



BALLINAKILL VILLAGE PLAN MARCH 2008

Forward Planning Section

Laois County Council



1 Mission/Vision Statement

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To provide a plan for the consolidated and sensitive development of Ballinakill 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 village's character and sense of place.

Village Plan

Contents	Page No.
1. Mission/ Vision Statement	2
2. Users of the Plan	2
3. Financial Implications	2
4. Village Plan Preparation Procedure	3
5. Plans, Policies and Guidelines	4
6. Land Use Zoning Objectives	5
7. Ballinakill in Context	5
8. Ballinakill Village Character Areas	6
9. Social Infrastructure	8
10. Architectural Heritage	9
11. Physical Infrastructure	10
12. Indicative Plan Tasks	11
13. Who does what in County Laois?	12



2 Users of the Plan

Ballinakill is a village which is expected to continue to experience pressure for development. A Village Plan is therefore necessary so as to properly plan for the future expansion of Ballinakill in a coordinated and sustainable manner. The purpose of the plan is to provide a framework for the village that will allow for sustainable growth in Ballinakill where such growth is considered appropriate.

The future physical, economic and social development of Ballinakill 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 a 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

Walkabout in Ballinakill
on the 7th November 2007



Draft Village Plan
Presented to Western Area Councillors
On 5th December 2007



Draft Village Plan
4 Week Display of Draft Village Plan
Public Information Session



Draft Village Plan
Consideration of Submissions Received
Manager's Report and Proposed Plan
Presented to Western Area Councillors for
Consideration



Ballinakill Village Plan
Presented and Endorsed at Western Area Meeting

5 Plans, Policies & Guidelines

The Village Plan must have regard to:

5.1 National Policies and Guidelines

The National Development Plan 2007 - 2013
The National Spatial Strategy 2002 - 2020
Sustainable Development - A Strategy for Ireland 1997
Local Agenda 21

5.2 Regional Policies and Guidelines

Midlands 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 (Update & Review 2006)
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 Guidelines
Wind Farm Development Guidelines

5.3.1 Laois County Development Plan 2006- 2012

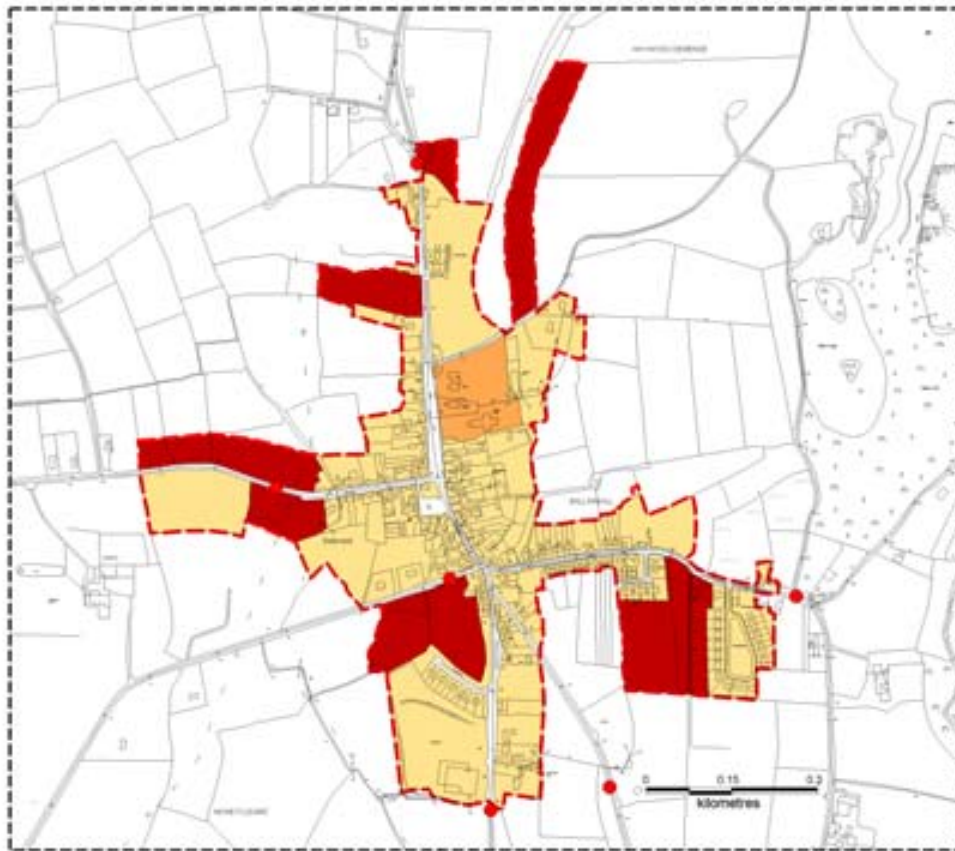
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The Settlement Strategy of the Laois County Development Plan aims to promote the development of the urban and rural network in order to retain and expand its role as a vibrant living, working and cultural county in the Midlands Region. The village of Ballinakill is identified in the 2006 Laois County Development Plan as a small village. 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.



MAP 2.5- BALLINAKILL



KEY:

- | | | |
|-----------------------|-------------------------------------------------------------|----------------------------------|
| = Open space/Amenity | = Primary Development | = Extent of Development Boundary |
| = Existing Settlement | = Buffer zone For Sewage Treatment Plant or Pumping Station | = Roads Objectives |
| = General Business | = Land Inside the Special Area of Conservation Boundary | = Roads Objectives buffer zone |
| = Institutional | | = 60km/h speed limit |
| = Industrial | | = 50km/h speed limit |

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 of development, 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 County Development Plan 2006-2012.

7. CONTEXT

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.

Population Analysis

The population of the town in 2002 was 328 persons which represented a 9.7% increase in population since the 1996 census of population. The population in 2006 is 430 people (218 males and 212 females). This indicates a 31.1% increase in population since the 2002 census.



8.1 The Village Character

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 Main Character area is the Main Street that runs from the approach road from Abbeyleix to the Castle-comer road. This area includes some older buildings in mostly residential use but some commercial premises that still retain their original shopfronts. The Square area also retains its built form with some two and three storey building framing it. Some of the buildings onto the Square require attention and a more viable use.

Small infill developments have occurred off the Square area.

A number of new residential areas have been established around the town, namely Heywood Village lakeside homes on the Abbeyleix approach road, Monaclear out the Durrow Road and Masslough Meadow Estate out the Timahoe Road, Each has there own specific design and features but mostly are two storey and dormer and a good use of natural materials.



Specific Area Proposals:

- Bride Street—resurface road , fix and extend path
- Church St: Footpath at Heywood Village needs urgent repair, the wall is covered with Ivy which needs to be addressed, restore cobblelock at Laurel House
- Chapel St: from St. Martins to Barrys (near lane to Masslough Lodge) pavement needs attention and extension.
- Extend and construct footpath out the Durrow Rd
- Provide where appropriate ramps on Chruch St after the toll trees near Heywood Village (this is in the direction of the school), and at Chapel St.
- Provide litter collection facilities at appropriate locations including near hurling field, at Masslough lake, at stream at Stanhope st. on Chapel st and at Church st. etc.
- Consult with the OPW in relation to the reopening of walks.
- Encourage the development of a walking trail.
- Restore the Walkways particularly at Brewery Lane and Dunphys Lane.
- Encourage the redevelopment of vacant and derelict buildings.
- Protect Coach entrances.
- Examine the feasibility of making the Toll trees at entrance to village subject of a Tree Preservation Order.

8.3 New Developments

An opportunity exists to ensure high quality design in any future developments which may occur within the development boundary of Ballinakill. The Council consider it desirable that new 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 shall provide:

- The potential to provide locally based employment opportunities;
- Consolidation of the built environment through appropriate and sensitive design consistent with the existing streetscape;
- Appropriate scale and character relative to the village;
- 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;
- Qualitative and quantitative standards in residential development in relation to 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;
- Appropriate Childcare Facilities, as required under the Guidelines for Planning Authorities 2001;
- Use of more natural and traditional building materials;
- School impact report on developments with more than 10 houses
- Landscaping, screening and native boundary treatment.



9 Social Infrastructure

It is essential that adequate social facilities are present in Ballinakill 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.

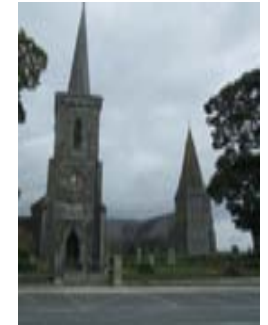
Ballinakill is a Tertiary Settlement in the Settlement Hierarchy of County Laois, the following range of services should be available in the Tertiary Settlement Urban Centre: Community Resource Centre, Outdoor Multi Use Games Area, Playing Pitches, Playground, Open Spaces/ Urban Woodland/ Nature Areas.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

9.3 Community Facilities

The Community Centre is located on the main street and is used by the local groups which caters for a wide catchment area.

It is the policy of Laois County Council to encourage in co-operation with other stakeholders, the retention and expansion of existing public service facilities in Ballinakill

The Council shall encourage and facilitate the provision of appropriate broadband and internet facilities in Ballinakill.



9.1 Public Open Space

Open space provision within the village has generally been catered for by the Heywood Gardens which has many pleasant walks around it. An outdoor swimming pool is located on the back laneway into the Heywood estate which is well used during the summer months weather permitting. Plans are proposed to provide an amenity area in this area to compliment the swimming pool activity.

The Council will seek to identify and develop active and passive recreational facilities in the village.

The Council will seek to identify an appropriate site and facilitate the provision of a Playground in Ballinakill .



9.2 Local School

There is one primary school in the village of Ballinakill which caters for 95 pupils. The neighbouring Heywood Community School located within the Heywood Demesne also caters for the village and a wide catchment area.

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 Ballinakill streetscape and Protected Structures represent.

It is the policy of the council to protect and improve the historic elements of Ballinakill and preserve its character, while historically significant buildings along the main streetscape should be preserved to retain the focal point and sense of place in the village.

On the Record of Protected structure in The County Development Plan 2006-2012 the following structures are protected

RPS 298	Detached Gothic Revival Catholic church, c. 1835, on a cruciform plan with steeple and sacristy projection over basement.	12901003	Saint Brigid's Catholic Church	Church Street	Ballinakill
RPS 299	Detached Georgian Gothic Church of Ireland church, dated 1821, with tower. Renovated, c. 1865, with chancel added.	12901002	All Saint's Church of Ireland Church	Church Street	Ballinakill
RPS 300	Detached six-bay single-storey Victorian former school, c. 1890, with two-bay gabled projecting porch to front and return to rear. Now in use as hall.	12901004	Ballinakill Old National School	Church Street	Ballinakill
RPS 301	Single-arch road bridge over river bridge, dated 1784, with lintel.	12901010	Stanhope Bridge (Castellated Blank Arch)	Stanhope Street	Ballinakill
RPS 301_a	Single-arch bridge over stream, c. 1815, with castellations and diamond-shaped panel.	12901011	Stanhope Arch	Stanhope Street	Ballinakill
RPS 302			J. Jackman Façade	The Village	Ballinakill
RPS 303			McGrath Shop & Pub Façade	The Village	Ballinakill
RPS 304	End-of-terrace four-bay three-storey late-Georgian house, c. 1800.	12901009	House	The Square	Ballinakill
RPS 305	Terraced three-bay two-storey house, c. 1875, with full-height return to rear. Group of detached outbuildings to rear.	12901006	Small Tower House	The Square	Ballinakill
RPS 395	Remains of detached medieval tower house, c. 1680. Now in ruins.	12901012	Ballinakill Medieval Castle		Ballinakill
RPS 451	Detached three-bay two-storey house, c. 1820. Extensively renovated, c. 1995.	12803026	Valleyfield House		Ballinakill
RPS 804	Detached single-storey gable-fronted school, dated 1889, with gabled projecting porch.	12901005	Ballinakill School	Church Street	Ballinakill
RPS 805	Detached three-bay two-storey former Market House, c. 1880, with entrance to first floor approached by flight of steps. Now in use as hall.	12901007	Ballinakill Market House	The Square	Ballinakill
RPS 806	End-of-terrace five-bay two-storey house, c. 1820. Extensively renovated, c. 1985.	12901008	House	The Square	Ballinakill
RPS 807	Detached three-bay two-storey over basement late-Georgian house, c. 1820. Extended to right comprising single-bay two-storey range.	12901013	Moneycleare House		Ballinakill

11 Physical Infrastructure

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The amount of future development which may take place will be restricted by the existing capacity of services and limited to the Primary Development area. 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.

It is the Council Policy to maintain and upgrade the water and sewerage facilities of the village to meet anticipated future demands.

11.2 Wastewater Treatment

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

11.3 Transport

Ballinakill is located on a local county road.

The council shall subject to the availability of finance seek to provide the following in Ballinakill :

- accessible footpaths and kerbside infrastructure;
- secure cycle parking facilities at strategic locations such as the school, community centre, church
- traffic calming measures as well as safe and convenient pedestrian crossings;
- incremental improvements to the existing road network;

In addition the council shall facilitate the improvement of the safety of the pedestrian routes from the central village area to the local school and community hall.

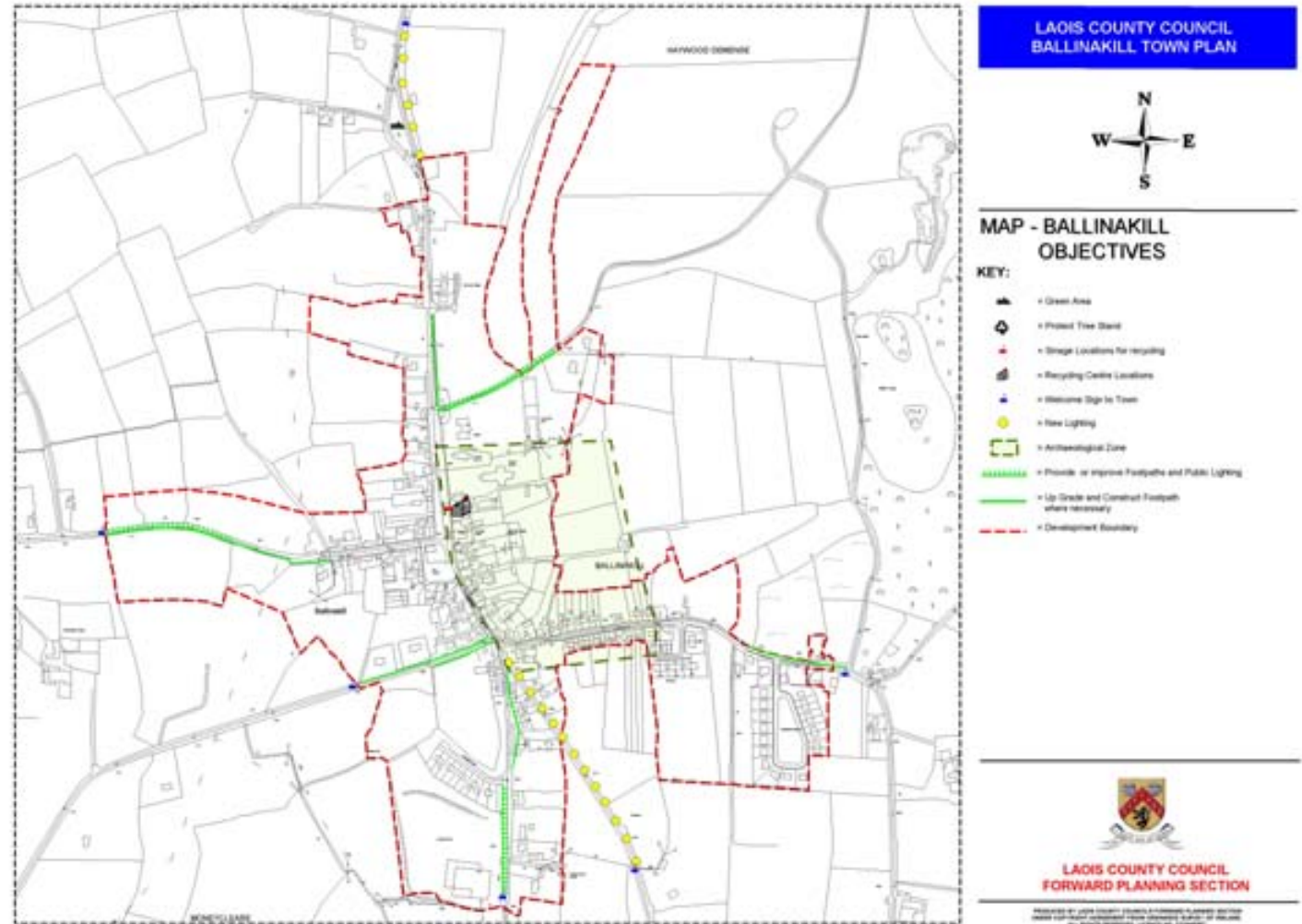
To facilitate the movement and accessibility of persons with special needs, the council shall encourage the provision of wheelchair accessible parking spaces in the village centre, at the church, school and other community facilities in Ballinakill .

The Council encourages the provision of public transport serving this community.

It is the policy of Laois County Council to encourage, in co-operation with other stakeholders, the retention and expansion of existing public service facilities in Ballinakill.

12.1 Village Plan Tasks

- Landscaping features and welcome signs incorporating natural materials to be located on the approach roads to the village in consultation with the community;
- Extension of footpaths and lighting as indicated on adjoining map in consultation with the Area Engineer and Roads Section;
- Identification and demarcation of parking and lay by areas in consultation with the Area Engineer and Roads Section;
- Provision of native planting, hard and soft landscaping, good quality street furniture, seating and litter collection facilities at appropriate locations in consultation with the County Horticulturalist and the community;
- Infill or redevelopment of sites which does not adversely affect the intrinsic village character subject to the Development Management Standards of the County Development Plan;
- The phased undergrounding of service infrastructure in consultation with the national service providers;
- Support provision, expansion or redevelopment of Social Infrastructure (Public Open Space, Walking Routes, 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 County Laois?

12



Laois County Council

Reception: 0578664000

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.

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 0578674318

Environmental Awareness: Anne Marie Kelly 0578674331

Fire and Rescue Service Admin.: Anne Marie Moore 0578674332

County Heritage Officer: Catherine Casey 0578674348

County Horticulturalist: Maeve Flynn 0578664166

Kyletalisha Landfill: 0578620653

Planning & Roads

Forward Planning:

Frances Emerson 0578664107

Planning Administration: Denise

Rainey 0578664032

Planning Enforcement:

Patricia Campion 0578664057

Roads:

Pat Delaney 0578664136

