

## **Ballypatrick Local Area Plan (LAP) 2006.**

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## Section 1. Aims and Context.

### 1.0 Legal Basis of LAP

The legal basis for this LAP is provided by the Planning and Development Acts 2000-2004 (Sections 18 and 19). The Act provides for the preparation of Local Area Plans (LAPs) for any part of the functional area of a Planning Authority. A local area plan shall be consistent with the objectives of the County Development Plan. It may include objectives for the zoning of land for the use solely or primarily of particular areas for particular purposes, or such other objectives in such detail as may be determined by the planning authority for the proper planning and sustainable development of the area to which it applies, including detail on community facilities and amenities and on standards of design of developments and structures.

This LAP has been prepared by South Tipperary County Council (from here referred to as the Council), is in accordance with the South Tipperary County Development Plan 2003 and was made by South Tipperary County Council on the 3<sup>rd</sup> April 2006. It should be noted that legislation does not allow for the addition of Protected Structures, listed trees and views, Special Areas of Conservation (SAC's) or Natural Heritage Areas (NHA's) through the local area plan preparation process. Reference should be made to the relevant Appendix of the county development plan in this regard as they apply to the LAP area.



The following list of Appendices set out in the South Tipperary County Development Plan 2003 includes designations relevant to the LAP:

Appendix 3	Protected Structures
Appendix 4	Natural Heritage Areas (NHA's)
	Special Areas of Conservation (SAC's)
Appendix 5	Protected Trees
Appendix 6	Protected Views
Appendix 9	Architectural Conservation Areas

### 1.1 Functions and Aims of the LAP

The main functions of the LAP are:

1. To examine the pattern and extent of growth of the area in recent years;
2. To identify lands for appropriate uses, to provide a policy framework to ensure the sustainable development of the area and to identify objectives for the physical development of the area. These policies and objectives shall be implemented over the lifetime of the LAP;
3. To provide the basis for assessing the detailed planning applications submitted to the planning authority in such a way that the area can encourage and assimilate change, which is essential to future sustainable development; and,
4. To ensure where possible the conservation of heritage and cultural assets in the plan area.

The aim of the Ballypatrick LAP is to ensure the proper planning and sustainable development of the defined plan area. It will therefore facilitate the coordinated social, economic, cultural and environmental development of the area and the conservation and enhancement of its natural and built environment. The duration of the LAP will be for a period of 6 years from the date of its adoption i.e. 2006-2011.

### 1.2 LAP Context

The village of Ballypatrick is located circa 8 km north east of Clonmel, 8 km north west of Carrick on Suir and 1.5 km north of the National Secondary road N76 leading from Clonmel to Kilkenny. The village lies at the foot of the southern slopes of Sliabh na mBan and is reasonably well defined, being centred around the crossroads at the village centre. The village as defined in the Clonmel Environs Development Plan 2000 has experienced little development and population

growth during the life of the current plan; however some development has taken place on the periphery and on the approaches to the village. The village is located within the Electoral Division (E.D.) of Kilcash. Population figures for this E.D. are shown in Table 1 below.

**Table 1. Population Trends**

<b>Electoral Division</b>	<b>1991</b>	<b>1996</b>	<b>2002</b>
Kilcash	500	523	594

As can be seen from the table, there has been an increase in population of 12% over the last intercensal period (1996-2002) which is in excess of that experienced in the county (4.9%) and in excess of that experienced nationally (8%); however it is worth noting that the nearby village of Kilcash and extensive rural areas are also located within this E.D.

### **1.3 Land Use Capacity Analysis**

Table 2 below sets out the quantity of zoned lands identified in the Clonmel Environs Development Plan 2000 relevant to Ballypatrick, the area of land remaining undeveloped and the areas proposed for zoning in the LAP. The public consultation process has identified some concerns regarding the threats of inappropriate or over development of the village. It is considered that future housing development should reflect the overall character of the existing rural village context and should consolidate the existing village centre. The Council would consider that these concerns are reasonable.

Taking cognisance of the attractiveness of the village as a place to live, the high quality of environments in the vicinity and the proximity of the village to Clonmel, Waterford, Kilkenny and Carrick on Suir, the Council considers that there will be pressure for development of the village in the medium to long term and particularly during the life of this plan.

**Table 2. Land Use Capacity**

<b>Land Use Zoning Objective</b>	<b>Clonmel Environs Development Plan 2000</b>	<b>Undeveloped Zoned Areas</b>	<b>Proposed Zoning Areas</b>
New Residential	12.0	7.1	9.0
Employment	3.8	2.1	2.5
Amenity	NA	NA	3.5
Village Centre	0.9	0.9	1.2
Agricultural	2.0	2.0	2.9

The Planning Authority has identified new lands for residential and mixed use development located within the immediate village centre. The extent of these lands is set out on Map 1 of the LAP and detailed requirements regarding future development of the area is outlined in Policy DEV.1 and Section 2 of the LAP.

With regard to the provision of land for employment use, the Council would consider that there are sufficient lands zoned for employment use in the LAP located on the western periphery of the village. All lands zoned for village employment are located on the western side of the village. It is considered that any commercial development will take place on lands identified for village centre development.

### **1.4 Public Consultation Issues**

A public consultation meeting took place in the Sports Hall on the 14<sup>th</sup> April 2006 at which a number of issues were raised by those present. An extensive list of issues were identified, some of which can be accommodated in the LAP. These are set out in Section 2.4 and elsewhere in the LAP. Section 4 gives a comprehensive schedule of the issues raised.

### **1.5 Relevant Plans**

The 1996 County Development Plan recommended that a detailed planning and development strategy be prepared for the rural area in the vicinity of Clonmel. This was completed in October 1998. Subsequently the Clonmel Environs Development Plan was adopted on the 4<sup>th</sup> December 2000, which precedes the LAP.

The South Tipperary County Development Plan was adopted on the 6<sup>th</sup> October 2003. The policies and objectives set out in the LAP are consistent with those of the county development plan and all relevant policy documents/strategies and amendments/variations thereto which take place during the life of the LAP.



**Views North towards Sliabn na mBan from Ballypatrick Village**

## Section 2. Policies and Objectives.

### 2.0 Residential Development

The LAP has identified circa 9.0 hectares of land within the LAP boundary for residential use. The lands have been identified as suitable due to their location in the village centre on the immediate periphery of the centre, access and the opportunity they provide for improving and consolidating the village. A number of specific objectives have been set out in Section 2.4 of the LAP with regard to the individual land parcels.

These lands have the capacity to provide for circa 135 dwelling units at an average gross density of 15 units per hectare. Given the current occupation rate of 2.73<sup>1</sup> persons per dwelling unit, this provides capacity for an additional 368 persons within the village.



Given the location of zoned lands in close proximity to the village centre and the existing rural character of the village, any proposed development should add to the character of the village centre and provide a sense of place for new extensions to the village. All proposed developments shall incorporate elements of vernacular house designs prevalent in the area while scheme layouts shall ensure that the overall development creates its own identity while road and access layouts shall be traffic calmed by design and there shall be a high quality of landscaping throughout. Poorly designed suburban housing estates will not be permitted. Building heights in excess of two stories will not be permitted. Access from each new housing development shall

accommodate safe pedestrian linkages to the village centre through the provision of appropriate pavements, road crossings and public lighting. Specific objectives regarding various land parcels zoned for new residential development are set out in Section 2.4 of the LAP.

#### **Policy DEV 1: New Residential Development**

It is the policy of the Council to permit housing development on all residentially zoned lands as identified on Map 1 subject to such development being in accordance with the requirements of the South Tipperary County Development Plan 2003 and the Ballypatrick LAP 2006.

The following minimum requirements shall be provided for any new residential development within the LAP boundary:

- (i) Provision of satisfactory amenity and open space in compliance with Section 2.4 and 3 of the LAP and Section 8 and Appendix 1 of the South Tipperary County Development Plan 2003;
- (ii) Priority of movement and accessibility throughout the development for pedestrians and cyclists;
- (iii) Incorporation of existing vegetation, hedgerows, trees and natural features into the proposed development and the use of “soft” boundary treatments throughout;
- (iv) Satisfactory mix of housing types, heights and sizes, including affordable, adaptable and elderly housing. All designs should incorporate “green” technologies in their servicing and construction;

<sup>1</sup> Household formation rate obtained from Section 3.1 of the South Tipperary County Council Draft Housing Strategy Review 2004-2009

- (v) All proposed developments shall comply with Chapter 8 Design Guidelines and General Standards as set out in the South Tipperary County Development Plan 2003;
- (vi) The protection of all existing historical monuments, buildings, building fragments and archaeological material where appropriate; and,
- (vii) Compliance with Part V of the Planning and Development Acts 2000-2004 with regard to the provision of social and affordable housing.

In addition to policy DEV 1, the following policies in particular, which are set out in the South Tipperary County Development Plan 2003 pertain to lands within the LAP boundary: *HSG 1: Housing on the Urban Fringe, HSG 4: Village Facilities, HSG 12: Social/Affordable Housing, HSG 13: Accommodation of the Travelling Community, HSG 14: Community Facilities, HSG 15: Childcare Facilities, ENV 9: Agricultural Buildings, ENV 17: Energy Usage & Renewable Energy, ENV 18: Telecommunication Apparatus, ENV 19: Satellite Dishes, ENV 25: Environmental Nuisance, ENV 26: Settlement Fringe, ENV 27: Approach Roads, ENV 28: Town/Village Improvements and ENV 31: Derelict Sites.* The design guidelines and general standards as set out in the South Tipperary County Development Plan 2003 also pertain.



## 2.1 Economy & Employment

Currently employment opportunities in Ballypatrick are limited to engineering/fabrication and service sectors while a number of employment units have recently become available on the site of the old Ballypatrick Co-op complex. The Planning Authority considers that the majority of employment opportunities available to residents of Ballypatrick are located in the nearby towns of Clonmel, Waterford, Carrick on Suir and Kilkenny and in agricultural practices elsewhere within the rural hinterland of the village. The role of the LAP in providing local employment is limited, however the plan supports such development through the zoning of land for such uses as set out in Table 2. Any proposed development will be required to provide a high quality environment to ensure the development does not detract from the visual and residential amenities of the village.



The following policies in particular, which are set out in the South Tipperary County Development Plan 2003 pertain to lands within the LAP boundary: *ECON 1: Employment Growth and Promotion, ECON 4: Environmental improvements in Employment Areas, ECON 5: Streetscape Improvements, ECON 6: Non-Conforming Uses, ECON 9: Tourism, ECON 10: Tourist Accommodation, ECON 12: Location of Tourist Facilities, ECON 14: Shopping, ECON 16: Settlement Centre Policy, ECON 17: Townscape Improvements, ECON 19: Advertising, ECON 21: Filling Stations and ENV 8: Agriculture.* The design guidelines and general standards as set out in the South Tipperary County Development Plan 2003 also pertain.

## 2.2 Environment, Amenity, Conservation & Heritage

There are a number of protected structures and trees located in the village; however there are no listed views or registered monuments located within the boundary of the LAP. These designations are set out in the relevant appendices of the South Tipperary County Development Plan 2003.

Lands zoned for amenity use in the LAP adjoin existing amenity facilities and have been identified for such use so as to accommodate future expansion of existing amenities located in the village while Section 3 of the LAP states that minimum requirements with regard to the provision of amenities within new housing developments shall be identified on an individual basis in consultation with the local community and South Tipperary County Council. A number of issues with regard to the provision of amenities within the village have been identified through the public consultation process and relevant issues have been identified as specific objectives in Section 2.4 of the LAP and the Council will seek the implementation of these objectives where developments are proposed on relevant lands. There are a number of mature tree stands and hedgerows located within the boundary of the LAP which have not been designated in the South Tipperary County Development Plan 2003 but which the Council will seek to retain as features where development is proposed.

The following policies in particular, which are set out in the South Tipperary County Development Plan 2003 pertain to lands within the LAP boundary: ENV 3: *Groundwater protection*, ENV 6: *Surface Water Retention*, ENV 34: *Amenity*, ENV 35: *Large Scale Parks*, ENV 36: *Public Playgrounds*, ENV 37: *Neighbourhood Amenity*, ENV 38: *Residential Amenity*, ENV 39: *Passive Amenity*, ENV 40: *Contributions towards Recreational Needs*, ENV 41: *Rights of Way*, ENV 42: *Access to Rights of Way*, ENV 44: *Protected Structures*, ENV 45: *Archaeology*, ENV 46: *Tree Protection*, ENV 47: *Arts & Culture* and ENV 53: *Flood Risk*. The design guidelines and general standards as set out in the South Tipperary County Development Plan 2003 also pertain.



Nearby Amenities

## 2.3 Infrastructure

### 2.3.1 Roads

The village is centred at a crossroads on the local road network and is accessed via the LP-2501-2, LP-2501-3, LP-2502-1 and LP-2502-2, leading to Killurney, Carrick on Suir, Seskin Cross and Kilcash. Concerns have been raised regarding the inadequacy of the road between the village and Kilcash and the poorly defined junction of the LP-2501-3 and the national secondary road N76. A number of other issues with regard to the improvement of traffic and pedestrian safety within the village have also been identified through the public consultation process and relevant issues have been identified as specific objectives in Section 2.4 of the LAP. As opportunities arise, the Council will seek to implement these objectives in the interest of general safety and amenity within the village.

### 2.3.2 Waste & Surface Water

There is currently no public waste water treatment plant in the village. A new modular treatment plant is being developed in conjunction with permitted development on lands to the south of the village. The provision of a public waste water treatment plant has been included as part of a bundled village project in the Council's Assessment of Needs Programme and the eventual provision of this scheme will depend on development requirements and funding. Similarly there is no surface water drainage network in the village.

### **2.3.3 Water Supply**

Public water for the general area is obtained from the Graigue source of the Clonmel Rural Water Supply Scheme and delivered through a comprehensive piping network. There are a number of general deficiencies in the supply of water including:

- (i) Lack of sufficient available capacity to cater for excessive future demands;
- (ii) Difficulty in consistently meeting water quality standards in some schemes;
- (iii) Excessive losses due to an ageing distribution network; and,
- (iv) Inadequate storage capacity.

Taking cognisance of these deficiencies in the water supply, the Council proposes the upgrading of the Clonmel Rural Water Supply Scheme to include new treatment plants, improved distribution network, additional storage and possibly the identification of new sources. Preliminary reports are currently being prepared on these issues and the Scheme is currently included in the national Water Services investment Programme. The Council also propose to carry out an active water conservation programme to reduce unaccounted water to 35%.

The following infrastructural and service policies in particular, which are set out in the South Tipperary County Development Plan 2003 pertain to lands within the LAP boundary: *SERV 1 (ENV 3): Groundwater Protection, SERV 2 (ENV 6): Storm Water Retention, SERV 4: Wastewater treatment, TRANS 1: Pedestrian Rights, TRANS 2: Transport and Landuse, Trans 3: Route Corridors, TRANS 4: Preserving Road Capacity, TRANS 7: Contributions towards Improvement Works, TRANS 9: Bus Transport, TRANS 10: Bicycle Parking, TRANS 11: Traffic Impact Studies and TRANS 12: Road Safety Audits.* The design guidelines and general standards as set out in the South Tipperary County Development Plan 2003 also pertain.

### **2.4 Specific Objectives**

SO.1 The Council will facilitate employment in the village by accommodating employment uses at the western end of the village and the reuse and repair of the disused co-op building for appropriate commercial/employment uses.

SO.2 Where residential development is proposed on lands to the rear of the tennis club, the Council will require amenity zoned lands as identified in the LAP to be retained as an extension to the tennis club facility.

SO.3 New residential developments should be limited in overall size and scale in order to reflect the existing village character. Over development of the village centre will be discouraged.

SO.4 As opportunities arise the Council will accommodate improvements to the existing junior playing facilities, the handball alley and the tennis club.

SO.5 As opportunities arise the Council will facilitate the provision of play areas, seating and lighting at the village centre. Public lighting improvements should incorporate lighting columns and heads which are appropriate to the rural village context.

SO.6 As opportunities arise and funding permits, the Council will seek to provide new footpath from the cross to the co-op building and elsewhere within the village.

SO.7 As opportunities arise and funding allows, the Council will improve the general appearance and amenities in the village with particular attention to improving the stream.

SO.8 As opportunities arise the Council will improve surface water drainage on the Kilcash Road.

SO.9 As funding allows the Council will seek to provide a public waste water treatment plant for the entire village. The provision of private treatment plants serving individual developments will be discouraged following the coming into operation of a public treatment plant.

SO.10 The Council will seek to provide group housing and/or halting bays (permanent/temporary) for two traveller families on suitably zoned land located within the LAP boundary.

SO.11 Appropriate development of these lands would be in the form of low-density residential development on individual serviced sites. House types should be modest in size and scale and should incorporate elements of vernacular design in order to contribute in a positive way to the built fabric of the village.

SO.12 Appropriate development of these lands should allow for the subdivision of the zoned area into two smaller plots in order to ensure the scale of the overall development remains appropriate to the village context. Vehicular access to the majority of the zoned area should be from the public road on the southern site boundary. House types should be modest in size and scale and should incorporate elements of vernacular design in order to contribute in a positive way to the built fabric of the village.

SO.13 Appropriate development of these lands should allow for the subdivision of the zoned area into two smaller plots in order to ensure the scale of the overall development remains appropriate to the village context. Vehicular access to the majority of the zoned area should be from the public road on the southern site boundary. House types throughout should be modest in size and scale and should incorporate elements of vernacular design in order to contribute in a positive way to the built fabric of the village. The majority of the northern roadside boundary should incorporate development along the streetscape thereby providing increased focus to the village centre. Setback of the roadside boundary to provide footpaths and parking should also be accommodated along with an adequate buffer between proposed new housing and the neighbouring employment uses located to the west.

SO.14 The Council will improve traffic and general safety through the erection of appropriate safety signage throughout the village.

SO 15. Where development is proposed on land zoned for village centre use the Council will seek the following:

- (i) The scale, design and layout of any development shall enhance the individual rural character of the village and not seriously detract from existing views of Sliabh na mBan;
- (ii) A single vehicular access shall be required to service all lands in conjunction with adequate car parking;
- (iii) The integration of the development into the existing village centre through the erection of an appropriate section of streetscape;
- (iv) The proposed use shall be appropriate to the requirements of the village and it's hinterland; and,
- (v) Redevelopment of the ball alley in consultation with relevant community groups or the appropriate relocation/replacement of the facility.

SO 16. Notwithstanding the land uses set out in Map 1, the Council will facilitate the appropriate redevelopment of derelict and unused properties within the development boundary of the PLAP.

## **Section 3. Development Control**

### **3.0 Development Control Standards**

The control of development is a statutory process, and there is an obligation on the Planning Authority to ensure that permissions granted under the Planning and Development Acts 2000-2004 are consistent with the Policies and Objectives in the County Development Plan 2003. Proposals for new development within the LAP area shall be required to comply with the guidelines and development control standards as outlined within Chapter 8 and the Appendices of the County Development Plan 2003 and other guidelines set out in this LAP.

### **3.1 Enforcement**

The Planning and Development Acts 2000-2004 give power to the Planning Authority to take enforcement action when development is started without planning permission, if conditions attached to a grant of planning permission have not been complied with, or when other breaches of planning control appear to have taken place. The Council will take enforcement action whenever it is appropriate to do so, having regard to the policies in this LAP and the County Development Plan 2003.

### **3.2 Development Contributions**

Considerable sums of money have been and will continue to be expended by the Council in the provision of public services. The Council will require financial contributions towards the capital expenditure necessary for the provision of infrastructure works required which facilitate development. Such works include drainage, water supply, roads, footpaths and traffic management, open space and car parking. Standard development contributions are charged in accordance with the Development Contributions Scheme as adopted by South Tipperary County Council and which came into effect in March 2004 (or any subsequent revision thereof). Special contributions will also be required to cover specific exceptional costs not covered by the Scheme.

### **3.3 Design of Developments**

All proposed development within the LAP area must adhere to the design parameters set out in Section 2 of the LAP, Appendix 1 of the South Tipperary County Development Plan 2003 and should reflect the rural and vernacular character of the village. South Tipperary County Council is currently formulating design guidelines for residential housing estates which once adopted will apply to the LAP area.

### **3.4 Community Facility Requirements**

Section 2 of the LAP sets out the requirements on prospective developers to ensure future housing schemes are designed and constructed so as to insure integration into the existing village fabric and that adequate open space and amenities are provided also. Table 8.2 of the South Tipperary County Development Plan 2003 indicates the extent of community facilities required per head of population at each stage of village development; however, due to the size of anticipated village expansion (i.e. 368 persons maximum) alternative minimum open space standards will be required. In deciding on these minimum requirements, the extent and type of facilities to be provided, the developer(s) will be required to consult with the Council and local interest groups to ensure the optimum benefit is obtained from the amenity facilities to be provided as part of the development.

### **3.5 Exempt Development**

Due to the designation of the village as a LAP, development of a class specified in column 1 of Part 3 of Schedule 2 of the Planning and Development Regulations 2001 relating to agricultural and miscellaneous rural development will not be considered exempt. Article 6(3) of the Planning and Development Regulations 2001 apply in this regard.

## **Section 4. Public Consultation Issues**

### **4.0 Public Consultation**

Set out below are the main issues identified at the initial public consultation meeting which took place at the Sports Hall on the 14<sup>th</sup> April 2006. As can be observed from the schedule, a broad range of issues were identified, a number of which are not directly applicable to the policies and objectives of the LAP. Where this situation has arisen, the respective issues and concerns have been forwarded to the various departments within the Council for comment with the intention that issues which are not directly relevant to the LAP can be addressed in other programs of South Tipperary County Council. Section 2.4 of the LAP has accommodated issues which are relevant to the plan. The concerns identified have been broken into four main categories as follows:

- (i) Built Environment, Zoning and Land Use;
- (ii) Heritage, Environment, Tourism and Amenity;
- (iii) Transport and Infrastructure; and,
- (iv) Economic Development.

### **4.1 Built Environment, Zoning and Land Use.**

- (i) Lands located two fields east of the tennis club to be identified for residential use.
- (ii) Reuse and repair of the co-op building for appropriate commercial activity. Disposal of asbestos will be an issue.
- (iii) Retain lands in the immediate vicinity of the tennis club for amenity use.
- (iv) Rezone lands to the rear of the ball alley for agricultural use and lands marked 9 on the Clonmel Environs Development Plan 2000 for industrial use.
- (v) Industrial zoning to be retained at the western end of the village.
- (vi) New residential developments should be limited in overall size and scale in order to reflect village scale.
- (vii) LAP should provide safeguard against over congestion/development of the village.

### **4.2 Heritage, Environment, Tourism and Amenity.**

- (i) Secure funding for improvements to the existing junior playing facilities and the tennis club i.e. new club house.
- (ii) Provide public facilities, seating, toilets, lighting at the village centre.
- (iii) Provide general maintenance, road sweeping, hedge trimming and drain cleaning throughout the year.
- (iv) Provide play area for young children.
- (v) Redevelop the handball alley.

### **4.3 Transport and Infrastructure.**

- (i) New footpath to be erected from the cross to the co-op building, Dan Casey's housing scheme and towards Kilcash. Public lighting improvements should incorporate appropriate lighting columns and heads.
- (ii) Kilcash road to be improved to accommodate increasing traffic volumes.
- (iii) New surface water drain to be located across the Kilcash Road and general improvements to overall surface water system. Local knowledge should be sought regarding improvements.
- (iv) Erect speed limit signs on the approaches to the village. General road signage is inadequate.
- (v) Improve water quality particularly during periods of heavy rainfall.
- (vi) Provide a single sewage treatment scheme for the entire village and not on a case by case basis as individual developments progress.
- (vii) Erect reflective bollards on the junction to Ballypatrick from the N76.
- (viii) Provide underground bottle bank in the village, possibly at the old co-op site.
- (ix) Provide lands for car parking in the village centre to cater for sports and other events.

#### **4.4 Economic Development**

- (i) Provide facilities for broadband connection.
- (ii) Ensure post office is retained in the village.
- (iii) Improve tourist amenities in the village and physical appearance of the village centre/stream.
- (iv) The LAP should give general encouragement to appropriately scaled commercial and industrial activities.
- (v) Kilcash and Ballypatrick LAP's to be linked.

**Table 3. Land Use Zoning Matrix (Uses not included below will be assessed on their own merits)**

Use Classes	R/R1 Residential	E Amenity	VC Village Centre	EMP Employment	A Agricultural
Abattoir	x	x	x	x	x
Advertising Structures/Panels	o	x	o	o	o
Agricultural Buildings/Structures	x	x	x	x	√
Bed and Breakfast (new structure)	o	x	√	x	o
Bed and Breakfast (new use)	√	o	√	o	√
Betting Office	x	x	o	x	x
Caravan Park/Camping	o	x	√	x	o
Car Park	o	x	√	o	o
Cash and Carry Wholesale	X	x	x	o	x
Civic Amenity Site	x	x	o	o	x
Community Facility	√	o	√	o	o
Crèche/Nursery School	√	o	o	o	o
Dance hall/Disco/Cinema	x	x	√	x	x
Doctor/Dentist	√	x	√	x	x
Educational	o	o	√	o	o
Enterprise Centre	X	x	√	√	x
Funeral Home	√	x	o	x	x
Garden Centre	X	x	√	o	o
Guest House/Hostel	√	x	o	x	o
Heavy Vehicle Park	x	x	x	o	x
Home Based Economic Activities	√	o	√	o	o
Hotel/Motel (new structure)	o	x	o	x	x
Hotel/Motel (new use)	o	o	√	o	x
Household Fuel Depot	X	x	x	o	x
Industrial - General	x	x	x	√	x
Industrial - Light	X	x	x	√	x
Industrial - Special	X	x	x	√	x
Motor Sales Outlet	x	x	o	o	x
Offices less than 100 sq. m.	√	x	√	√	x
Offices above 100 sq. m.	x	x	o	√	x
Petrol Station	x	x	o	o	x
Public House	x	x	√	x	x
Recreational Buildings	√	x	o	o	o
Residential	√	x	√	x	o
Residential Extensions	√	√	√	o	√
Restaurant	√	x	√	o	x
Retail Warehouse	x	x	x	x	x
Retirement/Nursing Home	√	x	o	o	o
Scrap Yard	x	x	x	x	x
Shop – Neighbourhood	√	x	o	x	x
Service Garage	x	x	o	o	x
Take-Away	x	x	o	x	x
Transport/Materials Storage Depot	x	x	x	o	x
Traveller Accommodation	√	x	o	x	o
Veterinary Surgery	√	x	√	x	x
Warehousing	x	x	o	o	x
Workshops	o	x	o	o	x

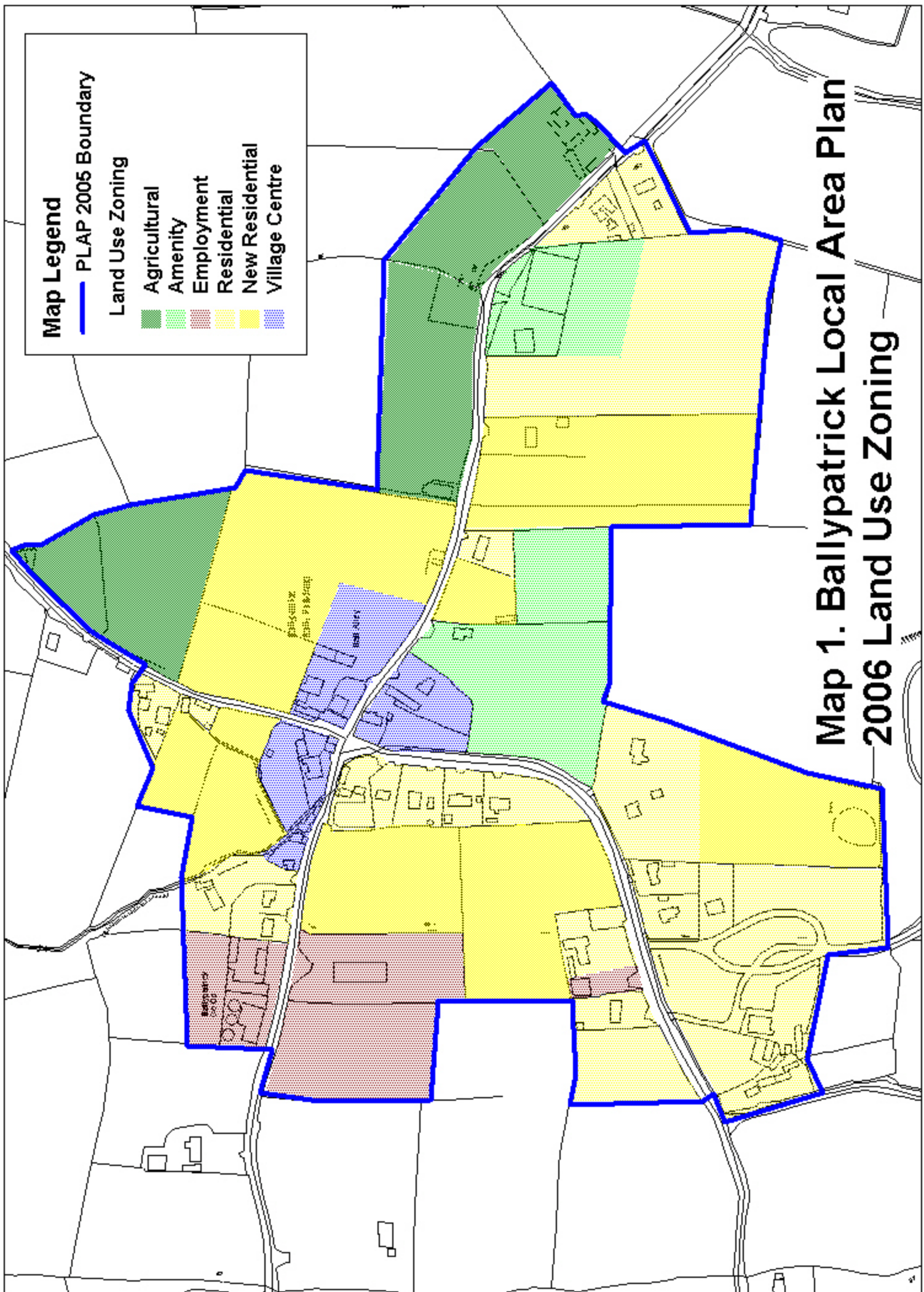
**Permitted in Principle** √

**Open for Consideration** o

**Not Permitted** x

**Table 4. Key to LAP Zoning Objectives**

<b>Zone</b>	<b>Objective</b>
<b>R</b>	To preserve and enhance <b>existing residential</b> amenity, ensuring that any new development does not result in excessive overlooking of existing residential properties, does not reduce general safety for existing residents and does not reduce the usability and security of existing public and private open space.
<b>R1</b>	To provide for <b>new residential</b> development
<b>EMP</b>	To provide for village employment and ancillary uses appropriate to the village context.
<b>A</b>	To protect existing and to provide for new agricultural uses.
<b>E</b>	To preserve and enhance <b>open spaces</b> and <b>amenity areas</b> .
<b>VC</b>	To provide for commercial, residential, community and retail uses appropriate to the <b>village centre</b> .



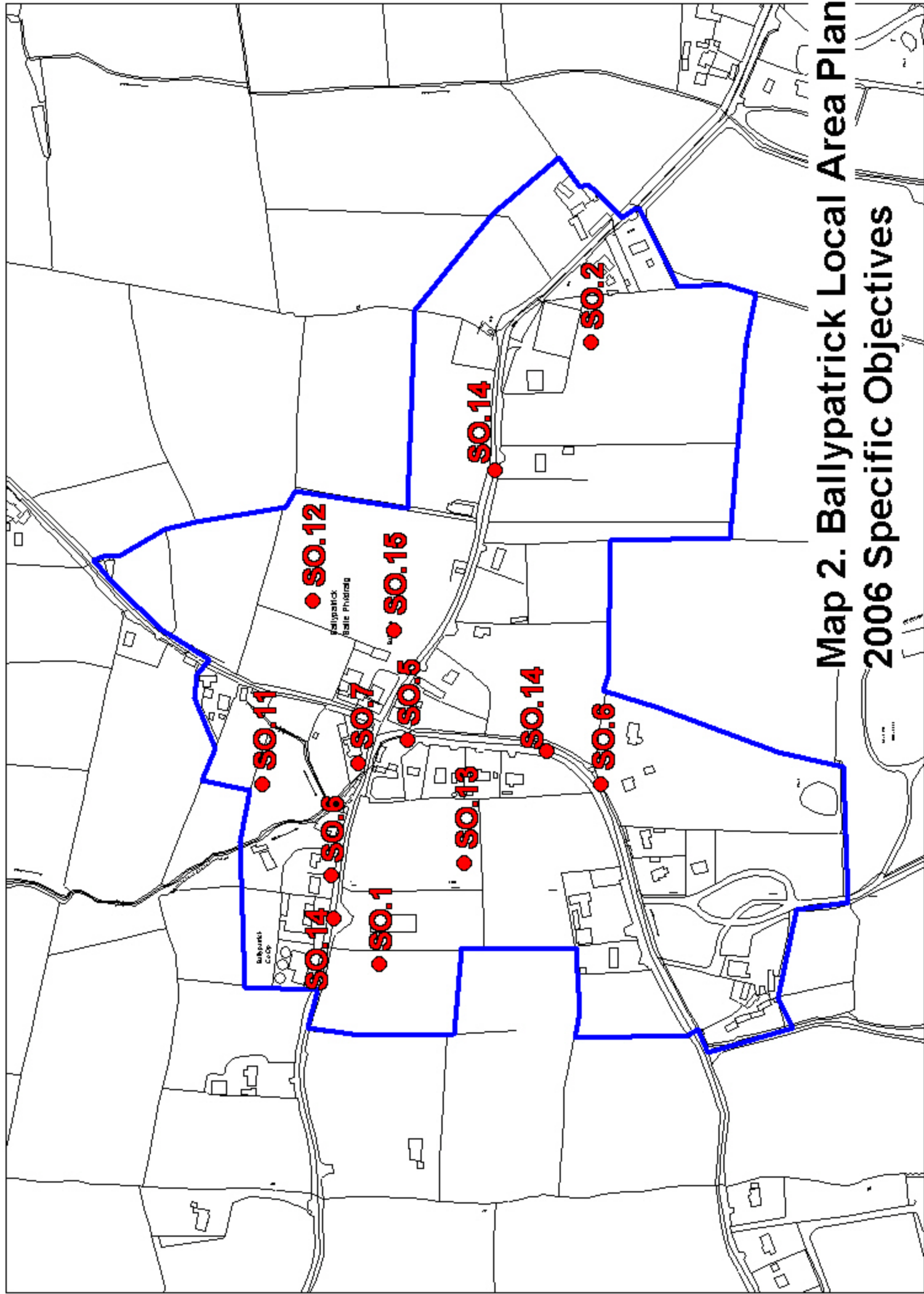
**Map Legend**

— PLAP 2005 Boundary

**Land Use Zoning**

- Agricultural
- Amenity
- Employment
- Residential
- New Residential
- Village Centre

**Map 1. Ballypatrick Local Area Plan  
2006 Land Use Zoning**



Map 2. Ballypatrick Local Area Plan  
2006 Specific Objectives