

16<sup>th</sup> June 2022

Senior Executive Officer,  
Planning Department,  
Carlow County Council,  
Athy Road,  
Carlow.

**Re: Adopted Carlow County Development Plan 2022-2028**

A chara,

The Office of the Planning Regulator (the Office) acknowledges the adoption of the Carlow County Development Plan, 2022 – 2028, by the members of Carlow County Council on the 23<sup>rd</sup> of May 2022. The Office also acknowledges receipt of your letter of 27<sup>th</sup> May 2022, further to section 31(AM)(6) of the *Planning and Development Act 2000*, as amended (the Act). The Office has reviewed the adopted Plan in accordance with the legislative requirements set out in section 31(AM) of the Act.

The Office wishes to congratulate the planning authority on the adoption of a well-considered and evidence-based County Development Plan, which in particular provides a comprehensive and appropriate settlement strategy for the county, and a robust renewable energy strategy, which demonstrates the planning authority's clear commitment to supporting national renewable energy targets under the *Climate Action Plan 2021*.

The Plan is also presented in a systematic and coherent manner, which allows all parties to access and understand the Plan, and the Office would like to commend the planning authority for this approach.

The Office also commends the planning authority for the adoption of the Plan without the proposed amendments under Amendment No. 112 (Newacre) and Amendment No. 129 (Borris), and welcomes the minor modifications made to the adoption of the Plan concerning proposed land use zoning Amendment No. 124 (Ballon) and Amendment No. 134 (Hacketstown).

This demonstrates the planning authority's clear commitment to supporting Town Centre First, compact growth in a sequential manner, and avoiding areas at risk of flooding consistent with the recommendations of the Office.

Regarding the decision of the Council not to comply with MA Recommendation 1 concerning zoning Amendment No. 130 (Borris) and Amendment No. 131 (Borris), the Office accepts the rationale provided in the Chief Executive's Report (CE Report) on the material alterations, which were supported by the members concerning these amendments.

Similarly, having regard to the decision of the Council not to comply with the Office's Recommendation 2 to the draft Plan concerning certain land use zoning and compact growth in Carlow Town, Rathvilly, Leighlinbridge, Hackettstown and smaller serviced villages at Ballinkin, Bennekerry and Old Leighlin, the Office accepts the rationale provided in the CE Report on the basis that development of these lands would support compact growth, relate to extant residential planning permissions and would also facilitate community infrastructure provision.

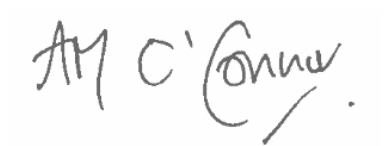
Notwithstanding, the Office advises the planning authority to closely monitor development activity in these settlements over the plan period, consistent with the development policy objectives that strongly support compact growth and the regeneration and renewal of towns and villages throughout the county.

The Office also welcomes the amendments in response to Recommendation 5 (Density Standards) and Recommendation 7 (Traveller Accommodation) of the Office's submission to the draft Plan. Specifically, the Office commends the planning authority for the removal of the residential density caps in town centre and edge of centre locations in Tullow and Muine Bheag, which further demonstrates the planning authority's objective to support compact growth and the provisions of NSO 1 of the National Planning Framework.

Overall, the Office is satisfied with the manner in which the vast majority of its recommendations and observations were addressed at draft Plan and material alterations stages, and considers that the Plan as adopted sets out an overall strategy for the proper planning and sustainable development of the area that is consistent with national and regional policy.

In conclusion, the Office welcomes the adoption of the Carlow County Development Plan, 2022 – 2028, and looks forward to continued engagement with Carlow County Council in the implementation of national and regional policy at the local level.

Is mise le meas,

A handwritten signature in black ink that reads "AM O'Connor". The signature is written in a cursive style with a diagonal slash at the end.

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**Anne Marie O'Connor**  
Deputy Planning Regulator

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