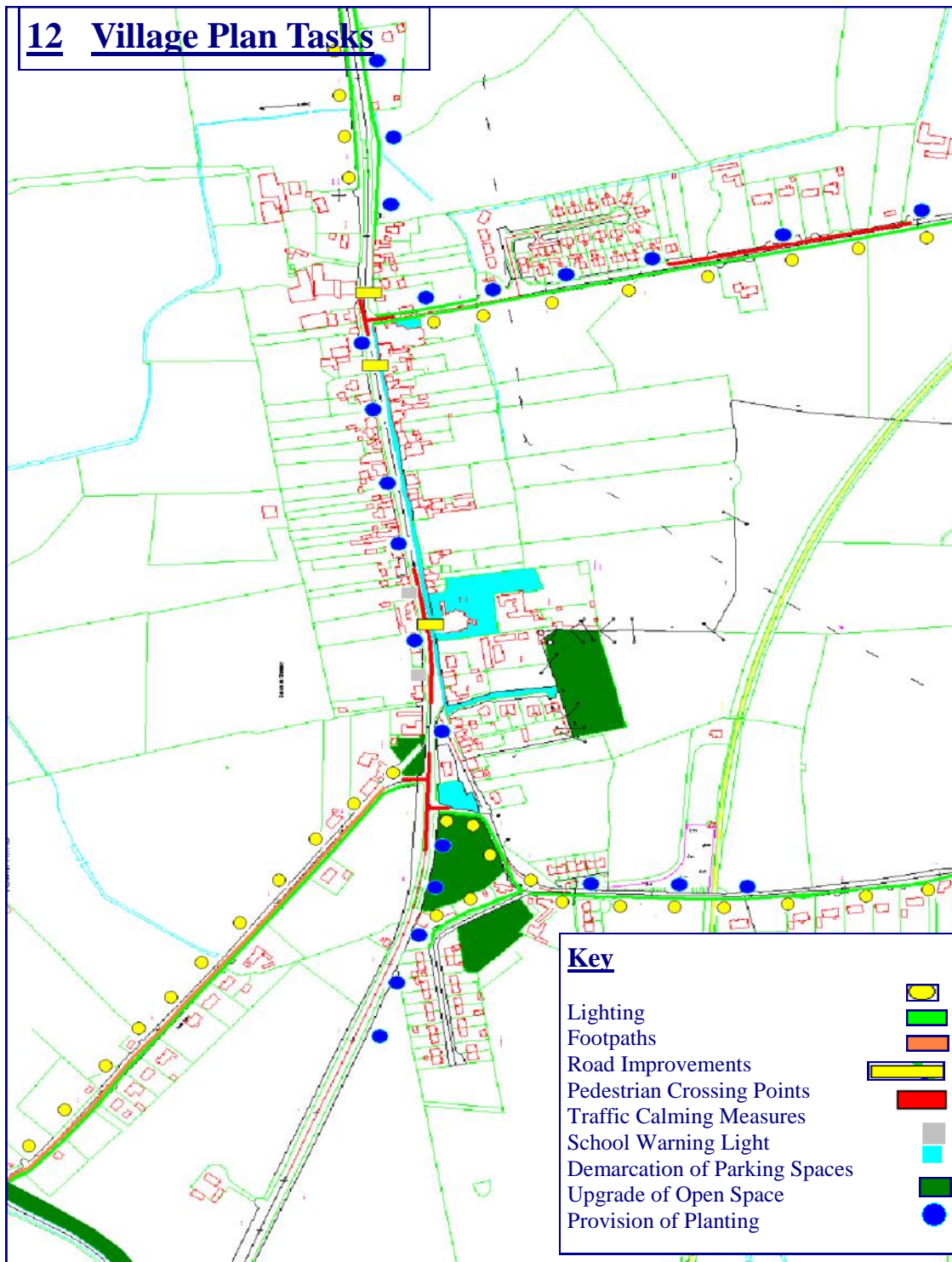
Borris In Ossory is located on the N7 National Primary Route with access to several Regional Routes. The wider road network of Borris In Ossory consists of local roads with grass verges along certain sections. The village is served by inter urban bus links to Dublin, Limerick, Galway, Cork and Carlow. In addition, a town link service connects nearby towns and villages. The Ballybrophy Railway Junction is located approximately 5km south of the village.

The council shall (subject to the availability of finance):

- provide accessible footpaths and kerbside infrastructure;
- a cycleway network of approximately 3m wide throughout the village;
- secure cycle parking facilities at strategic locations such as at the churches and school should be considered;
- traffic calming measures as well as safe and convenient pedestrian crossings at the Rock Road, Sheirke Road and Ballybrophy Road junctions;
- address Ballybrophy Junction, road widening and footpath of same;
- incremental improvements to the existing road network;
- encourage good quality public transport facilities (bus and taxi services) to, from and within the village;
- identify a public transport modal interchange point.

To facilitate the movement and accessibility of persons with special needs, the council shall encourage the provision of wheelchair accessible parking spaces in the village centre, at the church, school and other community facilities in Borris In Ossory.

12 Village Plan Tasks



12.1 Village Plan Tasks

- Landscaping features and welcome signs incorporating natural materials on the approach roads in conjunction with the Tidy Towns Committee;
- Retention, maintenance and continuation of traditional stone walls and items of Archaeological value in consultation with the County Heritage Officer;
- Demarcation of parking space, provision of traffic calming measures and raised table pedestrian crossings in consultation with the Area Engineer and Roads Section;
- Extension of footpaths and lighting in consultation with the Area Engineer and Roads Section;
- Enhanced pedestrian, traffic safety, parking facilities and traffic calming at the GAA grounds and Health Centre;
- Maintenance of properties and a scheme to coordinate appropriate rural building colours in consultation with the County Heritage Officer;
- Infill or redevelopment of sites for residential, commercial or community purposes in a manner which does not adversely affect the intrinsic village character and in accordance with the Development Management Standards of the County Development Plan;
- Restoration of the Court House and promotion of venue as civic/community facility in consultation with the Area Engineer and County Heritage Officer;
- Native planting, hard and soft landscaping, good quality street furniture and seating provision in consultation with the County Horticulturalist;
- The phased under grounding of service infrastructure in consultation with the national service providers;
- Support provision, expansion or redevelopment of Social Infrastructure (Public Open Space, Tennis Courts, Educational Amenities (School and Childcare), Community Facilities);
- Support provision and enhancement of Physical Infrastructure (Water supply, Wastewater Treatment, Transport)
- Continued consultation with Community Groups and the various sections of Laois County Council.

13 Who does what in Laois County Council?



Laois County Council

Reception: 057866400

Area Offices

The Area Offices are responsible for: All direct labour works in relation to Roads, Water Services etc., Applications for Water/Sewerage connection, Well Grant applications, Road Opening Licences.

Western Area: Tom O'Carroll 050541600

Planning & Roads

Forward Planning:

Frances Emerson 0578664107

Planning Administration:

Denise Rainey 0578664032

Planning Enforcement:

Patricia Campion 0578664057

Roads:

Pat Delaney 0578664136

Housing, Social, Cultural & Community

Housing: Geraldine Delaney 0578664082

County Librarian: Gerry Maher 0578674315

Community & Enterprise: Dom Reddin 0578674337

County Development Board: Ann Carroll 0578674335

Sports and Leisure: Anne Marie Maher 0578664038

Environment and Water Services: Martina Bracken 0578664318

Environmental Awareness: Anne Marie Kelly 0578664331

Fire and Rescue Service Admin.: Anne Marie Moore 0578674332

County Heritage Officer: Catherine Casey 0578664348

County Horticulturalist: Maeve Flynn 0578664166

Kyletalisha Landfill: 0578620653