



DRAFT

EDENDERRY LAP 2017-2023



26th April
2017

Closing date for receipt of submissions is 4pm Friday 9th June 2017



This is the Draft Edenderry LAP 2017-2023 in accordance with the Planning and Development Act 2000 (as amended).

To be viewed in conjunction with Accompanying documents; Strategic Environmental Assessment (SEA) Environmental Report, Natura Impact Assessment Screening Report & Strategic Flood Risk Assessment.

EDENDERRY LOCAL AREA PLAN 2017-2023

DRAFT



THE DRAFT EDENDERRY LOCAL AREA PLAN 2017-2023 COMPRISES:

WRITTEN STATEMENT

LANDUSE ZONING MAP

ACCOMPANYING REPORTS:

STRATEGIC ENVIRONMENTAL ASSESSMENT ENVIRONMENTAL REPORT

APPROPRIATE ASSESSMENT SCREENING REPORT

STRATEGIC FLOOD RISK ASSESSMENT (STAGE 1 AND STAGE 2)

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1. INTRODUCTION

1.1 Introduction

This is the draft Edenderry Local Area Plan 2017-2023. The purpose of this plan is to set out the overall development and growth strategy, including policies and objectives, for the proper planning and sustainable development of the plan area. The plan has a six year timeframe with a strong emphasis on the consolidated and coherent growth of the town and promoting quality of life for all its citizens.

This draft Local Area Plan sets out a clear plan led approach to addressing challenges and local issues identified in consultation with the local community. It is an agreed framework to which Offaly County Council, key stakeholders, local communities and individuals can all **work together** to implement to make positive improvements and pursue sustainable development in Edenderry Town.

1.2 Renewing the focus

This draft local area plan replaces the 2011-2017 and brings Edenderry Town forward to 2023. The previous plan set about addressing specific issues in the context of changed national spatial planning policy and also in response to the economic conditions of the time, in particular unfinished developments. In response to the thriving economy and an increasingly active construction industry during the plan period from 2005 to 2011 large tracts of residential lands were zoned. Population in this period grew by over 30% and the construction of residential development responded accordingly to this growth.

The 2011-2017 local area plan was required however to respond to different economic conditions. The economic down turn had taken hold and construction had slowed quickly and significantly leaving many developments at various stages of construction. The plan firstly set about complying with the provisions of new national spatial planning policy to quantify the amount of land zoned for residential purposes directly according to projected population figures for the town to address overzoning. Thereafter priority was given to the completion of ongoing developments in the planning process and at various stages of construction. Additionally, a strong impetus was given towards consolidating the town, employment and community uses to facilitate the population.

During the lifetime of the previous plan, many of the unfinished residential developments were completed. This allows this draft local area plan to make provision in a plan led manner to future residential development consistent with projected population targets. The facilitation of employment, community and amenity development and necessary infrastructure are strong focus areas of this plan. This is on account of the unprecedented population growth that has occurred in the 20 year period to 2016, the lack of commensurate employment opportunities and community infrastructure and the large number of the workforce with unsustainable commuting times. Economic development is a theme embedded into every aspect of this plan.

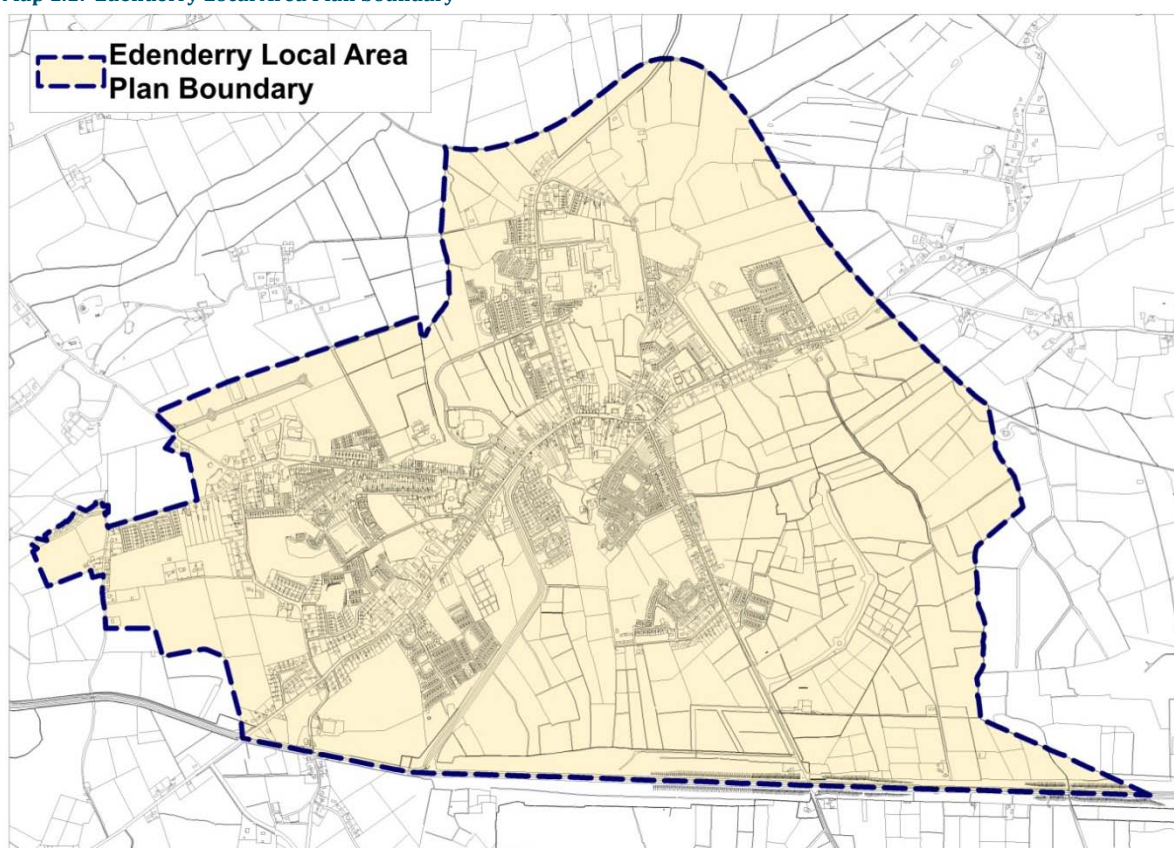
This draft plan provides for a renewed focus in light of not only the challenges faced but also the opportunities that a new era can bring. Please refer to section 4 of this plan which sets out the Strategic

Vision for Edenderry to 2023 and beyond and the framework proposed to be implemented over the lifetime of this plan to support this vision.

1.3 Plan Area

The plan area is delineated on map 1.1 below. The plan area has been defined largely in accordance with the Electoral Division boundaries of both the Edenderry Urban area and the Settlement Area to the west. The Grand Canal to the south and the Rover Boyne to the north provide a naturally defined boundary to the plan area. All areas zoned for specific uses are within the plan area. Any proposal for development and planning applications inside the delineated boundary are subject to assessment against the criteria, policies and objectives of this plan.

Map 1.1: Edenderry Local Area Plan boundary



1.4 Consistency with Offaly County Development Plan 2014-2020

This draft local area plan for Edenderry is consistent with the objectives of the Offaly County Development Plan (OCDP) 2014-2020 and its core strategy.

Edenderry has a defined strategic role in the OCDP 2014-2020 as a Key Service Town. The development strategy of this plan seeks to support this role through the implementation of objectives in six key areas identified as Goals in the plan.

This plan is working towards an anticipated population growth of **358** persons in line with the provisions of the Core Strategy objectives of the OCDP 2014-2020. The quantum of residential zoned land to meet the needs of the projected population is **16 ha** to 2023. The development strategy of this plan is based around the projected population growth.

1.5 Layout and Content of this Plan

The structure of this draft local area plan is as follows:

Section 1: Introduction

Section 2: Policy Context: This section identifies the policy context in which this plan forms part from compliance with Planning and Development Legislation, consistency with national, regional and local spatial planning policy and compliance with environmental legislation and considerations.

Section 3: Context and Challenges: This section considers Edenderry, its historical context, its location, the challenges facing the town and the need for change. This section highlights statistical information as well as issues raised by way of public and stakeholder consultation.

Section 4: Vision and Strategic Objective: This section sets out the Vision for the plan period and beyond the framework to successfully work towards supporting and achieving this vision.

Section 5: Development Strategy: This section summarises six Goals (key areas) prioritised to shape the future development of the town including:

- Employment and Enterprise
- Town Centre Revitalisation
- Quality Residential Environments
- Community, Culture and Identity
- Built and Natural Environment
- Key Infrastructural provision

Section 6: Achieving Goals: This section sets out the above-mentioned six Goals individually identifying specific issues and setting out policies and objectives that seek to address these issues.

Section 7: Design Guidance: This section includes the development management standards and design criteria that will be used to guide the detailed design process through the planning and development process.

Section 8: Landuse and zoning: This section sets out descriptions of the varying landuses in the landuse zoning map giving a sense of the types of development normally permitted in these areas.

Please note that the order and listing of objectives within this plan is not intended to indicate priorities. Subject to the availability of resources and successful collaboration with key stakeholders, communities, business interests and individuals in Edenderry, a concerted effort needs to be employed to pursue and accomplish objectives as agreed upon in this plan.

2.0 POLICY CONTEXT

This draft local area plan seeks to address local issues and capitalise on different opportunities that Edenderry has to offer in order to guide the appropriate and sustainable development of the town. Local input is therefore crucial. In addition to this, the plan must be developed in accordance with a legislative framework, a wider spatial planning policy, and an environmental context.

2.1 Legislation

2.1.1 Planning and Development Act 2000 (as amended)

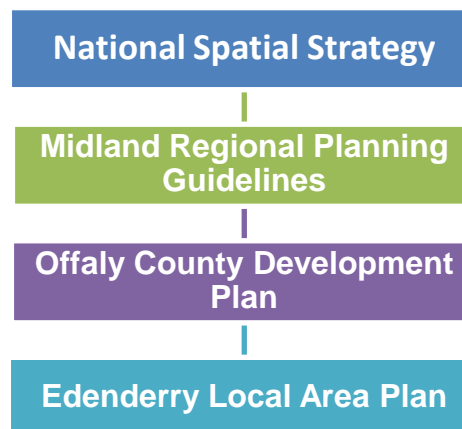
The Planning and Development Act 2000 (as amended) sets out the legislative context for local area plans with particular direction for the:

- Application and content of local area plans,
- Consistency with Objectives of the County Development Plan and the Midland Regional Planning Guidelines,
- Stakeholder consultation process and procedure(s) and
- Process and procedure for adopting the plan.

2.2 Spatial Planning Policy

A local area plan sits within a specific tier in a hierarchy of spatial policy. Its role within this hierarchy is to be consistent with and complementary to the development objectives of higher order spatial planning policy.

Fig 2.1: Spatial Planning Hierarchy



2.2.1 Edenderry and the National Spatial Strategy

The National Spatial Strategy 2002 to 2020 (NSS) identified Edenderry as having an “*Urban Strengthening Opportunity*” and Section 4.4 of the NSS states that Edenderry and towns of its size in the Midlands at the time could “*be enhanced through physical and townscape improvements, water services, facilities for smaller enterprises and enhancements to road and bus networks. This will offer an attractive environment for residential, employment, retailing and service functions.*”

2.2.2 Edenderry and the Midland Regional Planning Guidelines



The Midland Regional Planning Guidelines (MRPGs) 2010-2022 identifies Edenderry as being a Key Service Town within the Eastern Development Area (refer to Map 2.1).

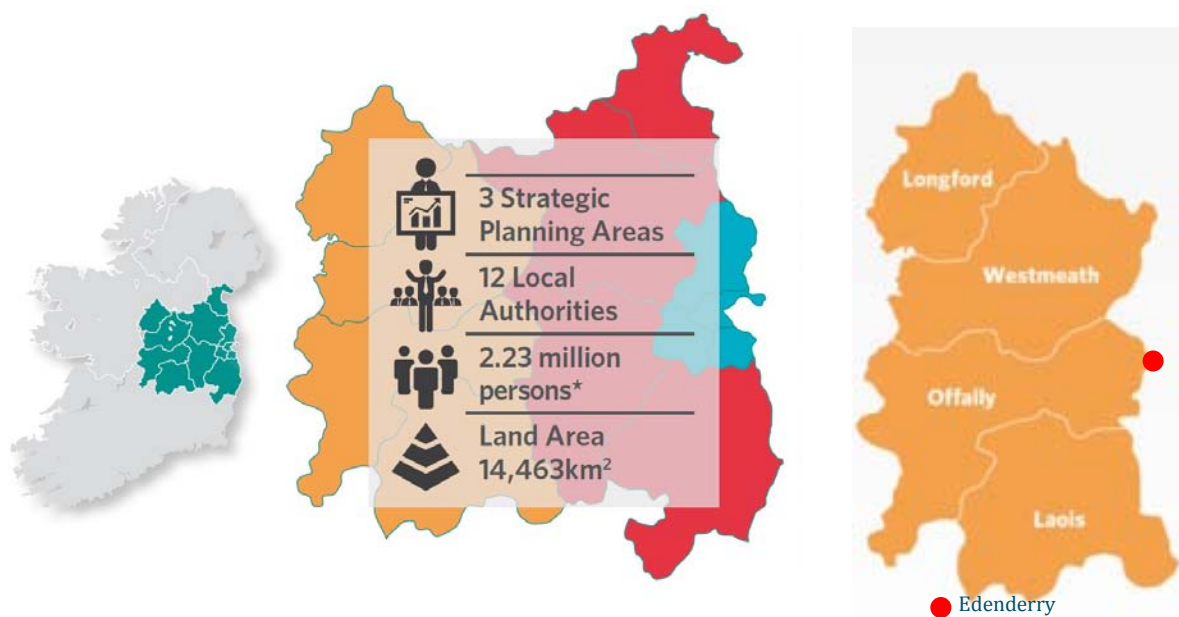
The MRPGs outline that the Eastern Development Area is the part of the Midland Region closest to the Greater Dublin Area and the associated radial road and rail routes. Since 2002, the region has experienced a period of rapid population and housing growth but has since seen a rapid fall off in development as a result of the economic downturn. *There is potential for growth in employment generation in this area due to the workforce availability and a key priority should be to resist any further large-scale residential development and to avoid over-development of towns. The provision of necessary social and community infrastructure to serve resident populations should be a priority.*

Map 2.1 Eastern Development Area - MRPGs

The MRPGs sets the requirement to correlate population targets with housing land requirements and this has been provided for all settlement areas in the core strategy of the Offaly County Development Plan.

Since the adoption of the previous plan for Edenderry a new administrative structure at regional level has been developed as directed by the Local Government Reform Act 2014. Offaly is now located within the Eastern and Midland Regional Assembly Area along with 11 other counties. This area further comprises three Strategic Planning Areas with Offaly, Laois, Westmeath and Longford forming part of the Midland Strategic Planning Area.

Edenderry in particular is strategically located within this administrative area as a gateway between the Midland area and the Greater Dublin Area.

Fig: 2.2 Eastern and Midland Regional Authority Area

Source: EMRA

2.2.3 Offaly County Development Plan 2014-2020

The Offaly County Development Plan 2014-2020 and particularly the Settlement Hierarchy of the Core Strategy, recognises Edenderry as a Key Service Town, as an important driver for the local economy and having an important role to provide support to its immediate surrounding hinterland. The core strategy sets out the population target increase of over 400 persons for the town as well as the housing land equivalent of 12 hectares to 2020. The Edenderry Local Area Plan is consistent with the growth and development objectives of the Offaly County Development Plan and in particular the objectives of the Core Strategy.

2.2.4 Other Plans/Strategies:

As the main landuse and framework plan for the town of Edenderry, this draft Local Area Plan will work alongside the Offaly Local Economic and Community Plan 2016-2022 and the implementation of specific relevant actions for the promotion and delivery of economic and community development in the area.

2.3 Environmental Considerations

The draft Edenderry Local Area Plan is subject to full compliance with the requirements of EU Directives and National Guidance relating to the protection of the natural and built environment including:

- Strategic Impact Assessment (SEA)
- Natura Impact Assessment (NIA)
- Strategic Flood Risk Assessment (SFRA)

2.3.1 Strategic Environmental Assessment

Strategic Environmental Assessment (SEA), required in accordance with the SEA Directive (DIR 2001/42/EC), is a systematic process for evaluating the likely significant environmental effects of implementing this plan. A SEA Environmental Report has been prepared in conjunction with the draft plan informing of the likely environmental impacts of implementing the policies and objectives of the plan and integrating relevant environmental considerations into the plan. The Environmental Report therefore provides a clear understanding of the likely environmental consequences of decisions regarding the location of development in the Plan area. The SEA Environmental Report sits as an accompanying report to the LAP.

2.3.2 Natura Impact Assessment

Screening of the draft Edenderry Local Area Plan has been undertaken in accordance with the requirements of Article 6(3) of the EU Habitats Directive (DIR 92/43/EEC) and it is determined that a stage 2, Natura Impact Report is not required. The screening report sits as an accompanying report to this plan.

2.3.3 Strategic Flood Risk Assessment

A Strategic Flood Risk Assessment is required in accordance with *“The Planning System and Flood Risk Management - Guidelines for Planning Authorities”* as amended by Circular PL2/2014. The primary purpose of the SFRA is to determine flood risk within a particular geographical area and to support planning decisions in relation to developing the plan or for development.

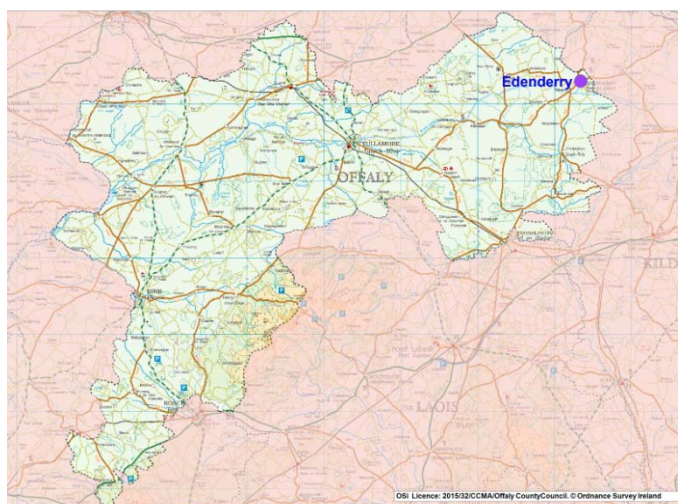
3.0 CONTEXT AND CHALLENGES

3.1 Context

Edenderry is an historic market town that lies within the functional area of Offaly County Council approximately 31km to the east of Tullamore. With a population of 7,480 ¹ Edenderry is placed as the second largest town in County Offaly in terms of population. The town is situated close to the source of the River Boyne which runs to the west and northwest of the town and forms the county boundary between Offaly and Kildare. The Grand Canal runs in an east to west direction south of the town and a harbour branches from this in a northeasterly direction right into the centre of town.

The location of Edenderry as the eastern most part of Offaly is strategic in the context of its proximity to the Greater Dublin Area (GDA). This location may prove to be important administratively as Offaly is now part of the Eastern and Midlands Regional Assembly area. For Offaly, Edenderry is the gateway between the Midlands and the GDA (please refer to figure 2.1. in the previous section of this plan).

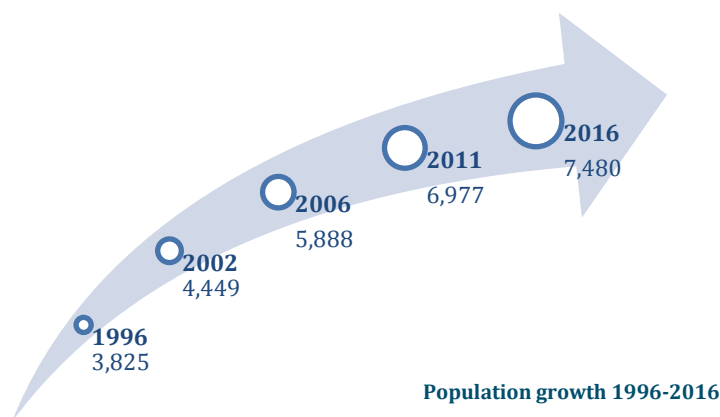
The more recent history is strongly associated with peat extraction in the nearby Bog of Allen. The layout of the town dates principally from the turn of the 19th Century, the historic Main Street, known as JKL Street, and Market Square provide a central spine from which the remainder of the town emanates. In the suburban areas of the town there exists a number of large-scale housing estates which were constructed at various stages from the nineteen sixties to the nineteen eighties.



¹ Census 2016. Population for town is taken as a cumulative of the urban boundary and settlement boundary used by the CSO.

3.2 Challenges - Statistical

From 1996 to 2016 Edenderry has experienced a population growth of 95%. These levels of population growth have resulted in pressures on services and employment opportunities in Edenderry.



The most recent residential schemes in Edenderry constructed since the year 2000 largely facilitated the population growth which occurred during the past 20 years. These are located on the periphery of the town, with large concentrations on the northern quarter, of the town (Carrick Road) and also to the south west (the Sycamores) and south east (Tyrell's Lane and Derrycorris) and off the approach road from the East (Boyne Meadows). Residential typologies within the town consist of standard suburban detached, semi-detached, terraced housing and also apartment developments.

The age profile of the population shows strong cohorts in the age groups up to ten years old and also in the 29-44 cohort making the population profile younger than the county and national averages.

Most recent live register figures from the CSO (September 2016) indicate that the number of people on the live register has reduced by 30% from 2,473 persons in September 2011 to 1736 persons in September 2016.

For journey times to work, Edenderry registers the highest number of commuters in Offaly spending times of between 45 minutes and 90+ minutes getting to their destination. The zone of influence for Edenderry drawing these commuters is Dublin City and the Greater Dublin Area.

These statistical patterns and trends largely reflect the challenges experienced in the town.

In recent years while rapid population growth occurred in the town, construction was focused predominantly on residential development. The provision of local employment opportunities, social, community and necessary infrastructure failed to materialise at an equivalent pace. The town's location in the east of the county in close proximity to Dublin and key strategic transport corridors greatly influenced development pressures in the town. While people enjoyed the benefit of more affordable homes, this benefit has been offset by longer than county average commuting times to work and limited employment opportunities to match skill sets. The town clearly displays indicators of economic down turn with evident vacancy in town centre units and dereliction of other buildings. For a largely youthful population, this demonstrates a low usage by the resident population of services in the town. Vacancy rates in prime retail/business units and lessening interest in the offer of the town centre undermines the role of Edenderry as a Key Service Town.

For employment opportunities in the past Edenderry was heavily reliant on peat production. The 'post peat' era in the lead up to 2030 and beyond may present opportunities for employment in respect of diversified landuses such as the growing, distribution and storage of biomass as an energy source for the Edenderry Power Plant. Additionally the reuse of worked out bogs in the area present employment opportunities in the area of renewable energy production and amenity, tourism and leisure.

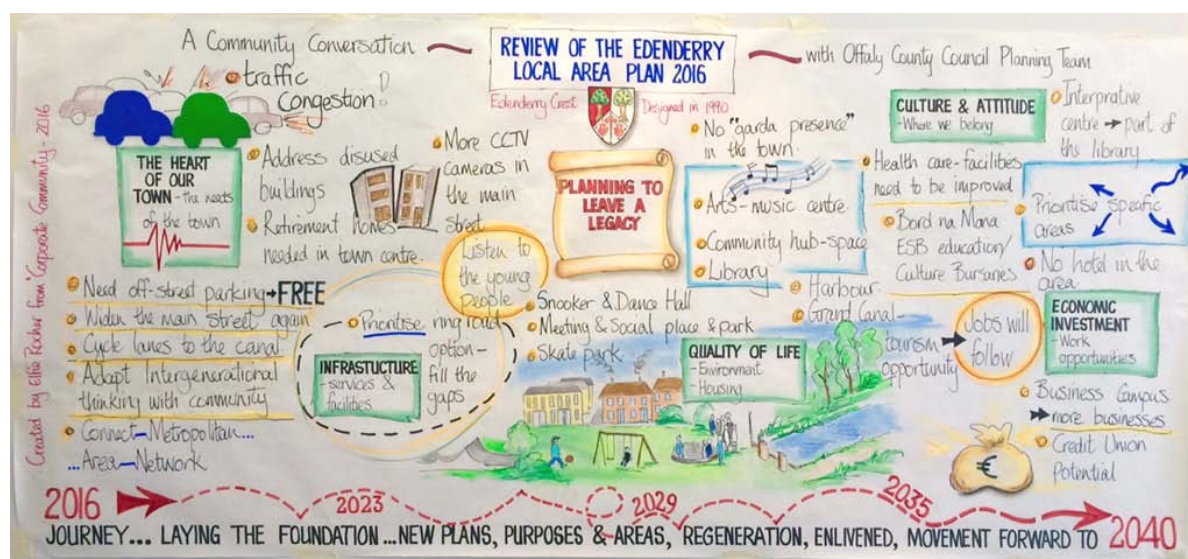
3.3 Challenges – at community level

The pre-draft consultation period of this draft plan offered an opportunity to learn about the key issues facing the community. Over 20 written submissions were received and views were aired at a drop in public session in September 2016.

An evening facilitated meeting was also held with community and business interests in the town and this was very insightful as to what challenges local people and communities encounter daily. The community conversation set about identifying real issues to be addressed in this draft local area plan and to use this plan as a benchmark for positive and meaningful outcomes in the future.

Issues and ideas were illustrated to create a visual representation of challenges as experienced at local level. These include:

- The heart of the town - address issues to revitalise the town centre,
- Prioritising ring road(s) to alleviate traffic congestion,
- Improve quality of life – through environment and housing,
- Culture and attitude – sense of place and belonging,
- Economic Investment - providing work opportunities.



There is a great desire for a long term perspective to be taken of the town that complements the six year focus of the local area plan. The conversation focused strongly on fulfilling the potential that the town and its surroundings have to offer by way of history, location and social demography.

These issues as well as the written submissions received at the pre-draft stage were used to help shape this draft plan and work towards a robust vision for Edenderry.

4.0 VISION AND STRATEGIC OBJECTIVE

4.1 Introduction

The challenges as represented statistically and through the experiences of the local community are wide ranging. Conversely, there are many opportunities that the town can capitalise upon to address these challenges and one of those opportunities is the strategic location of the town to attract further business and employment. Other examples include the Grand Canal and opportunities to market this as a distinctive, key tourism and amenity resource and the sustainable after care of bogs.

It is recognised that the town would benefit from a renewed focus, a focus that seeks to enhance the quality of life for everybody in Edenderry. This focus starts in this plan. The plan sets a long term vision for Edenderry and an approach to fulfilling this vision in the short term plan period. Offaly County Council, key stakeholders, local communities and individuals alike must all work together to achieve this common aspiration.

4.1 Strategic Vision

The **Strategic Vision** for this plan to 2023 and beyond is that Edenderry will be:

*A vibrant, successful and sustainable town reinforced
by strong local identity and civic pride.*

The **Mission** to achieving this vision is built around the principle of the sustainable development of the town and encouraging development to take place in a consolidated and coherent manner. Offaly County Council is committed to actively pursuing this mission and impressing upon other stakeholders the need:

*To work towards the consolidation and
coherent economic growth of Edenderry*

Enhancing the Quality of Life for all citizens is the fundamental **Objective** that underpins the vision and mission of this plan. There are a number of focus areas identified as **Goals** that contribute to enhancing quality of life and these are dealt with individually in the plan. These are set out with specific policies and objectives that when achieved would have a positive impact on the lives of people in the town and contribute in a step by step approach to achieving the overall vision. These goals promote, encourage and facilitate where possible:

- G1. Employment and Enterprise
- G2. Town Centre Revitalisation
- G3. Quality Residential Environments
- G4. Community, Culture and Identity
- G5. Natural and Built Environment
- G6. Key Infrastructural provision

Figure 4.1 demonstrates how the **Strategic Vision, Mission** and **Key Overarching Objective** interact and are interrelated.

The onus lies with Offaly County Council, key stakeholders, local communities and individuals to drive forward projects and development in the town of Edenderry in a manner that is consistent with the vision set out in this plan.

It is the responsibility of Offaly County Council to ensure that objectives set out in this plan for the consolidated and coherent growth and development of Edenderry are consistent with the higher order objectives as outlined in the National Spatial Strategy, the Midland Regional Guidelines and the Offaly County Development Plan.

Fig: 4.1: Strategic Vision



5.0 DEVELOPMENT STRATEGY

In moving forward to address identified challenges, the six goals underpinning the strategic objective and ultimately the vision for the town to 2023 and beyond, combine to form a coherent development strategy. These goals cover economic, social and environmental dimensions. The development strategy recognises the potential of Edenderry to be in line with the key growth objectives set out in higher order spatial plans. Offaly County Council in the strongest possible manner maintains the presumption in favour of sustainable development in the implementation of this development strategy.

The six Goals are described below:



G1 Employment and Enterprise

Edenderry is a successful business town, has a skilled workforce and has many resources to promote inward investment and the creation of more local jobs. This plan provides sufficient quantities of land throughout Edenderry that are appropriately zoned to cater for significant employment and enterprise development as opportunities may arise. Offaly County Council is committed to assisting and facilitating the creation of additional employment in and for Edenderry focusing particularly on two key areas which will open further opportunities. These are:

Building pathways to employment and enterprise to increase the number of people getting access to local employment and,

Creating an environment to attract business. Providing the right conditions to secure inward investment will lead to an increase in interest in Edenderry as a business location. This firmly embeds an economic development agenda into all other goals of this plan making their successful delivery more important.



G2 Town Centre Revitalisation

The town centre of Edenderry is a focus for retail/commercial, residential development as well as general employment generation. The town centre is the core business centre and is recognised as having the ability and capacity to attract further business. The physical environment of the town centre contributes to the first impression of the town. Market pressures have impacted on the town centre with retail and commercial leakage to peripheral areas. Vacancy rates remain an issue. Additionally, traffic congestion makes its mark daily with a steady flow of traffic slowing progress for people to attend to business locally.

Nevertheless the town centre remains at the heart of social and economic activity within the town of Edenderry. The attractiveness of the town centre as a place to live, work and do business is a product of investment over generations. It is the strategy of Offaly County Council to capitalise on this investment and ensure that the town centre continues to act as the economic and social hub for the people of Edenderry by refocusing attention on its business potential, on the renewal of individual sites and attracting and maintaining retail and commercial uses centrally.



G3 Quality Residential Environments

Meeting the housing needs of Edenderry is a fundamental aspect of this plan and this is directly associated to G1 and particularly to creating an environment to attract business. Compliance with the core strategy of the Offaly County Development Plan 2014-2020 guides the quantum of residential development land required to meet the needs of the target population (to 2020). Over and above the parameters of the quantity of housing land, this plan places a strong emphasis on providing quality residential developments in both brownfield and greenfield sites designed to instill a sense of place and to forge new vibrant communities. Residential development will be encouraged to:

- make a positive contribution to the character and appearance of the town,
- set an excellent standard of design, layout and finish,
- promote sustainability,
- provide the right mix in tenure, and,
- compliment the prevailing townscape and character of Edenderry.



G4 Community, Culture and Identity

Community services and facilities of a social, sporting, educational, and amenity value are crucially important to provide opportunities for participation, for health and to drive community life. It is a focus of this plan to provide for the necessary provision and expansion of community services and facilities in acknowledgement of their contribution towards quality of life.

This plan also puts an emphasis on promoting and developing a stronger cultural dimension in the town. Culture plays a key role in ensuring that

communities are mixed, sustainable and dynamic. Developing and promoting culture in Edenderry will maximise the physical, social and economic benefits of the cultural offer. Promoting Cultural Development will also assist in shaping a strong identity of the town. Identity plays with community and cultural development and heritage to set the town apart in terms of its distinctiveness.



G5 Built and Natural Environment

Edenderry's built and natural heritage are key and distinctive assets that linking in with G1 can be used to promote a positive image of the town. The built heritage is a unique resource and represents an irreplaceable expression of the richness and diversity of the towns past. The vernacular architecture makes a strong contribution to the character of the streetscape and this strategy seeks to protect, preserve and enhance for the benefit of future generations. The Grand Canal is one of Edenderry's prime amenity and environmental assets. The development of its full amenity potential will bring economic benefits to the town and this must be undertaken in the context of the maintenance and enhancement of the environmental quality and status as a Natural Heritage Area.



G6 Key Infrastructural provision

The sustainable, consolidated and coherent economic growth of Edenderry is dependent on the satisfactory provision of key infrastructure associated with the provision of services for new development and to address in particular traffic movement and circulation.

Key infrastructural provision supports the economic development of the town and needs to be undertaken in a plan led manner. Addressing traffic circulation and easing congestion in particular in the town will allow a more focused approach for the town centre.

It is Council Policy to:

| | |
|-------------|--|
| DSP1 | Actively implement the development strategy to ensure a sustainable, consolidated and coherent approach to development. There will be a presumption in favour of positive and sustainable development that focuses specifically on: <ul style="list-style-type: none"> • employment generation, • providing quality residential environments, • town centre revitalisation, • supporting and enhancing community, culture and identity, • protecting and enhancing the built and natural environment, • providing key infrastructural provision. |
| DSP2 | Implement the development strategy to be consistent with spatial planning policy at national, regional and county level that places emphasis on the role of Edenderry as a Key Service Town. |
| DSP3 | Implement the development strategy in providing quality residential environments to facilitate appropriate population growth according to the core strategy of the Offaly County Development Plan. |
| DSP4 | Implement the development strategy to prioritise the completion of unfinished developments, the reuse of derelict buildings and dangerous structures for the benefit of the town and community. Offaly County Council will engage with developers, landowners and agencies where necessary to resolve outstanding issues. |

It is an objective of the Council to:

| | |
|-------------|---|
| DSO1 | Monitor the delivery of the development strategy and to ensure - it stays focused on the mission of guiding development that works towards the sustainable, consolidated and coherent growth of the town. |
|-------------|---|

6.0 ACHIEVING GOALS

The development strategy for the plan is based on six goals. These have been identified as having the greatest potential to help move Edenderry forward in a progressive, positive and coherent manner and to help realise the overall vision to 2023 and beyond. Enhancing the Quality of Life of people in Edenderry encompasses all six Goals. This section elaborates further on these goals setting out clear policies and objectives that work towards accomplishing each goal.





G1 EMPLOYMENT AND ENTERPRISE

G1.1 Introduction

The continued facilitation, promotion and support of employment generating activities is important to Edenderry. Like so many other towns in the midlands, Edenderry has been affected by the economic downturn and struggles to gain momentum to revive and embrace the new era of recovery. The key employers in Edenderry are the Rosderra meat factory, primary and national schools, retail and commercial services and industrial employment from the smaller scale industrial units throughout the town.

In respect of economic development, Edenderry presents challenges and opportunities in equal measure:

- Vacancy in retail and commercial units in the town is evident yet there is a strong and active business community.
- A skilled workforce lives in the town but employment sources locally do not capitalise on these skill sets.
- The town is located at a strategic location in proximity to Dublin and should therefore benefit from inward growth but local residents use this locational advantage to commute outwards towards the GDA for work.
- The Grand Canal which is located in the centre of the town remains an untapped tourism resource.
- Energy production is a tremendous part of the story of Edenderry and access to the national grid is a competitive advantage for the area, yet Edenderry lacks identity and connection to its past to hook and sell this as an attribute.

The pre-draft consultation revealed a strong belief that the future economic prosperity of Edenderry is pinned on the development of a large multinational industry or manufacturing plant. However, it is important to understand that there are other determinants of a strong local economy that require as much emphasis.

Placing a firmer emphasis on maintaining and expanding existing business, small business and entrepreneurial development, and tourism, for example, is a sustainable and steady alternative approach compared to larger scale industrial recruitment. Additionally, building strong communities, improving the physical environments namely the town centre and developing or marketing a strong identity for the town can do so much to attract positive attention. Making Edenderry attractive to both existing and potential residents and employers will make marketing the town much easier. Larger scale business will follow.

A co-ordinated effort by relevant agencies, Offaly County Council, the private sector and communities will achieve better opportunities for those seeking to work in Edenderry or more locally to the town. It is in this context that this plan sets out a two strand approach to facilitate, promote and support employment and enterprise in Edenderry i.e.:

- Build Pathways to employment and enterprise
- Create an environment to attract business

G1.2 Build Pathways to employment and enterprise

1.2.1 Planning and Development Framework

Success for building pathways to employment and enterprises starts with a robust planning framework that provides appropriate policies and objectives to safeguard employment landuses and space. This plan provides appropriately located and adequate amounts of land to facilitate employment end uses.

It is Council Policy to:

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| EEP1 | To support sustainable employment and enterprise in Edenderry through the identification of appropriately located and adequately serviced lands for business/employment, industrial and commercial developments, the promotion of investment in transportation and other support infrastructure and the creation of a high quality environment to encourage economic investment. |
| EEP2 | There is a positive presumption towards employment and enterprise opportunities and development in appropriately zoned locations in Edenderry to create sustainable jobs and a strong and diversified local economy. |
| EEP3 | To protect employment zoned land from inappropriate development that would undermine future economic activity or the sustainable economic development and growth of the town. |
| EEP4 | Employment and Enterprise development will be facilitated in the context of the role of Edenderry as a Key Service Town consistent with objectives of the core strategy set out in the Offaly County Development Plan 2014-2020. |

1.2.2 Providing and improving business support, information and promoting innovation

The role of Offaly County Council with respect to economic development has been strengthened in recent years. The Local Enterprise Office (LEO) is fully integrated into the Local Authority and in addition to its local enterprise function it delivers the economic function of the council. In addition the LEO has a lead role in implementing the Economic dimension of the Offaly Local Economic and Community Plan 2016-2021 and delivering local and regional initiatives within the Midland Action Plan for Jobs. The LEO work with a range of stakeholders in performing their functions to support employment opportunities at community and local level including the Department of Jobs, Enterprise and Innovation, the IDA, Enterprise Ireland, local and regional development agencies, existing business and individuals.

The services provided by LEO allow for a broader and deeper approach to job creation through opportunities presented by the not so traditional sectors for example green economy, tourism, creative services /industries and cloud computing. Through the work of LEO, a range of services are provided for anyone looking to set up or grow a business. LEO contributes significantly to building pathways to employment and enterprise in Edenderry by:

- Facilitating client meetings through an Outreach Office (held in MD Office) with potential business people in Edenderry once a week.
- Providing high quality, integrated information and support to new and growing business.
- Providing training, mentoring and peer support.
- Enabling access to start-up finance.
- Providing supports for business through a number of schemes.
- Collation and update quarterly of a Property Database. This is a one stop database for all industrial, commercial and retail premises that are for sale or let in the town and enables business owners to research and identify suitable property.
- Collaborating with Edenderry Library Services on Library Supports for Business scheme.
- Working with schools to introduce young people to the potential of working in business and promoting enterprise culture.

In addition to specific work undertaken in Edenderry, LEO performs the function of promoting other areas of County Offaly on a regional and national stage. It needs to be recognised also that successful work by LEO in other areas of the county such as in Rhode Business Park, or towns such as Portarlinton, Daingean and even Tullamore for example have the potential to benefit Edenderry.

It is an objective of the Council to :

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| EE01 | Support the work of the Local Enterprise Office in performing its functions of facilitating enterprise and economic development, delivering local and regional initiatives through the Offaly Local Economic and Community Plan 2016-2021 and the Midland Action Plan for Jobs and working with key national, regional, local, public and private stakeholders to support employment opportunities in Edenderry. |
| EE02 | Identify infrastructural and service deficits experienced by existing business, and work towards addressing these deficits. |
| EE03 | Market existing space available in the town for the establishment of incubator units and start-ups. |
| EE04 | Facilitate the development of employment generating enterprises within existing employment areas such as the town centre, the Edenderry Business Campus and vacant commercial premises. |
| EE05 | Promote and encourage cultural development and creative industries. |
| EE06 | Promote and market Edenderry as a strong and competitive alternative location for business by highlighting distinctive attributes and characteristics. |

G1.3 Create an environment to attract business

Creating an environment to attract business is based on the premise of providing necessary key infrastructure and services and using distinctive attributes in the town to hook business in. This approach to attracting business and therefore employment opportunities embeds an economic development function into other goals of this plan making their successful delivery even more important.

Edenderry is a town of many positive attributes. Opportunities to encourage sustainable, necessary and appropriate development and to sensitively use the local environment of the town to strengthen competitiveness in attracting business should be capitalised wherever possible. This is a point where key assets can become key selling points. Opportunities open in Edenderry to create an environment to attract business include the following:

- Provision of good quality distinctively designed housing with a good mix of tenure making the provision for the ability to forge strong communities and engender a pride of place.
- Delivery of key road infrastructure such as relief/distributor roads to deal with congestion and facilitate all round accessibility within the town area.
- Improvements to physical environment of the town centre will make Edenderry more appealing and help attract more business - attractive to work, attractive to visit and attractive to live. Maintaining and enhancing heritage assets is a reflection of respect and cultural identity.
- Promoting the Grand Canal as a tourism and amenity resource.
- Ensuring adequate capacity in services infrastructure - water provision and waste disposal, access to energy supply and good quality high speed broadband.
- Available, serviced, zoned development lands.
- Working in partnership with businesses and community groups to create a safe, clean and attractive town environment.
- Provision of development for needs of business such as conference/meeting facilities, accommodation, eateries etc.

It is Council Policy to:

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| EEP5 | Encourage appropriate development, works and supporting infrastructure that would contribute to a high quality and attractive built and social environment in Edenderry to attract and sustain new business, residents and visitors. |
| EEP6 | Encourage and facilitate the sustainable development of the tourism potential of Edenderry in a manner that respects, builds on, protects and enhances the cultural, built and natural heritage of the town. |
| EEP7 | Secure connectivity between Edenderry with county, regional and national cycle networks via the Grand Canal Greenway and to capture positive economic, social and cultural benefits associated with this connection. |
| EEP8 | Encourage the establishment and expansion of services and facilities in the town at appropriate locations to facilitate the business needs of employment and enterprise developments and potential tourism needs like conference facilities, hotel, accommodation, eateries and other similar services. |
| EEP9 | Work collaboratively and in partnership with other stakeholders in the pursuit of development that would contribute positively to the economic development of the town. |

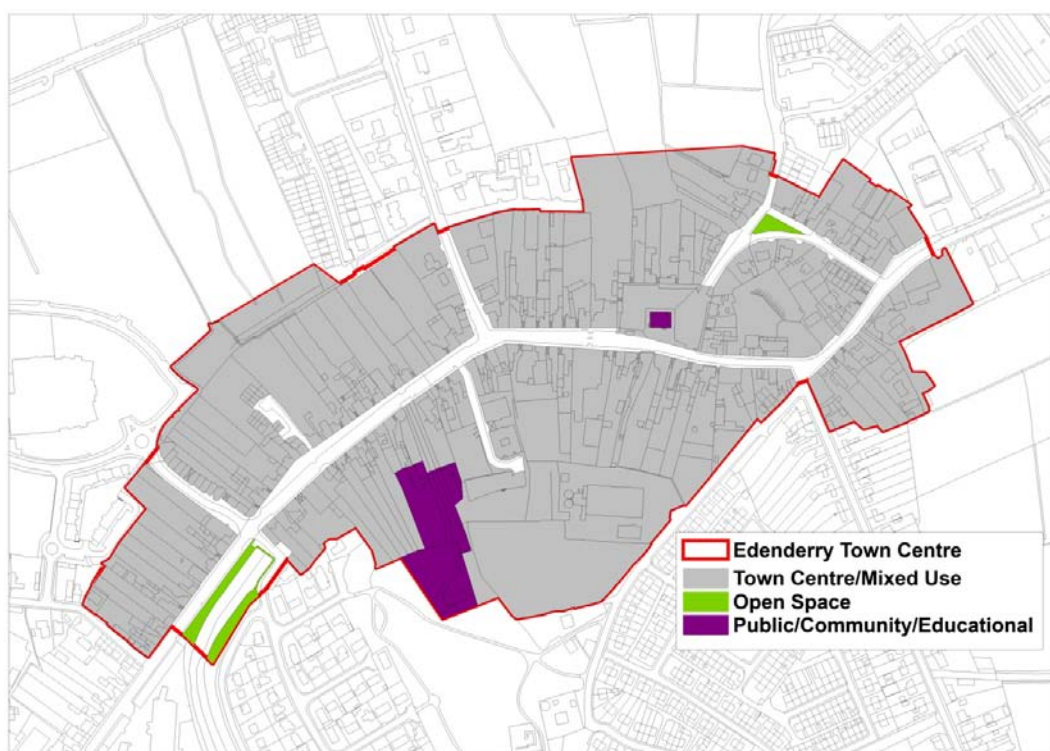


G2 TOWN CENTRE REVITALISATION

G2.1 Introduction

The town centre of Edenderry is concentrated around the long linear historical core running east to west from Market Square, a large square dominated by the Town Hall civic building, to an area at the Grand Canal Harbour. The centre takes in JKL Street. The layout of this historic core dates principally from the turn of the 19th Century and the width of the street allowed Edenderry to function as a market town. The town centre of Edenderry is the traditional centre of trade and commerce for the town and its hinterland and it continues to provide these functions with predominant land uses including retail, services and banking and there is also a noteworthy presence of residential use within the town centre.

From the linear core, the remainder of the town emanates. At the western end of the town centre is the Grand Canal Harbour which provides for amenity right in the heart of the town centre. The Church Walk leads from J.K.L. Street to the Castropetre Church which acts as a landmark visible from many points around the town. The town centre adjoins Blundell Park to the south. This Park is currently under transformation with the provision of additional amenities for all ages, landscaping, new paths internally and connections to adjoining areas and town centre.



Map G2.1: Edenderry Town Centre defined boundary

G2.2 Sustained and planned approach

Edenderry Town Centre, despite pressures for development at the periphery of the town and notable vacancy rates of its commercial units, remains the heart of social and economic activity within the town. It continues to serve in a primary economic role not only the town but for also for the catchment of the wider rural hinterland. This role is identified for Edenderry as a Key Service Town in the Offaly County Development Plan. The emphasis for Edenderry town centre in this plan is to work towards a vibrant town, to capitalise on this asset by refocusing attention on maintaining, consolidating and enhancing further its economic and social role and to rigorously ensure that there are no impediments to this.

Edenderry town centre performs primary roles in both economic and social development and further has the capacity to continue these functions in a more sustainable manner than peripheral areas of the town. The town centre has and continues to face serious challenges from development trends of retail leakage to out of centre locations and the growth of online and mobile retailing. While the daytime economy is bolstered with commercial and business uses, the evening economy has diminished. The heart of the town is struggling and there is a sense of powerlessness to save or to channel it in a new direction. The question for Edenderry is where to start?

This plan seeks to reset the focus on the town centre. It has many characteristics that have the potential to create a vibrant economic and social environment, however realising this potential requires a sustained and planned approach. The town centre needs leadership, it needs a business plan and it needs active implementation. This plan recommends that a Town Team armed with a coherent business strategy be established for Edenderry.

The creation of a Town Team for Edenderry offers a great opportunity to look differently at the town centre as one business area providing a range of services and to drive a unified approach to making a positive impact in this area. This sits very comfortably with the economic development focus of this plan also. The very best results will come from maximum collaboration at local level involving various stakeholders and an agreed strategy. In appreciation of the organic manner in which Edenderry town centre has developed, its economic, social, heritage and cultural dimensions can be drawn upon in any development strategy.

It is Council Policy:

TCP1

In acknowledgement of its role for employment, economic development and social activity it is policy, to encourage appropriate development within the town centre of a high standard and design and to make provision for suitable end uses that contribute positively to the vitality and viability of the town centre.

It is an objective of the Council to:

TCO1

Facilitate the creation of a high level operational management team (Town Team) for Edenderry town centre drawing together key stakeholders with a defined purpose to recognise the distinctive attributes of the town and to develop a collaborative and coherent approach to the sustainable future of Edenderry town centre.

TCO2

Acquire buildings or properties by way of legal instruments available to the Local Authority to provide facilities in town centre locations that seek to support the economic and social role of

the town centre and to benefit the wider community in Edenderry. Such facilities include uses of a Civic, Arts, Cultural and Community dimension.

G2.3 Framework for Town Centre

Offaly County Council recognises the importance of the Edenderry Town Centre as a key driver for economic development in the area and that individual components add value to its intrinsic character. This framework for the town centre provides a focus to attract further business and people to the town.

G2.3.1 Retail

Edenderry is identified as being in the second tier in the retail hierarchy of the Offaly County Development Plan and has a role to provide an appropriate level of comparison and convenient retail for its surrounding hinterland. Enhancing the vitality of the town centre in Edenderry is a key objective of this plan. In this regard a strict approach will be employed on the application of the sequential approach to development to ensure the town centre is not overlooked easily as a suitable location for retail development. Notwithstanding this, it is considered that no further large-scale out of town retail developments are required within the lifetime of this Local Area Plan. This is consistent with the 2012 Retail Planning Guidelines.

Given the nature of the buildings and the urban grain in the town centre area, developers and retailers should be flexible in their approach to the floor plate requirements and where possible adapt to develop a format suitable for the well established central part of the town. In a town with notable vacancy rates, the sequential approach should take into consideration providing for floorplate requirements by combining ground floor units.

G2.3.2 Shopfronts

Edenderry has many examples of well designed shopfronts contributing positively to enhance the streetscape. Shop fronts provide colour and add variation to main streets, older shop fronts can contain clues of the history of commerce and the development of the town. New shop fronts may reflect a more traditional design or be more contemporary in approach but they should have regard to the features of the building that they front, particularly when they occur in protected structures. The design and material used for shop fronts should be of high quality materials and the colour scheme should integrate successfully with that of existing buildings in the vicinity.

G2.3.3 Residential development

Residential development will be encouraged in town centre areas to contribute to the daytime and night time uses. Innovative designs, a good mix of tenure and larger residential units will be encouraged particularly where the residential development is complementary to the existing and prevailing urban scale and setting.

G2.3.4 Culture and the Arts Development

Developments associated with Culture and the Arts have the ability to bring an extremely positive dimension to town centre locations and provides an offering and use by a wide range of people. Their location centrally supports the underlying role of the town centre as a social hub and is mutually beneficial to other uses. There is a presumption in favour of the location of Cultural and Arts development in the town centre over any other location.

| It is Council Policy: | |
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| TCP2 | The sequential approach to retail development will be applied stringently in favour of town centre locations. Developers/retailers must demonstrate a high degree of flexibility in their design and floor plate requirements to adapt to town centre buildings. |
| TCP3 | To encourage retail development including new forms of shopping, which relates to the revitalisation of the existing town centre. Proposals, which would undermine the vitality and viability of the town centre because of their location at remove from the town centre area will not be permitted. |
| TCP4 | <p>In respect of shopfronts:</p> <ul style="list-style-type: none"> a) To promote a high standard in design, quality and materials of new shopfronts and to preserve, retain traditional shopfronts of townscape importance and to prohibit facsimile replacement of existing historic shopfronts with mock traditional shopfronts. b) There will be a presumption against shopfronts where by their design, materials, quality or lighting scheme detract from the amenities of the area and do not make a positive contribution to the streetscape. c) Refer to 'Guide to Shops and signs' leaflet, Offaly County Council. |
| TCP5 | To prohibit the proliferation of any individual use within the town centre which would by way of increased presence and use, detract from the amenities of the area and work against the policy of encouraging appropriate development to contribute positively to the vitality and viability of the town centre. |
| TCP6 | There is a positive presumption for uses that make a positive contribution to daytime and night-time activities in the town centre including residential uses and cultural activities. |

G2.3.5: Streetscape elements:

Public Realm: The Public Realm i.e. streetscapes, parks and green spaces, canal banks, public buildings and cycling and pedestrian facilities, provides the key element in the overall urban fabric of a town and is therefore an important contribution to achieving an overall sense of place, increasing safety and enhancing visual amenity. By their nature, public realm areas require continual maintenance and improvement. A collaborative approach is required between Offaly County Council, local business and community interests and individuals to access and direct funding for public realm improvements to achieve success in such projects.

Built Heritage: There are over 80 protected structures, as designated in the Offaly County Development Plan within the Edenderry town boundary and many of these are within the town centre. The National Inventory of Architectural Heritage (NIAH), compiled by the Department of Environment, Community and Local Government (DECLG) includes a number of buildings within the Local Area Plan boundary.

Buildings are designated protected structures if they are of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest. Where a structure is protected by its inclusion within the Record of Protected Structures, planning permission is required for any material alteration internally or

externally, which affects its character. These protected structures contribute significantly to the cultural heritage and identity of the town.

Offaly County Council recognises the important value of the built heritage of the town and the reliance on its attractiveness as a place to entice people to visit and stay. Protected Structures make a significant contribution to the streetscapes of Edenderry Town Centre in particular with unique features that provide points of interest while complementing the layout of the street.

Archways and doors: The archways and doorways along J.K.L. Street are an intrinsic feature of the buildings and streetscape. Many of the keystones over the doorways feature unique decorative designs and these contribute positively as a point of interest along the street. Many of the original decorative fanlights are retained over the doorways also.

Carriageway arches are prominent features in the central streetscape also. Their historical function is evident to provide access to the rear of properties, though it should be noted that most are not capable of accommodating an intensification of modern day vehicular traffic to and from the backland areas.

All new developments, refurbishments and redevelopments should seek to retain these features and treat both archways and doorways with particular care, keystone decorations should be retained and they should be incorporated sensitively into any redesigned shop front. All applications pertaining to the redevelopment of buildings where such features occur should include a detailed methodology prepared by a suitably qualified person for the maintenance and repair of these features.

It is Council Policy to:

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| TCP7 | Ensure that all works carried out to protected structures shall be in accordance with best conservation practice and the Guidelines for Planning Authorities on Architectural Heritage Protection, 2004. |
| TCP8 | Ensure that all applications pertaining to the redevelopment of buildings that include features such as vernacular doorways and archways include a detailed methodology, prepared by a suitably qualified person, for the repair and maintenance of these features. |
| TCP9 | Ensure that all new development respects, contributes to and enhances the public realm. |

It is an objective of the Council to:

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| TCO3 | To undertake a Public Realm Study for Edenderry Town Centre. The public realm strategy will be undertaken in co-operation with key stakeholders, business interests and local communities in the town. The objective of the strategy is to design a scheme for the town that would continue to promote the attractiveness of the central area, promote a strong sense of place, and a distinct and positive identity which respects the historic environment and character of Edenderry by creating a clearly defined public realm which co-ordinates existing and new development and connects to the Grand Canal Harbour area. |
| TCO4 | Continue public realm improvement works on O'Connell Square. |
| TCO5 | Explore the provision of Civic Art pieces in the public realm. |

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| TC06 | Maintain unique vernacular features such as archways and doorways and ensure that they are sensitively incorporated into any new development. |
| TC07 | Underground the overhead cables visible along JKL Street. |

G2.3.6 Access and Movement:

J.K.L. Street is the main vehicular distributor through the town and carries large volumes of through traffic to Tullamore and Dublin. There are times when the street can be relatively congested. Alleviating congestion from the town centre is a priority in this plan and objectives to achieve this through the planning and delivery of orbital relief roads is set out in G6.

Alleviating congestion will address a key issue for the town and allow for a focus on enhancing the economic and social role of the town centre and for attention to be paid on implementing public realm works to improve the attractiveness of the town. There is scope to improve pedestrian and cycle access to the town centre and connectivity to the Grand Canal tow path for amenity and tourism use. Loading bays for use by business can also be planned for.

G2.3.7 Car Parking:

Pay parking operates within the town centre and there are also a large number of free public parking spaces available within the town, notably within part of Market Square. The layout of public parking provision within the town centre will be under constant review within the lifetime of this Local Area Plan in order to ensure that it continues to achieve the objective of benefiting the businesses and residents within the town centre while also having regard to public realm improvements. Off street car parking is provided to the rear of many properties on JKL Street. The provision of car parking at these locations is acceptable in principle where provided to facilitate a town centre use.

It is an objective of the Council to:

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| TC08 | <p>Improve accessibility to and within the town centre by:</p> <ul style="list-style-type: none"> • Reviewing existing car parking provision (on street and off street). • Examining opportunities for the provision of cycle linkages. • Examining pedestrian access points and linkages from peripheral areas. |
| TC09 | Undertake a comprehensive traffic/transportation study for the town with an objective of addressing the problem of vehicular congestion in the town and its environs and to make provision for alternative access and linkage routes through the town. |
| TC010 | Provide loading bays of adequate capacity where they are needed most in order to ensure that traffic flows are not restricted. |

G2.4 Town Renewal and Regeneration

Edenderry carries forward a legacy left from the economic downturn that is quite evident in the town centre area in the form of derelict sites and high vacancy rates in prime retail and commercial units. Renewal and Regeneration are crucial to the town and this plan puts focus on a number of approaches to tackle these issues.

G2.4.1 Derelict Sites

The Derelict Sites Act 1990 requires that owners or occupiers of any land take all reasonable steps to ensure that the land and any structure within, does not become, or continue to be, a derelict site. A derelict site is any land, which detracts, or is likely to detract, to a material degree, from the amenity, character or appearance of land in the neighbourhood of the land. There are derelict sites within the town centre and it has been the policy of the planning authority to pursue these, using the levies, where appropriate. The Council will continue to monitor the levels of dereliction in the town centre and take action when necessary.

G2.4.2 Retail Vacancy:

The retail landscape has altered dramatically in Edenderry over time with the exceptional growth of online shopping, the economic downturn, and the very well promoted and marketed shopping experiences on offer by not only out of centre retail locations but often times out of county and even out of region locations. A number of retail units in the town centre have closed while other new retail development has never been occupied. Consequently, retail vacancy rates in the town centre are evident as units take on derelict or neglected appearances, permanently pulled shutters or boarded up windows and doorways.

This plan seeks to prioritise the re-occupancy of vacant retail and commercial units in the town centre and to encourage pro-active development initiatives to do this.

G2.4.3 Brownfield Sites:

As it is the aim of this plan that the town centre of Edenderry will be the main focus of new development throughout its lifetime, it is the policy of Offaly County Council to facilitate the development of brownfield sites within Edenderry Town Centre and the reuse of existing buildings to provide for a broader range of services. Brownfield site development represents a more sustainable and coherent approach to development in the town.

G2.4.4 Backland Development:

Long narrow plots are characteristic of many of the properties facing onto J.K.L. Street and with potential rear vehicular access; backlands may be extremely suitable for development depending on all other relevant site specific considerations. There are many more sites within the town centre with potential vehicular, pedestrian and cyclist access and which, if redeveloped appropriately, would have an extremely positive impact on the town. A joined up approach is encouraged whereby landowners work together in amalgamating sites to bring forward a comprehensive and coherent development proposal. Offaly County Council supports the principle of the development of backland areas off J.K.L. Street where adequate access can be achieved and different landowners work together to secure their comprehensive development. Achieving the delivery of key roads objectives particularly in peripheral areas of the town centre zoning will be fundamental to opening access to backland areas.

The achievement of vehicular accesses to backland sites should not be to the detriment of the streetscape on J.K.L. Street.

G2.4.5 Renewal Areas in need of Regeneration

In the context of identifying Renewal areas in need of Regeneration, Edenderry Town Centre as defined in the landuse zoning map will be the designated focus area. The renewal and regeneration of areas and/or specific sites within the town centre will contribute positively and significantly to the consolidated and coherent growth of the town and provide for the most sustainable use of land.

In accordance with the provisions of the Urban Regeneration and Housing Act 2015, Offaly County Council will use measures through the implementation of the Vacant Site Levy to incentivise the use and development of vacant and underutilised sites in Edenderry Town Centre in the interests of sustainable urban development. Please refer to Policy CS03.

It is Council Policy to:

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| TCP9 | Monitor the levels of dereliction in the town centre and take action when necessary in accordance with the Derelict Sites Act 1990, as amended. |
| TCP10 | Facilitate the occupation of vacant retail/commercial units in the town centre, the development of brownfield sites and the redevelopment of existing derelict buildings and dangerous structures, to provide for a broader range of end uses and services that contribute positively to the vitality of the town centre. |
| TCP11 | Facilitate the comprehensive consolidation of the town's retail and commercial core and, where appropriate, expansion to the backland areas of J.K.L. Street, whilst ensuring that the sensitivities of the Grand Canal are considered in any proposals in this area. |
| TCP12 | <p>Employ, where considered necessary, the provisions of the Urban Regeneration and Housing Act 2015 (Vacant Site Levy) to encourage and facilitate the appropriate development of areas/sites in the town centre identified specifically where their renewal or regeneration would prevent:</p> <ul style="list-style-type: none"> (i) adverse effects on existing amenities in such areas, in particular as a result of the ruinous or neglected condition of any land, (ii) urban blight and decay, (iii) anti-social behaviour, or (iv) a shortage of habitable houses or of land suitable for residential use or a mixture of residential and other uses. <p>For clarity, all lands located within the defined town centre boundary in the Edenderry LAP are subject to the provisions of the Urban Regeneration and Housing Act 2015 (Vacant Site Levy).</p> |

It is an objective of the Council to:

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| TCO11 | Encourage and implement pro-active initiatives for the occupancy /re-occupancy of vacant retail/commercial units for appropriate end uses that benefit the wider community and |
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TC012

contribute to the vitality and vibrancy of the town centre.

Identify Vacant Sites within the town centre (Regeneration area) in accordance with the criteria set out in the Urban Regeneration and Housing Act 2015, for the application of the vacant site levy where necessary to encourage development.

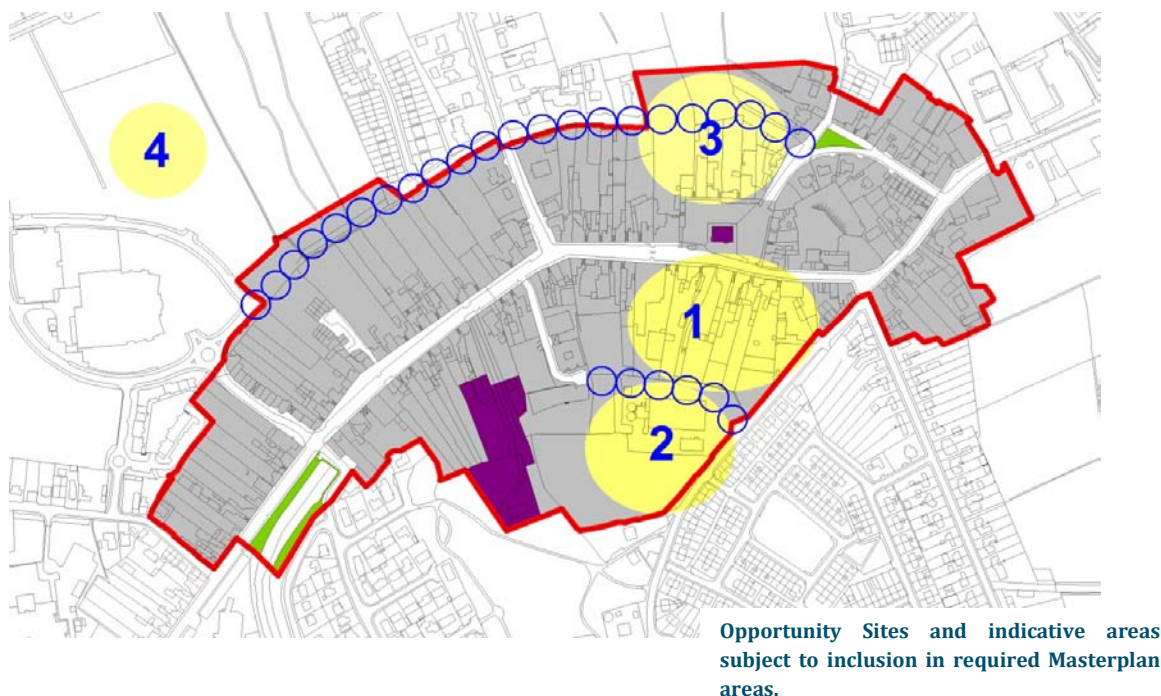
G2.5 Opportunity and Masterplan areas/sites:

The previous plan 2011-2017, identified two sites within the town centre and one site outside the town centre boundary as opportunity sites i.e. sites that have the potential to transform the vitality of the town. These sites were chosen because of their prominence and their underutilisation. It was considered that their appropriate development would provide significant improvements in the overall town centre environment and that they would prompt local economic growth. It is unfortunate and an indicator of economic stagnation that these sites remain in a similar condition as they were identified in the previous plan. However the intention for these three sites is the same for this draft plan as it was in the previous plan. These sites impact negatively in the wider townscape and adversely impact on existing amenities as a result of their ruinous, neglected condition.

One additional site is being put forward as an opportunity site.

These four sites hold a key characteristic of being located in prominent locations of the town serving to both impact negatively in their existing condition but equally contributing positively if developed appropriately.

To realise the full potential of these four individual sites any development proposal put forward should be of a quality design, finish and build quality that contributes positively to the streetscape and general townscape. Redevelopment proposals should be sensitive to built heritage and should be accompanied by a design statement as set out in section G2.5.5 below. These sites are capable of accommodating a mix of appropriate uses given their location including residential, retail, commercial, business, community and leisure. New proposals on these sites will also be required to demonstrate how their development would relate to future development on adjoining backlands including layout and potential pedestrian and vehicular links through a masterplan for the areas identified on map G2.2.

Map G2.2: Opportunity sites and masterplan areas.

G2.5.1 Opportunity Site No. 1: Former Tesco Site

This site is extremely prominent in the heart of the town; the former supermarket on the site is currently unoccupied. The appearance of the existing building on this site detracts from its surroundings. Offaly County Council recognises that it is important that this site is redeveloped and that any replacement building(s) on this site are not just an improvement on the existing building but will contribute positively to the streetscape and bring vibrant uses to this part of the town centre.

Offaly County Council will seek to ensure that redevelopment plans for this site are of a sufficient standard that achieve such a positive redevelopment. The site also provides an opportunity for backland development on adjoining sites and it is the policy of Offaly County Council that such development allows for further opportunities for adjoining backland sites to be developed in the future.

The development of this site presents an opportunity to work with adjoining landowners as part of a comprehensive redevelopment of the backlands area. Alternatively, an initial application could form the first phase of an overall development. Any application for development on the site should be informed fully by an indicative masterplan demonstrating how the development relates to future development on adjoining backlands including layout and potential pedestrian, cyclist and vehicular links.

G2.5.2 Opportunity Site No. 2: Williams Waller

The Williams Waller site is located south of the Tesco site adjacent to OPW owned land. The site comprises a number of shed buildings in a state of dilapidation. This site presents an opportunity for the redevelopment

of backland areas and to work with adjoining landowners for a comprehensive development of this quadrant of the town centre. A masterplan will be required to be undertaken to demonstrate how this site as a backland area could be opened up further by way of the road objective indicated on the landuse zoning map and its connection towards JKL Street.



Photo G2.1: Aerial view of the former Tesco site and associated backland areas including buildings at the Williams Waller buildings in the background of the photo

2.5.3 Opportunity Site No. 3: Former Cinema Site

The former cinema occupies a prominent site in the north western corner of Market Square. The site has potential to provide access to backlands to the north. Given the site's location towards the north western corner of the square, there is potential, through revisions of car parking arrangements and paving, to provide for greater interaction between the site and the square. This could take advantage of the south facing aspect of the site, and potential uses could include a café or restaurant.

Similar to the former Tesco site, the development of this site may present an opportunity to work with adjoining landowners as part of a comprehensive redevelopment of the backlands area or an initial planning application could form the first phase of an overall development. Any planning application for development on the site should contain an indicative masterplan demonstrating how the development would relate to future development on adjoining backlands including layout and potential pedestrian, cyclist and vehicular links.



Photo G2.2: Aerial view of the former cinema site

2.5.4 Opportunity Site No. 4: Unfinished Hotel Site

The site of the unfinished hotel is prominent to the north of the town centre. Planning permission for the hotel was granted as part of an overall masterplan application in 2006. Construction work on the hotel commenced in September 2007 but has since ceased. The neglected condition of the structure which is part constructed has had adverse effects on amenities of the area and is a sizeable example of dereliction. The site was giving rise to anti-social behavior and was a risk to public safety. Accordingly, in 2015 Offaly County Council acquired the site and by way of vesting order employed measures to address unauthorised access and safety issues.

It is considered that a town of Edenderry's population base and its large rural hinterland would benefit from and would support a hotel. From an economic development dimension, existing businesses in the town would benefit greatly from having a hotel facility in order to access conference facilities, accommodation and function rooms locally. From a community dimension a hotel facility would serve the needs of families and individuals as a place of meeting and of celebrating important family and life occasions.

The completion of a hotel on this site, or indeed the development of a hotel on other suitable site in the town, would be beneficial to the town. The main objective for this site whether it continues to develop for a hotel or not is to bring a satisfactory resolution to its current and long standing derelict and dangerous status.



Photo G2.3: Aerial view of the derelict hotel site and its context.

2.5.5 Masterplans

Proposals in relation to the Opportunity Sites 1 & 2 identified in this section must submit a Masterplan to accompany redevelopment proposals, which should encompass the following as a minimum;

- **Indicative Masterplan layout:** The developer should submit an indicative Masterplan (1:500 or 1:1000 scale) of the site in conjunction with surrounding lands. This should provide the knowledge and assistance that the site can develop in an integrated coherent fashion with adjacent lands, and having regard to the objectives of the LAP.
- **Phasing of Residential Developments:** A phasing programme is required for large/medium sized housing development (50+ units) detailing proposals for completing roads, open space, public lighting etc. in line with house completions.
- **Design Statement:** In the case of residential proposals, to achieve good urban design in residential developments, (including apartment developments), the 12 Urban Design Principles set out in the Urban Design Manual – A Best Practice Guide (2009) should be taken into account in designing schemes. Proposals for residential developments must include a design brief/statement which demonstrates in detail how the proposal addresses the 12 criteria.
- **Smarter Travel:** Development proposals which have potential to generate significant vehicular movements will be required to demonstrate how they have regard to Smarter Travel Policies; (refer to Chapter 8 Section 8.16.1 of the Offaly County Development Plan, 2014-2020.)
- **Traffic and Transport Assessments:** Developers will be required to provide a detailed Traffic and Transport Assessment, as carried out by competent professionals in this field, where new developments will have a significant effect on travel demand and on the capacity of surrounding

transport links. (Refer to Chapter 8, Section 8.16.6 of the Offaly County Development Plan 2014-2020).

It is Council Policy to:

- | | |
|--------------|---|
| TCP13 | Facilitate, promote and encourage the appropriate redevelopment of the opportunity sites identified in this plan and ensure that the sensitivities of the Grand Canal pNHA are considered in any proposals put forward for the development of such sites. |
| TCP14 | Require a masterplan to be undertaken and included as part of any development proposals on Opportunity Sites one, two and three to show how the proposal can develop in a coherent manner in respect of adjoining lands and objectives as set out in the LAP. |



G3 QUALITY RESIDENTIAL ENVIRONMENTS

G3.1 Introduction

Providing quality residential environments is a main goal of this plan. As economic activity is rising slowly, meeting housing needs will become a fundamental aspect of this plan. While new home building is necessary and will be encouraged in Edenderry, the emphasis for this plan period will be on quality homes and quality neighbourhoods and to forge new and vibrant communities. Providing adaptable homes, which are affordable, pleasant and connected to areas where people work and socialise, is fundamental to the creation of a consolidated town and a key factor in providing quality of life and attracting businesses to the town.

G3.2 Quantum of Residential land

The quantum of residential zoned land identified in the landuse zoning map is directly attributed to the target population for the plan period consistent with the figures set out in the Offaly County Development Plan 2014-2020. The principle behind correlating housing land to the target population has been well established by;

1. Core strategy legislation,
2. The Midland Regional Planning Guidelines,
3. Basic principles of sustainable development.

To allow Edenderry to move forward in this plan in a logical and reasoned manner the quantum of housing land required for the plan period was derived by examining the target to 2020 as per the Offaly County Development Plan core strategy figures and projecting these forward to 2023 for the lifetime of the plan.

Consistent with the core strategy figures for Edenderry as set out in the Offaly County Development Plan 2014-2020, the quantum of residential zoned land in this draft plan is 16 ha to cover the plan period.

This will make provision for approx 128 residential units in the lifetime of this plan.

| Location | Population 2016 | Population increase for plan period ² | Housing land allocation ³ |
|-----------|-----------------|--|--------------------------------------|
| Edenderry | 7,480 | 358 ⁴ | 16 ha |

² To 2023

³ Including 50% headroom

⁴ Based on growth of 6.7% as experienced in previous census period

G3.3 Management of the delivery of residential development

The quantum and location of residential zoned land is a fundamental component of the core strategy. The delivery of residential development within the lifetime of the plan lies within the parameters of the core strategy.

To ensure a consistent approach with the core strategy, the Planning Authority will have regard to the following, where relevant, in determining the suitability of applications relating to residential development:

1. **Population and housing unit requirements for the plan period** – consideration will also be given as to whether the number of resultant units will cumulatively exceed the required amount of housing units and population for Edenderry.
2. **Land use zoning.**
3. **Progression of the following:**
 - (a) The completion of developments which are ongoing.
 - (b) New residential development proposals.
4. **Existing development on lands adjacent.**
5. **Current no. of unoccupied or vacant units** within the plan boundary, where information is available.

In accordance with the projected population targets as set out for the plan and as reflected in the landuse zoning map, the provision of housing is assumed on lands identified for residential development over the lifetime of this plan. In accordance with the provisions of the Urban Regeneration and Housing Act 2015, the Planning Authority will employ Site Activation Measures including the Vacant Site Levy to bring forward vacant and/or underutilised sites in Edenderry for the supply of housing where there is a determined need. All residential zoned lands in Edenderry Town and Environs is subject to the provisions of the Urban Regeneration and Housing Act 2015 with respect to the Vacant Site Levy.

It is an objective of the Council to :

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| CS01 | Make provision for an adequate amount of appropriately located lands to accommodate the projected population growth of Edenderry over the lifetime of this plan. |
| CS02 | Monitor and Manage the delivery of residential development in Edenderry during the plan period in the development management process. |
| CS03 | <p>Support the implementation of the core strategy for the appropriate development of residential zoned lands in Edenderry and its Environs by employing, where considered necessary, the provisions of the Urban Regeneration and Housing Act 2015 (Vacant Site Levy) to facilitate the appropriate development of areas/sites that are in need of renewal or regeneration and whereby the redevelopment of such areas/sites would prevent:</p> <ol style="list-style-type: none"> adverse effects on existing amenities in such areas, in particular as a result of the ruinous or neglected condition of any land, urban blight and decay, anti-social behaviour, or a shortage of habitable houses or of land suitable for residential use or a mixture of residential and other uses. <p>For clarity, all lands zoned residential in the Edenderry LAP are subject to the provisions of the Urban Regeneration and Housing Act 2015 (Vacant Site Levy).</p> |

G3.4 Key principles to achieving quality residential environments

The previous plan period (from 2011-2017), saw very little in the way of new residential development or planning applications. Unfinished Housing developments as a legacy issue required a particular focus in the last plan. Many of these have been largely resolved, thanks to the successful collaboration and co-operation from a number of stakeholders. Moving onwards into a new plan period and a new economic era, residential development will become a key issue, for Edenderry. It is critically important at this stage to highlight the key principles and standards envisaged for the development of quality residential environments in acknowledgement of the role that such developments play in a sustainable settlement.

In order to ensure the delivery of quality housing and the creation of sustainable and vibrant communities the plan strongly promotes the following:

- Occupancy of existing vacant residential units throughout the town.
- Encouragement of new residential development and reuse of existing stock in the town centre.
- Development of brownfield sites.
- Set an excellent standard of design, layout, and mix of house types, in compliance with s.28 Ministerial Guidelines.
- High-quality, mixed typology of housing units and sizes, providing the right mix in tenure.
- Compliment the prevailing townscape and character of Edenderry.
- Excellent levels of amenity space and areas to engender a community spirit.
- Adaptable and flexible units that readily provide for changing needs over time including the needs of families with children.
- Promote Sustainability.

- Sustainable building designs which are energy efficient and utilise renewable energy resources.

It is Council Policy to:

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| QREP1 | <p>Support the creation of sustainable residential communities and high quality residential areas at appropriate locations with a range of housing options and adequate support services, facilities and amenities, having regard to the guidance contained in the following policy documents or any updated/amended versions:</p> <ul style="list-style-type: none"> • Sustainable Residential Developments in Urban Areas: Guidelines for Planning Authorities, 2009 and the accompanying guidance document Urban Design Manual: A Best Practice Guide – A Companion Document to the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas, 2009 (or any updated/superseding document). • Architectural Heritage Protection Guidelines for Planning Authorities 2011. • Design Manual for Urban Roads and Streets (DMURS) 2013 • Planning System and Flood Risk Management, Guidelines to Planning Authorities 2009. • Sustainable Urban Housing: Design Standards for new apartments, Guidelines for Planning Authorities, 2015. |
| QREP 2 | Encourage orderly residential development in accordance with the Development Strategy ' <i>to work towards the sustainable, consolidated and coherent growth</i> ' of the town. This shall include a positive presumption in favour of the sequential development of suitably serviced residentially zoned lands subject to consideration of environmental, conservation and visual requirements. |
| QREP 3 | Require all new residential developments to be consistent with the Core Strategy of the County Development Plan 2014-2020, and the development strategy of this draft local area plan in acknowledgement of the defined role of Edenderry as a Key Service Town. |
| QREP 4 | Encourage and promote an excellent standard in the quality of house design and layout of residential areas to support the development of sustainable and vibrant communities. |
| QREP 5 | Encourage and foster the creation of attractive, sustainable neighbourhoods making provision for a variety of housing types, sizes and tenures with supporting residential amenities and community facilities. |
| QREP6 | Prohibit large homogenous residential schemes that are designed devoid of consideration of the creation of unique places, creating a sense of place, safety and the encouragement of community spirit through design. |
| QREP7 | Promote the reuse, development or redevelopment of underutilised infill town centre sites and to facilitate high quality development respecting the design, context and setting of the surrounding development and the character of the area. |
| QREP8 | Encourage strong frontages along main thoroughfares creating definite building lines and continuity of the structure of the town centre. |

| | |
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| QREP9 | <p>To require applications for residential development where appropriate to demonstrate the provision of an appropriate mix of dwelling types having regard to the following;</p> <ul style="list-style-type: none"> • The nature of the existing housing stock and existing social mix in the area • The desirability of providing mixed communities • The provision of a range of housing types and tenures • The need to provide a choice of housing, suitable for all ages, groups and persons at different stages of the life cycle. |
|--------------|---|

It is an objective of the Council to: :

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| QRE01 | Secure the reservation of 10% of all land zoned for residential development to be made available for the provision of social housing in agreement with Offaly County Council for preferred options. |
| QRE02 | Encourage the development of sustainable residential communities through the promotion of innovative, high quality building design and appropriate layouts, that prioritise walking, cycling and public transport options and provide for a high level of permeability, accessibility and connectivity to the existing built environment, services and facilities. In this regard, future residential development proposals will be in accordance with the principles set out in the DEHLG document ' <i>Sustainable Residential Development in Urban Areas 2009</i> ' and its companion document ' <i>Urban Design Manual: A Best Practice Guide for Planning Authorities 2009</i> ' and the ' <i>Design Manual for Urban Roads and Streets 2013</i> ' (or as updated). |
| QRE03 | Continue to address the completion of developments that are ongoing, having regard to the DoECLG's Stakeholders Code of Practice between the Representative Bodies dealing with Unfinished Housing Developments (2011). |
| QRE04 | Facilitate the development of apartments at appropriate locations, such as in the town centre, and have regard to the <i>Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities (2015)</i> (as updated), the <i>Sustainable Residential Developments in Urban Areas: Guidelines for Planning Authorities (2009)</i> and <i>Urban Design Manual: A Best Practice Guide – A Companion Document to the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (2009)</i> in the assessment of this type of development. |
| QRE05 | Encourage and promote the development of age friendly homes in the town centre or central areas of the town in close proximity to necessary services and facilities to maintain and ensure proper social integration and interaction. |
| QRE06 | <p>Consider applications for single houses on unzoned lands in the plan area where:</p> <ol style="list-style-type: none"> 1. Such development does not constitute urban generated rural housing, 2. The applicant complies with the eligibility criteria of the rural housing policy of the Offaly County Development Plan 2014-2020 or subsequent development plan and 3. The development is consistent with the objectives of the core strategy for Edenderry. |



G4. COMMUNITY, CULTURE & IDENTITY

G4.1 Introduction:

Encouraging vibrant communities in Edenderry must start with offering residents a quality of life that opens new and different opportunities. Building communities should not retain focus on building homes only but build for the wider needs of the whole community and strive to develop communities that are well balanced, integrated, sustainable and well connected. Community services, facilities and amenities are needed at an early stage within the life of new communities to keep people engaged and invested. Equally important are the less visible types of support that make people feel at home in an area and create a sense of local identity and belonging, like volunteers, local committees or community development workers who by their passion and mobilization encourage involvement in shared community activities.

Communities in Edenderry have evolved and increased dramatically by the unprecedented population growth in Edenderry in the 20 year period to 2016. New residential developments absorbed new residents at a great pace, however, the provision of community, cultural, social and sporting facilities did not match the pace of this growth despite increasing demands on such community and social infrastructure. The working population living in Edenderry whose choice is limited to commuting long hours to areas within the Greater Dublin Area experience demanding lifestyles and are disengaged from community life in the town.

While there is a sustained interest amongst community and interest groups in providing facilities and support in various community-based activities it is recognised that Edenderry needs more over and beyond investment in these facilities. A concerted effort is required for key stakeholders to look at new ways to develop and promote Edenderry to engage with residents who live there and feel detached from their new home.

Fostering an interest in local distinctiveness could serve to be an economic advantage to Edenderry both as a means of ensuring the prosperity of the place through focusing on what is different, and as a means of supporting and enhancing the qualities which make the place special for local people.

Consequently it is a key aim of this plan to provide for the necessary provision and expansion of community facilities and also to develop and promote other distinctive characteristics including the cultural and social dimensions of the town. The council is committed to working with private, public and voluntary organisations to facilitate, encourage and provide, where possible, new community and social infrastructure and the upgrade of existing facilities and other required services in the town.

G4.2 Renewed emphasis on Community

Determined to work in a different way and to put the needs of individuals and communities first, the role of Local Authorities has been strengthened and expanded in local and community development⁵. Particular focus is set around promoting the well being and quality of life for individuals and communities. The Local Community Development Committee (LCDC) established in 2014 by Offaly County Council performs a role in *developing, co-ordinating and implementing a coherent and integrated approach to local and community development*. One of the key responsibilities of this committee is to develop and implement a six year Local Economic and Community Plan (LECP) for the county. The Offaly LECP is central in its role to promote economic and local community development in the county to 2021. The LECP encourages a community centred approach whereby key local partners are drawn together to oversee the provision of more effective, efficient and sustainable services for communities.

The Offaly LECP is complimentary to the Local Development Strategy (LDS) of the Rural Development Programme (LEADER) and the Social Inclusion and Capital Activation Programme (SICAP⁶) both of which are overseen by the LCDC and are managed by the Offaly Local Development Company (OLDC⁷).

Both the LCDC and the OLDC have a role in assisting individuals and communities in accessing funding for community initiatives and projects. The Playground off Granary Court and the Blundell Park redevelopment are both examples of collaborative projects, working with communities to avail of funding opportunities.

This draft plan plays a significant role in setting out the landuse framework that supports, encourages and promotes necessary local community development and social and community infrastructure to meet existing and the future needs of all residents. In addition, it encourages the use of culture as a vehicle for new ideas and ways of thinking, promoting Edenderry and supporting overall wellbeing and bringing communities together through shared activities and experiences.

Local community development in Edenderry is very much a partnership approach led primarily from and by the people who live and work in the town. Local residents and businesses must participate in taking stock of the issues and challenges they face and gain more influence over community infrastructure delivery and the promotion of cultural dimensions in promoting the identity of their home town. Setting priorities and resolving challenges locally will result in better outcomes for individuals and local communities.

It is Council Policy to:

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| CCIP1 | Promote and support a strong focus on local community development to address the specific needs of communities in Edenderry. |
| CCIP2 | Support the work of the Offaly Local Development Committee in performing its functions of developing, co-ordinating and implementing a coherent and integrated approach to local and community development, delivering actions and initiatives through the Offaly Local Economic and Community Plan 2016-2021 and working with other stakeholders to support local community development in Edenderry. |

⁵ Guided by National Policy – Action Plan for Effective Local Government – Putting People First and legislatively supported by the Local Government Reform Act 2014.

⁶ SICAP aims to tackle poverty, social exclusion and long term unemployment through local engagement and partnership between disadvantaged individuals, community organisations and public sector agencies.

⁷ The Offaly Local Development Company (OLDC) located in the Edenderry Business Park, is a state funded organisation that delivers a range of programmes and supports to people, communities and businesses in County Offaly.

G4.3 Considerations for building strong communities

There are a number of considerations for building strong communities. Communities have a significant role to play when it comes to identifying and engaging with the place they share and supporting and caring for others in that place also. Areas of common interest and issues that affect the community can impact greatly on quality of life and so this provides a direct correlation with many of the other goals identified in this plan. These include:

- Accessibility to jobs and education. Housing and employment are main motivations for people relocating to a new area. To avoid unsustainable commuting patterns, local job opportunities need to be facilitated and integrated to attract employers to suitable locations, provide flexible space for local entrepreneurs and social enterprise to be based in the community.
- The provision of necessary community facilities, amenities and services. Schools, crèche facilities, playgrounds and park areas play a particularly important role in communities. As well as attracting families to settle in new places, these facilities create opportunities for people from different backgrounds to meet other people and forge relationships through shared interests.
- Quality living environments that are comfortable and well matched to peoples needs. Every new development has the opportunity, if appropriate consideration is given in a timely way to factor and integrate a sense of place and to support new residents to settle and develop local social networks. This comes about more effectively if developments are provided in a steady and sustained manner and emphasis is given towards creating quality living communities as opposed to a concentrated focus on housing quantity. Consideration must be afforded to existing and available community infrastructure to ensure new communities can be developed.
- Quality built environment that is safe, fosters a sense of place and promotes civic pride. Intimidating environments which appear neglected and underused can cause people to feel unsafe as opposed to well-designed active spaces where there is maximum community benefit.

It is Council Policy to:

CCIP3

Encourage appropriate development, works and supporting infrastructure that would contribute to building strong local communities in Edenderry. Community development considerations will be embedded into considerations for new developments in Edenderry.

CCIP4

Support the work of stakeholders, community organisations and agencies that work in community capacity building encouraging local communities in Edenderry to have a greater influence over local decisions, to drive forward community initiatives or represent community interest.

G4.4 Framework for Community Development:

G4.4.1 Education and Childcare

Primary and Post-Primary Education

Education is one of the primary functions of Edenderry. This is borne out by the numbers attending schools and employed in education in the town. There are five primary schools within the Edenderry town boundary. Two new National Schools, at Killane, have been developed over the lifetime of the 2011-2017 LAP.

There are two post primary schools within the town: St. Mary's Secondary School and Oaklands Community College. These both serve a wider catchment than Edenderry town itself and there are 12 primary schools within this wider catchment. Both schools are on relatively confined sites with limited opportunities for additional classroom extension. Analysis of the enrolment figures at primary school suggests that additional class room space will be required a post-primary level in the near future. The Council has sought and will continue to seek to work with the Department of Education and Skills to identify and develop sites for the development of these schools. The zoning map accompanying this written statement makes adequate provision for public/community and educational zoned lands in Edenderry.

A consequence to the proximity of the two-post primary schools and three primary schools to each other is traffic congestion at certain times of the day primarily associated with these schools. The council will seek to address these during the plan period (refer also to G6).

| | Name | Enrolment 2015-2016 |
|--------------|--|------------------------|
| Primary | Scoil Bhríde, National School | 552 |
| | Edenderry National School 2 | 64 |
| | St. Mary's Convent, Edenderry | 424 |
| | SN Mhuire Banríon (Boys National School), Edenderry. | 190 |
| | Gaelscoil Éadan Doire | 131 |
| Post-Primary | St. Mary's Secondary School | 409 |
| | Oaklands Secondary School | 289 |

Table 4.1: Profile of existing schools in Edenderry
(Source: DoES)

Childcare

The provision of properly run and conveniently located childcare facilities in Edenderry is a fundamental element of social infrastructure required to enable people to engage in accessing education, employment and

social networks. Planning applications for childcare facilities in residential areas will be assessed on the basis of their impact in terms of noise, loss of residential amenity, traffic generation and general disturbance. In general, the factors to be considered in determining a planning application for a childcare facility will include, proximity to public transport, the nature of the facility, numbers and ages of children, adequate parking for staff, and set down areas for customers, etc. Childcare facilities in Edenderry comprise private crèches, pre-school providing sessional services and local home child minding.

G4.4.2 Community Services and Facilities

Library Service

Edenderry Town Library is located in the heart of the town on J.K.L. Street. The Offaly Library Development Plan 2010 – 2014 acknowledges that the current building, converted for use in 1981, is no longer sufficient to meet the diversified needs of the people of Edenderry area. This is in respect of modern public library provision and increased library use arising from the growth in population of the area. Apart from the educational and social benefits, a successful library can transform a town centre area through increase in footfall and the advent of night time uses to the town centre.

It is an objective for Offaly County Council to progress the development of a new Community Library in Edenderry in line with the National Library Capital Programme and to continue in the provision of services, economic and community initiatives, literacy programmes and the promotion heritage and culture.

Town Park

Part 8 permission was secured in 2015 for the redevelopment of Edenderry Town Park; proposals include the provision of;

- a range of activities for all ages; including a pitch and putt course,
- Landscaping within the park,
- Improved connections between the park and surrounding residential areas and town centre.
- Pedestrian walkways throughout the park,
- Provision of 33 no. residential units, providing passive surveillance.

Landscaping works have commenced in the park and will be fully carried out within the lifetime of the plan. It is expected that works on the construction of the housing element of the park will commence in spring 2017. There is further potential for the provision of pocket parks and communal gardens elsewhere in the town that are accessible and prominent. The provision of such additional parks will be encouraged over the lifetime of this plan. (Please refer to Part 8 drawings available from OCC, Housing Department for more detail).





Sketch Proposal – new path linking through playground to park

Playground

The existing playground at Granary Court in the town centre was delivered under the Joint Playground Policy 2009-2013, in conjunction with Edenderry Community Playground Committee and OLDC. Continued effort and support is needed to integrate the playground fully and to maximise its use. The full re-development of the town park amenities in close proximity to the existing playground and its proposed connections to the town centre will have benefits to the current playground in terms of surveillance and usage. In time the existing playground may integrate with the amenities in the re-developed town park.

Pitch and Putt Club.

A site for the Pitch Putt Club is contained within the Edenderry Town Park re-development.

Swimming Pool

The existing swimming pool in Edenderry is located on the grounds of the GAA club to the north of the town. The upgrade or refurbishment of this facility is supported.

Youth

Young people play a huge role in the town of Edenderry and youth needs are an integral part of this plan. Offaly County Council and Offaly Comhairle na nÓg are pleased to engage with all youth in Edenderry to enhance facilities and services for young people there.

Sporting Activities and Facilities

There are a large number and range of sporting clubs, activities and facilities located within Edenderry. The clubs and societies managing and promoting sporting activities in Edenderry have varied individual requirements for playing pitches (indoor and outdoor), club houses, halls, ancillary structures as well as ancillary car parking. Many of the existing sporting activities and facilities are located within the boundary of Edenderry Town in proximity to other services and are facilitated by footpaths, lighting and car parking. Offaly County Council will seek to promote and encourage all ranges of sporting activities in Edenderry that not only contribute to the town but to its wider hinterland also. Offaly County Council will encourage sporting clubs to expand or re-develop existing facilities and to maximise the usage of existing lands given over to the sporting activities associated with those clubs. Should a demonstrable need arise to re-locate clubs and their associated facilities, the Council would encourage their re-location to lands within the town boundary of Edenderry, within walking distance of residential areas and along well lit roads with footpaths.

Multi-use

The Council encourages the multi-use and multifunction of existing community facilities and that newly designed community use buildings in Edenderry should demonstrate a wider degree of flexibility for other users also.

G4.4.3 Social Inclusion and Disability

Social inclusion refers to the way in which all persons in a community are integrated in an equal manner, reducing barriers to participation, for example, discrimination and/or physical barriers such as accessibility and inadequate transport facilities. In order to combat social exclusion, actions must be taken at both a national and a local level and be focused on the most disadvantaged areas. Offaly County Council is committed to the promotion of a social inclusion approach across the entire range of local authority policies, activities and events.

Offaly County Council is further committed to the promotion of disability awareness, supporting policies on equality / disability, and providing people with disabilities with access to services. The Council endeavors' to meet the needs of disabled people by developing and implementing inclusive policies in relation to housing, transportation and access to public buildings and information. In the provision of new or additional social and community services/facilities, it is important to ensure that adequate provision is made for sport, recreational and other public amenities with cognisance of the needs of people with disabilities.

G4.4.4 Recreational Potential of the Grand Canal

Edenderry has a unique asset in the form of the Grand Canal Harbour, the Edenderry Branch of the Grand Canal and its proximity and accessibility to the Grand Canal itself. The value of the Grand Canal is recognised in this plan and it is intended to preserve its attractiveness by carefully controlling development in order to protect its amenity and tourism potential, as set out in the County Development Plan Section 7.9 and 7.10.

The Grand Canal has considerable potential both waterside and landside to be used as a recreational asset to Edenderry. The development of walking cycling, coarse fishing, cruising, kayaking and rowing will be encouraged, in cooperation with Waterways Ireland. Any development works will be subject to consultation with the NPWS.

Events such as the Edenderry Angling Festival have potential to attract large numbers of sport fishing enthusiasts from all over Ireland and overseas and put Edenderry on the map as a coarse fishing destination.

The development of the Grand Canal towpath around Edenderry as a walking and cycling route has been a huge success and a welcome amenity for the town. The wider plans to bring a cycleway/walkway from Edenderry west to Shannonharbour in the short to medium term future will add a touristic dimension to the offer of the town, making Edenderry a possible destination or starting point for long distance walkers or cyclists.

The Canal Harbour area of Edenderry needs a positive injection of commercial activity which may well be stimulated through generation of more touristic and recreational pursuits around the canal itself.

G4.4.5 Cultural Development and Identity

Culture and the Arts (also known as creative industries) are very important to local economies for very many reasons including:

- Providing direct economic benefits by creating jobs, attracting investment and stimulating the local economy.
- Enhance quality of life.
- Complementary to community development and cohesion.
- Enrich local amenities and offer and

- Attract new people.

Cultural development is largely untapped in Edenderry and has the potential to offer a range of opportunities to the town including the promotion of a strong identity. Opportunities include:

- Develop upon the story of the past and cultural heritage of the town.
- Developing cultural tourism.
- Identify and promote distinctive cultural products.
- Develop a unique Edenderry branding.
- Develop and market cultural events and festivals.

Edenderry would benefit from a cultural strategy drawing together all available opportunities that can be developed and evolved further at community level.

Theatre and the Arts

While Edenderry does not have a purpose built Arts building, there is an active Arts community existing in the town. The need for a cultural/ arts centre for the community, which would also encapsulate the history / heritage of the area, was highlighted as part of the consultation process of this LAP. The council supports the expansion of Arts facilities and in particular would support the provision of a permanent, locally produced public or civic art piece or pieces at suitable locations within the town.

G4.4.6 Healthcare

Edenderry provides varied healthcare facilities and services for people of the town and wider catchments. Ofalia House located on St. Mary's Road is a community residential nursing unit with 29 beds and serves the wider North Offaly Area. A need for further Nursing home provision is identified for the town of Edenderry and the wider catchment area.

Within the same location, the Health Services Executive (HSE) Health Centre provides a number of services including Public Health Care nurses, dental facilities and services, physiology services, social workers and a psychiatric unit. Edenderry also has the benefit of voluntary services such as the Edenderry Parish North Offaly Development Company who provide essential social services such as visitations service and maintenance. These services are provided through funding applied from Offaly County Council as well as the HSE. Offaly County Council recognise the significant need for Health and Social services that are required by people in, not only the Edenderry plan area but also the wider catchment that Edenderry serves. To ensure a continuation and expansion of these facilities and services (as appropriate), the Council will seek to promote, encourage, facilitate and provide where possible, the relevant facilities and services as considered necessary in this area.

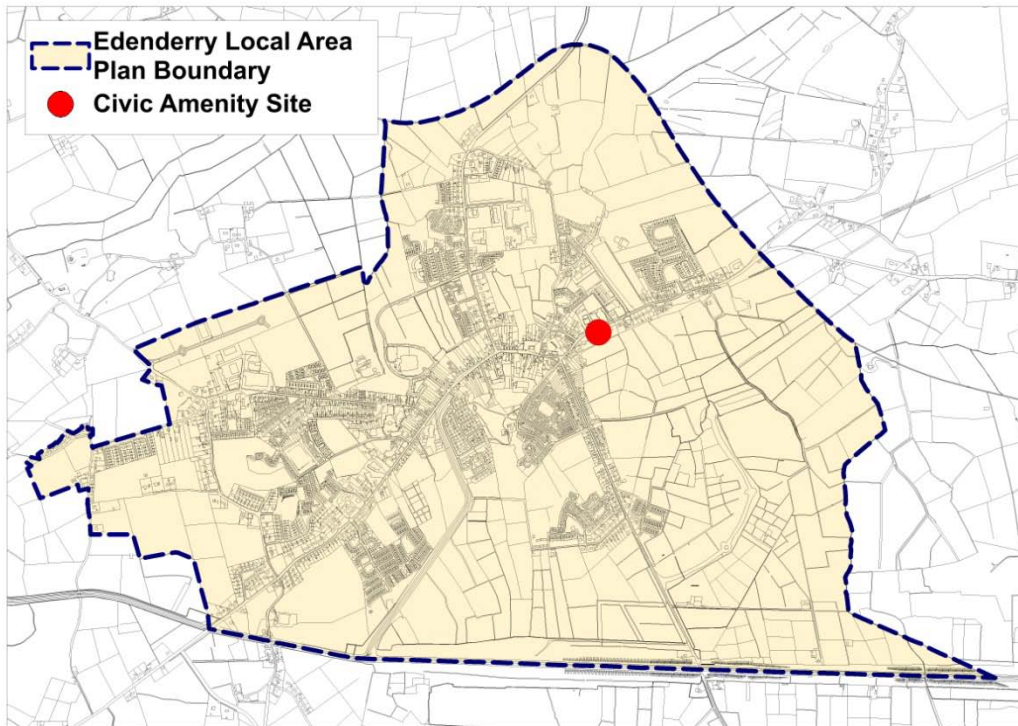
Voluntary services include the Edenderry Meals on Wheels, and the Kare Centre.

G4.4.7 Civic Amenity

There is one civic amenity site in Edenderry located on the Dublin Road (refer to map 6.1). This civic amenity site is known also as the Edenderry Recycling Centre and accepts a wide variety of materials including glass

bottles, plastic bottles and packaging, cardboard and paper, aluminum and steel cans, Waste Electrical and Electronic Equipment (WEEE), waste oil, clothing and footwear.

Map 4.1 Civic Amenity site location



It is Council Policy to:

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| CCIP5 | Assist, encourage and facilitate the provision and extension of community facilities to serve the individual community needs of all individuals in Edenderry in liaison with community based groups, public bodies, government departments, state agencies and other interested parties. |
| CCIP6 | Encourage the provision of necessary community services and facilities, within the boundary of Edenderry town. |
| CCIP7 | Encourage and promote cultural developments and initiatives that contribute positively to the economic and community development of the town. |

It is an objective of the Council to:

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| CCIO1 | Have regard to the guidance and recommendations of The Provision of Schools and the Planning System - A Code of Practice for Planning Authorities, the Department of Education and Skills (DoES) and DoECLG, July 2008, as well as other national guidance, as appropriate for the provision of schools by ensuring that suitable lands are zoned for educational uses within the boundary of Edenderry. |
| CCIO2 | Continue to work with the DoES, LOETB, and other training providers in assisting in the delivery of educational requirements in Edenderry. |
| CCIO3 | Encourage the provision of childcare facilities as an essential part of residential schemes and places of employment such as industrial / business parks within the development boundary of Edenderry. |
| CCIO4 | Progress the development of a new Community Library in Edenderry in line with the National Library Capital Programme and to continue in the provision of services, economic and community initiatives, literacy programmes and the promotion heritage and culture. |
| CCIO5 | Support the re-development of the Edenderry Town Park. |
| CCIO6 | Seek the provision of additional parkland spaces within the boundary of the town as part of development applications in order to improve recreational and amenity facilities in the town. |
| CCIO7 | Encourage the provision of communal garden areas and sensory gardens in the town. |
| CCIO8 | Facilitate the development of a cultural strategy that seeks to capitalize of cultural opportunities in the town that can be developed and promoted for the local economic benefit of the town and to contribute positively to the local community. |
| CCIO9 | Promote and support the Arts in Edenderry and support the provision permanent civic art at suitable locations within the town. |
| CCIO10 | Support the development of a dedicated, multi-purpose Arts Centre/Theatre Facility in the town as resources allow. |
| CCIO11 | Support the suitable location for and development of a community skatepark in Edenderry. |



G5 BUILT AND NATURAL ENVIRONMENT

G5.1 Introduction

Edenderry's built and natural heritage are key and distinctive assets that can be used positively to promote a positive image of the town and attract visitors. The built heritage is a unique resource and represents an irreplaceable expression of the richness and diversity of the towns past. The vernacular architecture makes a strong contribution to the character of the streetscape and this strategy seeks to protect, preserve and enhance for the benefit of future generations. The Grand Canal is one of Edenderry's prime amenity and environmental assets. The development of its full amenity potential will bring economic benefits to the town and this must be undertaken in the context of the maintenance and enhancement of the environmental quality and status as a designated Natural Heritage Area.

G5.2 Built Environment

G5.2.1 Architectural Heritage

The architectural heritage of Edenderry is represented with very strong structures and streetscape making a very distinctive contribution to the town and forms part of the initial identity of the town. From Blundell Castle, to the Town hall on Market Square, and the fine vista of JKL Street and the Grand Canal Harbour, Edenderry's Architectural Heritage offer is rich and punctuates a rich history for the town, from the 16th century rebellions to the Plantations and on to the Irelands Industrial Revolution. It is crucially important that there is an understanding and an appreciation of the social and economic benefits that conserving the architectural heritage of the town can bring such as:

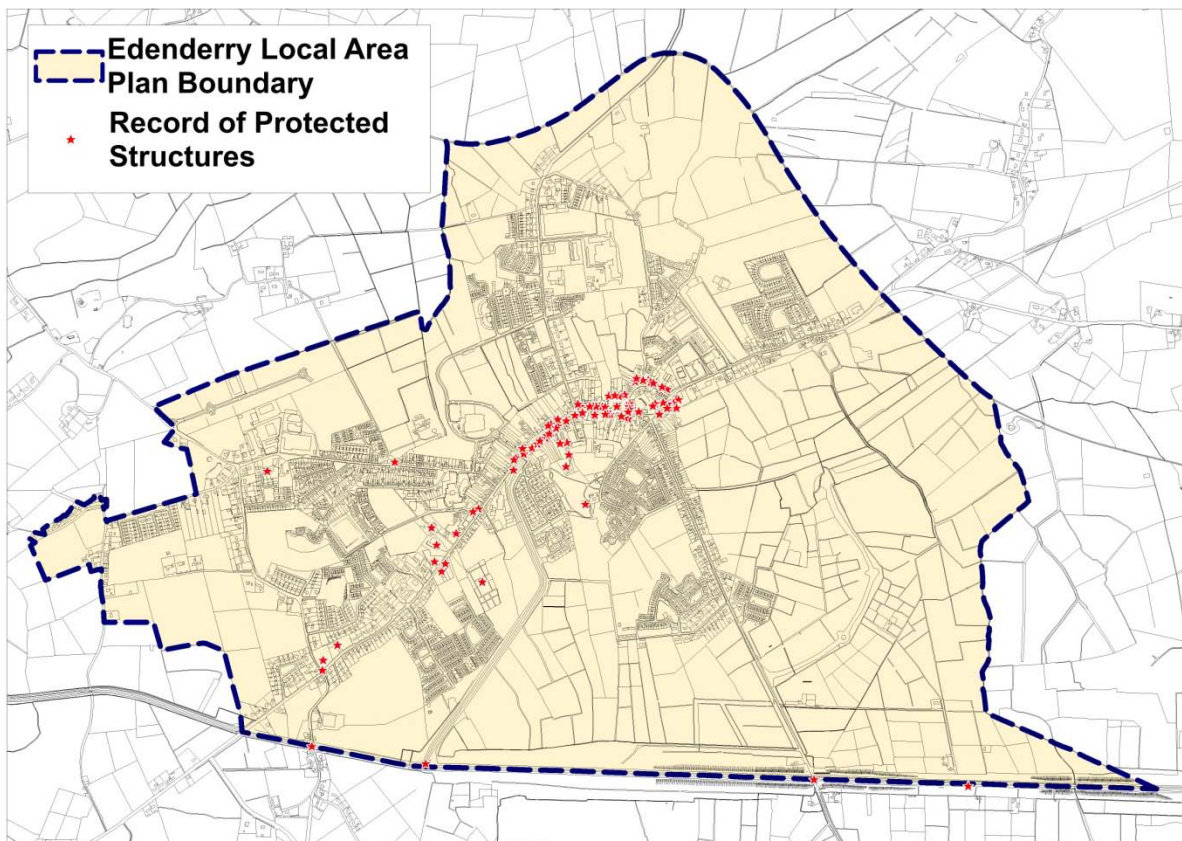
- Contributing to a sense of place and creating an identity through a link to the past,
- Forging community capacity engendering civic pride,
- Economic regeneration,
- Environmental quality,
- Distinctive and competitive edge in attracting business, visitors and new residents.

This draft plan seeks to promote architectural heritage in a positive manner to work for the economic benefit of the town and to respect, protect and conserve structures and features to ensure that they continue to be of benefit to the community and economy in Edenderry.

Protected Structures

There are many Protected Structures, as designated in the Offaly County Development Plan Record of Protected Structures 2014-2020, within Edenderry town boundary and many of these are within the town centre particularly on J.K.L. Street. There is a presumption in favour of using these structures for positive end uses that contribute to the vitality of the town centre. All works carried out to protected structures should be in accordance with best conservation practice and the Guidelines for Architectural Heritage Protection issued by the Department of the Environment, Community and Local Government in 2004.

Map G5.1: Record of Protected Structures



Architectural Conservation Areas (ACA)

Edenderry has a very special character to offer through its structures, streetscapes and townscape. In appreciation of the sense of place and character that these structures and streetscapes provide there is potential to for a future Architectural Conservation Area to include areas such as O Connell Square, JKL Street, Colonel Perry Street and/or, Fr. Kearns Street.

Grand Canal

When constructed the Grand Canal (proposed Natural Heritage Area, pNHA) and, later its Harbour, were extremely valuable pieces of infrastructure within Edenderry in the context of transportation of people and goods. Now the Canal serves Edenderry best in respect of Natural Heritage as an amenity and tourist facility providing readymade boating, walking and cycle routes that bring an element of the natural heritage right

into the heart of the town. The value of the canal is significant; it is a distinctive feature and brings a contribution to the quality of life of the people of Edenderry.

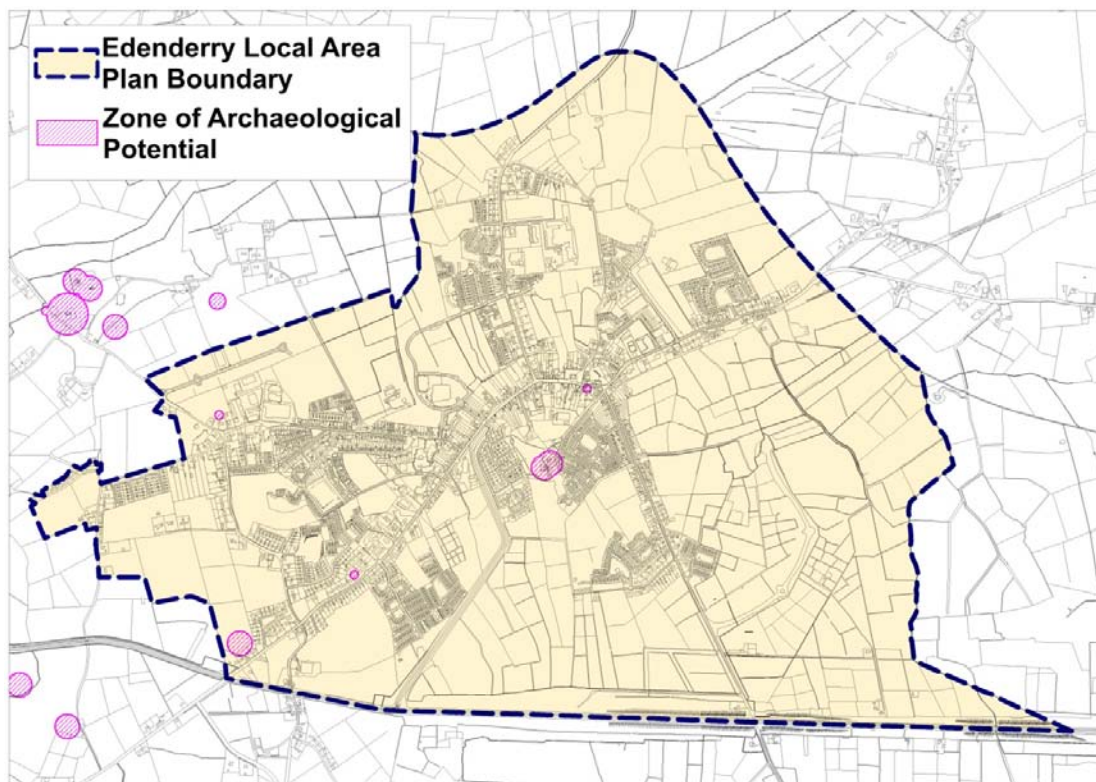
G5.2.2 Archaeological Heritage

The archaeological heritage of County Offaly includes structures, constructions, groups of buildings, developed sites, all recorded monuments as well as their contexts, and moveable objects situated both on land and under water. Archaeological heritage is not confined to the archaeological sites already within the Record of Monuments and Places (RMP). It includes any archaeological sites that may not have been recorded yet, as such sites may only be uncovered following development works.

All known sites and monuments in Edenderry are identified and listed for protection in the Record of Monuments and Places (RMP). The RMP shows all the sites, monuments and zones of archaeological potential identified to date in the County.

The need to preserve the archaeological heritage in the County is well recognised and this heritage will be protected through ensuring that archaeological considerations are taken into account during development in sensitive areas. The actual designation and legal protection of archaeological features such as National Monuments (one recorded in Edenderry – Blundell Castle) is outside the remit of the local authority, though provided for under the National Monuments Acts. Offaly County Council will work closely with the National Monuments Service and The Heritage Council in securing the protection of archaeological heritage, as well as in the development of policy and the identification of sites and zones.

With Edenderry's wealth of history and archaeology there is opportunity for Edenderry to capitalize on Fáilte Ireland's brand *Ireland's Ancient East* (IAE)



Map G5.2: Zones of known archaeological potential within and outside the boundary of the Edenderry

G5.3 Natural Environment

Protecting and enhancing the natural environment is important for any location and is representative of how people feel about their town or place. Natural Heritage is legally protected through a number of Directives including the Birds Directive (2009/147/EC) which seeks to conserve bird species and their habitats and the Habitat Directive (1992/43/EEC) which seeks to protect Natura 2000 sites.

The Wildlife (amendment) Act (2000), provided for the designation of Natural Heritage Areas (NHAs) in recognition of nationally important habitats, species and sites of geological interest. The Grand Canal is a proposed NHA and is afforded the same level of protection as if it were an adopted NHA. The Edenderry Local Area Plan area is primarily an urban landscape and the focus on Natural Heritage is on the following:

- The River Boyne
- Grand Canal (Proposed NHA)
- Bio-diversity

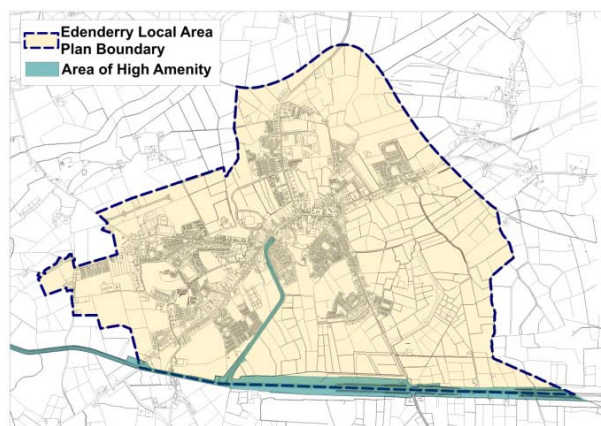
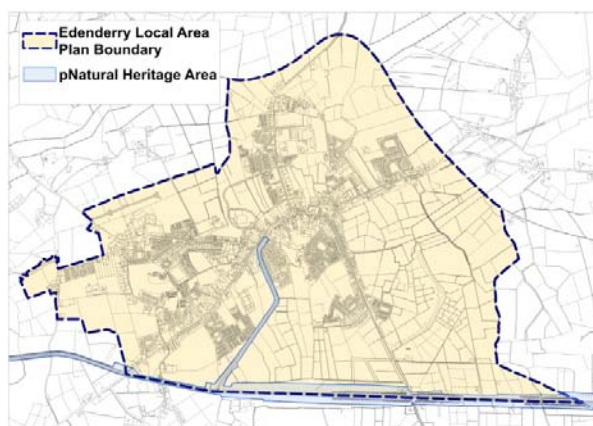
G5.3.1 River Boyne

The River Boyne is located to the north of Edenderry and forms the boundary between County Kildare and County Offaly at that point. In addition to its significant historical legacy, it is recognised as one of Ireland's premier game fisheries offering a wide range of angling. For its protection from the impacts of human activity, a riparian buffer zone comprising a strip of vegetative land bordering the River will be maintained on lands adjoining it in County Offaly. The riparian buffer zone or set back distance sought will be between 30 and 50 metres depending on the size and nature of development proposed in proximity to the watercourse.

G5.3.2 Grand Canal

The Grand Canal is a proposed Natural Heritage Area identified under the Wildlife (amendment) Act 2000 in recognition of national important habitats, species and diversity of natural attributes. Notwithstanding the legal obligation to protect the Grand Canal because of its designation, the amenity value of this key asset for Edenderry is significant and demonstrates that the natural environment can be used positively the promotion of other uses and in turn used as a distinctive attribute to promote the area.

Further to its designation as pNHA the Grand Canal has been identified as an Area of High Amenity (AHA) in the Offaly County Development Plan 2014-2020 and is afforded protection under this local designation.



G5.3&5.4: Proposed Natural Heritage Area and Area of High Amenity in Edenderry: Grand Canal

G5.3.3 Bio-diversity

Bio-diversity is the term given to describe all of nature's attributes, including species, habitats, ecosystems, landscapes etc. Bio-diversity comes under threat through habitat destruction, pollution and intensification of land uses. The potential to conserve and improve or enhance bio-diversity in Edenderry is great and can be dealt with in individual planning applications to provide for features such as hedgerows to be retained, new hedgerows to be planted or areas to be landscaped, creation or retention of ecological corridors, planting and retention of trees, protection of bats etc.

Green Infrastructure

Green Infrastructure (GI) can be broadly defined as strategically planned and interconnected networks of green space and water capable of delivering ecosystem services and quality of life benefits to people. The natural environment provides a variety of services to us for free and these bring many benefits to society and the economy. Green Infrastructure can include parks, open spaces, rivers, farmland, playing fields, woodlands, allotments and private gardens which surround and intersperse our towns and villages. Edenderry has a wealth of Green Infrastructure potential, with the presence of the Grand Canal, a large Town Park, sports fields, the River Boyne, the surrounding farmland and bogland, and associated hedgerows and vegetation. This should be designed and managed as a multifunctional resource capable of delivering a wide range of economic, environmental and quality of life benefits for the local community including:

- Attracting businesses and inward investment by creating an attractive environment;
- More places for people to access nature, outdoor recreation and for social interaction;
- Local food production - in allotments, gardens and through agriculture;
- Encouraging physical activity and improved health and well-being by providing quality green spaces for walking and cycling and other physical activity;
- Creating a sense of place and local distinctiveness;
- Space for nature and wildlife to flourish;
- Climate change adaptation - for example flood alleviation and cooling urban heat islands, and
- Environmental education.

Planning for Green Infrastructure Connectivity and multi-functionality are key concepts in Green Infrastructure Planning. Connected Green space provides greater benefits to both people and wildlife, than isolated patches and multi-functionality recognises that multiple benefits can be provided on the same site. Planning for Green Infrastructure involves mapping existing GI resources, assessing future needs, and charting where improvements or enhancements can be made, and where GI can be provided in the future. The Council acknowledges that Green Infrastructure planning involves a holistic approach and should be provided as an integral part of sustainable development, alongside other infrastructure such as utilities and transport networks, if this is to be achieved, the maximum benefit from our natural assets. It is through the conservation of ecological infrastructure such as hedgerows and riparian corridors that we can develop a 'network of sites' as part of our green infrastructure. These allow for the migration and the exchange of species between conservation areas. To this end, and with a view to improving the ecological coherence of the Natura 2000 Sites network, the Council will encourage the management of features of the landscape which are of major importance for wild fauna and flora.

| It is Council Policy to: | |
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| BNEP1 | Protect, conserve and enhance structures (in consideration of maintaining the character and interest of the structure as well as its setting) which are of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest including those listed on the County Offaly Record of Protected Structures in Edenderry and to promote the rehabilitation, renovation and re-use of these structures. |
| BNEP2 | Encourage and apply best conservation principles to all development applications relating to all historic buildings and structures, in Edenderry as listed in the Offaly County Council Record of Protected Structures as well as buildings and structures which may not be listed as Protected Structures but have an intrinsic heritage value. |
| BNEP3 | Promote best conservation practice and the importance of informed decision making with regard to historic buildings through advice to owners / occupiers and by encouraging the engagement of a suitably qualified conservation specialist(s) with regard to material specification and application for protected structures. |
| BNEP4 | Promote appropriate use / re-use and repair of protected structures and to encourage owner/occupiers to avail of grants available through the Conservation Grants Schemes made. |
| BNEP5 | Protect and preserve all archaeological sites and their setting including those recorded on the Record of Monuments and Places (RMP) and those not yet discovered. |
| BNEP6 | Recognise and protect the ecological value of the River Boyne and the proposed Natural Heritage Area of the Grand Canal in Edenderry. |
| BNEP7 | Protect a riparian corridor of between 30 and 50 metres along the bank of the River Boyne for its ecological value and potential and to maintain it free from inappropriate development. |
| BNEP8 | Ensure the conservation of the natural habitats along the Grand Canal which are identified as being of ecological and botanical value. |
| BNEP9 | Make tree preservation orders as deemed necessary. |
| BNEP10 | Promote the use and value of the Edenderry Branch of the Grand Canal to the town as a boating corridor, tourism route and amenity area for the residents of Edenderry Town. |
| BNEP11 | Prohibit any development that would be harmful to or that would result in a significant deterioration of habitats and/or disturbance of species in any Special Protection Area (SPA), Special Area of Conservation (SAC) and candidate Special Area of Conservation (cSAC), Natural Heritage Area (NHA) and Proposed Natural Heritage Area (pNHA). |
| BNEP12 | Ensure an Appropriate Assessment in accordance with Article 6(3) and Article 6(4) of the Habitats Directive, and in accordance with the Department of Environment, Heritage and Local Government Appropriate Assessment of Plans and Projects in Ireland – Guidance for Planning Authorities, 2009 and relevant EPA and European Commission guidance documents, is carried out in respect of any plan or project not directly connected with or necessary to the management |

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| | of the site but likely to have a significant effect on a European site(s), either individually or in combination with other plans or projects, in view of the site's conservation objectives. |
| BNEP13 | Support and co-operate with statutory authorities and others in support of measures taken to manage proposed or designated sites in order to achieve their conservation objectives. |
| BNEP14 | Ensure that development proposals are screened to determine whether they are likely to have a significant direct, indirect or cumulative effect on the integrity or conservation objectives of any European Site and, where significant effects are likely or uncertain, there will be a requirement for consultation with the relevant environmental authorities as part of any Habitats Directive Assessment that may be required. |
| BNEP15 | Protect existing Green Infrastructure within the Local Area Plan and to provide additional Green Infrastructure, where possible. |
| BNEP16 | Integrate Green Infrastructure into future developments in Edenderry and ensure developments are cohesive with Green Infrastructure corridors linking adjoining lands. |
| BNEP17 | To work with relevant stakeholders to support the promotion of Edenderry as an <i>'Irelands Ancient East'</i> destination. |
| BNEP18 | Protect environmental quality in Edenderry through the implementation of European, National and Regional policy and legislation relating to air quality, greenhouse gases, climate change, light pollution, noise pollution and waste management. |

It is an objective of the Council to:

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| BNEO1 | Issue declarations on types of works that would or would not materially affect the character of a protected structure, where requested. |
| BNEO2 | Examine the feasibility of designating Architectural Conservation Area(s) (ACA) within Edenderry in the aim of identifying areas of special character and architectural interest and to preserve that special character. |
| BNEO3 | Seek archaeological excavation and testing, or preservation wherever archaeological material is likely to be affected by a proposed development. |
| BNEO4 | Implement a tree planting programme in Edenderry. |
| BNEO5 | To conserve, protect and enhance important landscape features, such as rivers, wetlands, stonewalls, hedgerows etc, which form wildlife corridors and link habitats and to promote and encourage bio-diversity within all new developments in Edenderry. |
| BNEO6 | Protect and conserve the integrity of soils that support the rich bio-diversity and ecological networks in Edenderry. |



G6 INFRASTRUCTURE

G6.1 Introduction

The sustainable consolidated and coherent growth of Edenderry is dependent on the satisfactory provision of key infrastructure associated with:

- Water and Drainage
- Movement and Transport
- Energy and communications

There is a need to plan for key infrastructure to support development in a manner that is environmentally appropriate, cost effective, efficient and protects public health.

G6.2 Water and Drainage

Irish Water is now responsible for the operation of public water and wastewater services and provision of these services across Ireland.

G6.2.1 Water supply:

Water services are 100% funded by Irish Water who are the statutory Authority for the provisions and maintenance of water services. Offaly County Council continues to deliver water services in accordance with the Service Level Agreement with Irish Water.

The water supply in Edenderry is from a number of sources. Three boreholes provide water in the town. Two of these boreholes are located close to the water tower near the town park and one in close proximity to the Kishawanny Bridge. The town water supply is also supplemented by a connection to the Tubberdaly Public Water Scheme. Edenderry has benefitted from rehabilitation works completed through Irish Water's Capital Investment Plan 2014-2016.

Rehabilitation works have ensured that the town is adequately meeting the demand for water.

Irish Water has commenced work on a 25 Year Water Services Strategic Plan which will set out its long term strategy and objectives. The Capital Investment Plan will be adjusted as required to meet the objectives and priorities of the Water Service Strategic Plan as adopted following assessment.

Water conservation is highly encouraged by the Council and any expansion of the water supply network, assessment of water supply needs will include and provide for conservation measures. These conservation measures will be sought through better management and leak eradication schemes to prevent any water loss from the system. All water users are encouraged to use best practice in water conservation.

G6.2.2 Waste water treatment

The existing wastewater treatment plant is located in the northwest of Edenderry and has a current capacity of 9,500 population equivalent (p.e.). The River Boyne acts as receiving waters for the plant. There are eight

pumping stations at various locations within the town that form part of the wastewater network. Works were undertaken to the treatment plant in 2016 to improve efficiency. The Edenderry treatment plant has sufficient capacity to deal with the current load while the expansion is required to effectively treat the wastewater generated by already permitted and future development. There is currently sufficient capacity to meet the needs of potential employment generating development.

It is an objective of the Council to:

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| WD01 | Support and work closely with Irish Water in the provision and maintenance of adequate water supply, wastewater disposal, and surface water drainage infrastructure, required to realize the development objectives of this plan. |
| WD02 | Permit new developments only where it can be clearly demonstrated that they can be serviced and that there is adequate capacity in the wastewater disposal infrastructure. |
| WD03 | Maintain and enhance, as appropriate, the existing surface water drainage system throughout the plan area and ensure that new developments are adequately serviced with surface water drainage infrastructure and promote the use of Sustainable Drainage Systems in new developments. |
| WD04 | Maintain a development free buffer around the existing Edenderry wastewater treatment plant of a minimum of 100 metres. |
| WD05 | Ensure that planning applications have regard to any existing groundwater protection schemes and /or the likely impacts that development may have on groundwater. |

G6.2.3 Surface water drainage

Adequate stormwater drainage and retention facilities are necessary to accommodate increased surface water run-off from existing and future developments. The use of Sustainable Drainage Systems (SuDS) in developments can contribute to surface water retention and help to reduce and prevent flooding by mimicking the natural drainage of a site to minimize the effect of development.

To make certain the sustainable management of surface water and its proper discharge/disposal, all developments in Edenderry should make provision for the inclusion of SuDs.

Applications for new developments in Edenderry should include details of how SuDS have been satisfactorily incorporated into the design of the scheme. In addition, applications must demonstrate clearly how the incorporation of SUDS can benefit the overall scheme or contribute to the area by an end use that is:

- (a) functional to the scheme,
- (b) has an amenity value or,
- (c) has a habitat creation value.

It is Council Policy to:

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| SWDP1 | Require all development proposals in Edenderry to incorporate SUDs and to show clearly how the incorporation of SUDs can benefit the overall scheme or contribute to the area by an end use that is (a) functional to the scheme (b) has an amenity value or, (c) has a habitat creation value. |
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It is an objective of the Council:**SWDO1**

To upgrade and extend the surface water collection system for the town.

G6.2.4 Flood Risk and Protection:

In accordance with *The Planning System and Flood Risk Management Guidelines for Planning Authorities* (2009) a stage 1 and stage 2 Strategic Flood Risk Assessment (SFRA) has been conducted as part of the preparation of this plan. A number of approaches to managing flood risk in Edenderry have been employed in helping to make the plan and are recommended particularly for dealing with planning applications. These include:

1. Areas at risk of flooding have been identified and there is a greater understanding of why flooding occurs in the general area.
2. A precautionary approach has largely been employed to landuse zoning to avoid directing development towards areas at risk of flooding.
3. Areas at risk of flooding as identified which are being put forward for landuse zoning have been subject to assessment through the justification test.
4. Where particular areas identified as being liable to flood were examined as being strategically important for the consolidated and coherent growth of the town and zoned accordingly, an area specific flood risk assessment will be required and mitigation measures for site and building works will be required to be integrated.
5. Policies and objectives have been devised in the SFRA for incorporation into this plan.

It is Council Policy to:**FRP1**

Have regard to The Planning System and Flood Risk Management – Guidelines for Planning Authorities, November 2009 (as amended), and any future reports in relation to flood risk for Edenderry.

FRP2

Require a detailed Flood Risk Assessment for the entire area delineated as FR1 in the plan to:

- assess flood risk issues in sufficient detail against the specific type(s) of development proposed
- examine the potential impact on flood risk elsewhere by displacement or from works outside FR1 that may be necessary to facilitate development.
- examine the effectiveness of any proposed mitigation measures.

Any proposals for development in this area shall be accompanied by a site specific flood risk assessment appropriate to the nature and scale of the development being proposed. Mitigation measures for site development and building design in this area shall incorporate:

- i. Permeability measures such as permeable paving to break up expanses of hard surfacing in area such as car parks.
- ii. Appropriate Finished Floor Levels.
- iii. Proposals to deal with rain and surface water employing Sustainable drainage techniques including rainwater harvesting, attenuation and Sustainable Urban Drainage Systems (SuDS).
- iv. Development proposals incorporating SuDS shall demonstrate how SuDS will benefit

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| | the overall scheme or contribute to the site/area by an end use that is (a) functional to the scheme, (b) has an amenity value, or (c) has a habitat creation value. |
| FRP3 | Co-operate with the OPW in relation to the development of the Catchment Flood Risk Assessment (CFRAM) Eastern River Basin and for the River Boyne in particular and to comply with any guidance and recommendations of this flood risk management plan. |
| FRP4 | All development on lands identified as being at risk of flooding must demonstrate, through the carrying out of a Site Specific Flood Risk Assessment flood impact assessment and the use of Sustainable Urban Drainage Systems, that any flood risk can be adequately managed and the use or development of the lands will not cause unacceptable adverse impacts elsewhere. |

It is an objective of the Council:

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| FR01 | For a flood study to be undertaken to examine in detail the causes and extent of flooding from Weavers Drain, the impacts of the potential development of land naturally attenuating to this water course and measures that can be employed to lessen or reduce the impacts of flooding on established developments in the town. |
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G6.3 Movement and Transport

The improvement of transportation infrastructure in and around the town of Edenderry will be a key element for the sustainable development of the town. Traffic congestion is a major issue for the town and needs to be addressed through the design and delivery of an orbital route bringing traffic away from the centre of the town. In addition, local access routes are also desirable to facilitate compact development of the town centre by opening linkages with land currently land locked.

G6.3.1 Access and Connectivity - strategically

Edenderry is strategically located on the edge of the Greater Dublin Area. The opening of the Enfield - Edenderry Road Improvement Scheme in 2014, which includes 11km of newly constructed single carriageway has had a major impact on the town of Edenderry. The upgraded R402 provides excellent road access to the M6/N6 and onto Dublin. It means that Edenderry is now more accessible to the Dublin City and its airport and port connections. This will have benefits for those people from Edenderry, commuting to the Dublin area for work opportunities, and also in line with the mission of this draft plan, for business people hoping to expand their operations in Edenderry itself. The R402 also links Edenderry with the Midlands Gateway town of Tullamore, to the west (and the county generally). It is considered of equal importance, to maintain the link between Edenderry and Tullamore to a high standard also.

The Grand Canal offers an opportunity in the context of amenity, recreation and tourism to link Edenderry to Tullamore and to the National Cycle Network.

It is Council Policy to:

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| MTP1 | Improve and upgrade as necessary the road link (R402) between Edenderry and Tullamore and other large towns in the region. |
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| MTP2 | Support the principles and objectives as set out within the <i>Connecting People, Connecting Places</i> Offaly County Walking and Cycling Strategy 2015, (including any updated/superseding document), in particular the attainment of a cycling/walking connection for Edenderry to Tullamore, Lough Boora and the River Shannon via the Grand Canal Towpath, and also to the National Cycle Network via Kilbeggan Branch of the Grand Canal. |
| MTP3 | Promote and facilitate the following where feasible and to co-operate with the Department of Transport, Irish Rail and adjoining local authorities in developing a link in the network which could involve the provision of a new line from Enfield to Edenderry with a continuation to Portarlinton (possible junction at Garryhinch). This line will be of great strategic importance in the context of the midlands. Bord Na Móna already owns many of the wayleaves between Portarlinton and Enfield. |

G6.3.2 Access and connectivity – locally

The R402 serves as the main artery through the town and is subject to through traffic including commercial vehicles giving rise to congestion along the retail and commercial core. It is essential in addition to alleviating congestion and associated nuisance that alternative routes are delivered to take through traffic away from the town centre to enable this area to focus on enhancing its economic development potential. In the lifetime of this plan a transportation study will be undertaken to address a range of issues relating to congestion, traffic movement, circulation, parking and smarter travel.

Outer relief road:

An outer relief road circumventing the town from south west to north east remains a long term objective of this plan. This will provide a long term solution to problems of traffic congestion experienced in the central area. However in the shorter term it is considered necessary to make provision for inner relief roads that will not only alleviate congestion but will distribute traffic more evenly throughout the town and make provision for access to backland areas.

Access to backlands and development lands:

The linear nature of the town centre has resulted in restricted access to lands to the rear of the town centre. This militates against the development of a compact integrated development pattern. Indicative access routes and points of direct access provision are identified on the accompanying land use zoning map. This will facilitate compact in-depth development accommodating the plan-led expansion of the town centre and integrated road and pedestrian networks.

The accesses and link routes shown on the accompanying land use zoning map indicate the preferred locations for key access points in order to permeate and link sites for future development. The routes, if developed, will contribute to development taking place in a coherent and properly planned manner. Use of some or all of these points should, over time, create an internal road network which will bring depth and permeability to the built environment.

Accessibility and Schools:

Linkages and access to schools is important in consideration of the volume of traffic associated with such facilities for certain periods of the day. In this regard the Council will seek to address issues of congestion and ease of access by introducing measures to improve circulation, including pedestrian and cyclists, within the vicinity of schools.

Walking and Cycling:

Walking and cycling are environmentally friendly and healthy modes of transport as well as recreational activities. The council will seek to encourage the provision, upgrade, maintenance and connectivity of walking and cycling routes through the town where feasible. The provision of a formal cycling and walking path along the existing Grand Canal Towpath from the Harbour to Downshire Bridge and west to Rathmore Bridge over the lifetime of the 2011-2017 LAP has been a welcome and well utilised amenity.

Given that the majority of Edenderry's population are living within 1.5 km of the town centre, there is great potential for a modal shift from the private car towards walking and cycling as a mode of transport, particularly if improved linkages between the town centre, car parks, residential areas and schools are realised and new developments focus on connectivity, legibility and permeability. This plan contains proposals to create a town cycle network and to promote Edenderry, as a cycle/pedestrian friendly town as envisioned in the Draft Edenderry, *Walking and Cycling Strategy* 2012, as resources permit. Developments should incorporate or take cognizance of this proposed network. The council also supports the promotion of Edenderry as a mini-hub for recreational cycling in County Offaly in the context of *Connecting People, Connecting Places*, 2015, in particular, proposals to connect Edenderry with Tullamore and Lough Boora Discovery Park, via the Grand Canal Cycleway Walkway.

It is Council Policy to:

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| MTP4 | Make provision where possible for alternative access and linkages routes through the town to alleviate congestion pressure from the main thoroughfare of the town. These will be encouraged to be developed in a logical manner in tandem with development or as a need arises for their provision. |
| MTP5 | To promote, develop and upgrade a series of cycle lanes throughout the town for amenity and transport purposes in accordance with the routes set out in the landuse zoning map. |

It is an objective of the Council to:

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| MT01 | Undertake a transportation Study for Edenderry addressing issues relating to traffic congestion, movement and circulation and smarter travel. |
| MT02 | Reserve land for a future relief road to the south and east of the town. |
| MT03 | Deliver distributor roads in and around the town providing for an alternative route away from the town centre area and to open backland developments for further development potential as indicated on the landuse zoning map. The need for remedial works to safeguard existing residential areas adjoining distributor roads will be examined and provided where necessary for public safety. |
| MT04 | Provide where new development is proposed, new or additional access/linkages as indicated on the landuse zoning map into adequately zoned and serviced land to provide for the opening up the full development potential of backland, and developable areas in the town. |
| MT05 | Improve and upgrade all approach roads to the town as a method of enhancing the first impression of the town. |

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| MT06 | Facilitate and implement measures to reduce or manage traffic associated with schools to regularize movement patterns and ease congestion. |
| MT07 | Support the progressive improvement of the amenity/walking/cycling network, to include existing and enhanced public footpaths along the main streets, and approach roads, including indicative internal distributor roads, providing linkages to existing and new developments, existing and future schools, cycling routes/lanes where possible and amenity corridors linking town centre, residential, community facilities, public amenities, commercial and transport nodes. |

G6.2.4 Car Parking

There is at present sufficient on street parking to serve demand in the town centre. As the town's district functions develop, car-parking requirements may increase and shall be provided as an integral part of new developments. It would be prudent to see such car parking develop at off-street locations away from, but in proximity to the main artery, to not only improve traffic circulation but also to enhance the commercial life of the town.

It is Council Policy to:

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| CPP1 | Provide adequate car parking in the town commensurate with new developments at locations that are in proximity to the town centre. |
| CPP2 | Promote and encourage off street car parking at suitable locations. |

It is an objective of the Council to:

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| CPO1 | Review the future location and provision of controlled car parking in areas other than the town centre. |
| CPO2 | In co-operation with local businesses, encourage delivery times at time and locations to avoid congestion. |

G6.2.5 Specific Road Upgrade, improvement, Re-alignment

There are a number of roads and junctions around the town that are in need of upgrade or measures to improve their function and these are specifically identified in this plan.

It is an objective of the Council to:

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| SRIO1 | <p>Surfacing and/or footpath replacement works at:</p> <ul style="list-style-type: none"> • Fairgreen • Fr. Paul Murphy Street. • Rathangan Road • Carrick Road, • Killane (back road) |
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| | <ul style="list-style-type: none"> • Church View Heights • Gilroy Ave • Castleview Park. • Blundell/Greenwood (Footpath). |
| SRI02 | Provide traffic calming measures at: <ul style="list-style-type: none"> • On Dublin Road Fairgreen • Carrick Road on approach from north. • Rathangan Road • St. Mary's Road. |
| SRI03 | Improve junctions at: <ul style="list-style-type: none"> • St. Francis Street / St. Mary's Road • School Lane / St. Mary's Road • Dublin Road / Rathangan Road • Dublin Road / Tesco & Lidl entrance. |
| SRI04 | Road Widening/realignment at: <ul style="list-style-type: none"> • Monasterosis • Clonmullen Lane |
| SRI05 | Improve public lighting where necessary and provide for public lighting energy efficiency retrofit. |
| SRI06 | Upgrade streetscape/public realm in particular at JKL street and O'Connell Square. |

G6.2.6 Energy and Communications

Enhanced development of secure and reliable natural gas infrastructure, electricity transmission infrastructure and telecommunications infrastructure is recognised as being a key factor for supporting economic development and attracting investment to any area. Various service providers provide energy and communications infrastructure and services in the town.

Electricity and the National Transmission Grid:

Edenderry town is currently served by an 110kV electricity network.

Gas Network:

Bord Gáis are considering the extension of the gas pipeline to Edenderry as part of phase 3 of the "New towns Analysis".

Renewable Energy Resources:

Renewable energy is increasingly seen as a means to address climate change challenges, reduce carbon dioxide emissions and increase national energy security. Ireland's need to support renewable energy stems from its EU commitments, namely the *EU Directive 2009/29/EC on the Promotion of Renewable Energy Sources*, which establishes a binding target of 20% of overall EU energy consumption coming from renewable resources by 2020, as well as a binding 10% minimum target for energy from renewable resources to account for 16% of total energy consumption by 2020. In line with these commitments, Ireland's target for electricity from renewable energy sources (RES -E) is 40% by 2020. Low carbon technologies present an economic

opportunity within the County and green technology development is emerging as a major field of innovation and growth.

Offaly County Council recognizes the importance of developing renewable energy resources in the interest of delivering on the *National Climate Change Adaptation Framework*. The Planning and Development Regulations 2001 as amended provide some exemptions from planning permission for solar panel, heat pumps, wind turbines and wood pellet burners subject to certain conditions and limitations. However, the restrictions on exempted development as set out in *Article 9 of the Planning & Development Regulations 2001* (as amended) also still apply. Where an individual wishes to install any class of micro-renewable technology that does not fall within the exemptions, they are required to apply for planning permission.

The Council will at all times endeavour to promote and encourage a high level of energy efficiency and responsibility for energy efficiency at as many levels as possible within the development process.

Broadband:

A high-speed broadband network, known as a Metropolitan Area Network (M.A.N.), has been installed in Edenderry with the purpose of serving primarily commercial customers. The network runs throughout the town. The Council acknowledge that the network is an extremely important utility for existing businesses and potential investors in the town.

It is Council Policy to:

ECP1

Co-operate with natural gas, electricity and telecommunications providers for the provision and expansion of energy and communications in Edenderry subject to consideration of environmental, conservation and visual requirements.

7.0 DESIGN GUIDANCE

7.1 Introduction

Design guidance given in this Local Area plan is to promote high standards of development and quality design in Edenderry and to support the development strategy of the plan in delivering the goals. Design guidance ensures a consistent approach to development carried out during the lifetime of this Local Area Plan that will contribute positively to the built environment and the quality of life of the people. The guidance is not designed to be overly prescriptive but it does establish a strong basis from which designers are expected to progress individual projects. In addition, it also gives a strong indication of the high standard of development encouraged by the Council for each individual site and/or planning application.

7.2 Development Control Standards

Specific Development Standards are set out in Chapter 8 of the Offaly County Development Plan 2014-2020 and it will be a requirement of all new developments to comply with these. For residential developments, further requirements are outlined in the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (Cities, Towns & Villages) published by the Department of the Environment, Community and Local Government, and Offaly County Council will also have regard to the accompanying residential design manual when assessing planning applications for residential developments.

7.3 Design Guidance

Best practice in urban design and layout is encouraged by the Council at all times and planning applications should endeavour to demonstrate that the best principles have been applied and full cognisance has been taken of all relevant matters for the development of any site. However, in the interest of clarity, design guidance is particularly emphasised for the following areas within Edenderry:

- Town centre
- Suburban/outlying areas from the town centre
- Grand Canal
- Regeneration sites
- Individual structures

It is important to note that the design guidance given in one area is not specific to that particular area and can be just as appropriately applied to another area in the interest of achieving high standards for development sites.

7.3.1 Town Centre

The existing built environment of Edenderry town has developed over a long period of time and the stages of the town's development are identifiable by the buildings, street layouts and public spaces that occur throughout the town (refer to G3 Town Centre Revitalisation). This variety contributes to the overall character of the town and new development over the lifetime of this Local Area Plan will also leave a lasting

legacy for future generations. In order to be viable, new development must meet the demands of continually evolving lifestyles and as such, will vary in form and pattern from the traditional and existing built form. However, it is important that new development in Edenderry integrates successfully and harmonises with the existing built environment. In this regard, principles concerning urban design, urban grain, scale and architectural design should be applied to a high standard to all new developments in Edenderry. These are further elaborated upon below.

Urban Design

It is important to note that good urban design plays an essential role in delivering a built environment which is sustainable and creates social and environmental well being as well as economic value to any area. Urban design provides for the following:

- Creation of a high quality environment with a clearly defined urban structure.
- Reinforcement of local identity and sense of place.
- Resolution of conflict between pedestrian and traffic.
- Stimulation of commercial investment and sustainable economic development through the creation of revitalisation of an attractive and viable urban environment.
- Making the centre memorable and encourage locals to stay and others to visit.

Best practice principles relating to urban design should be applied to all new developments within Edenderry but particularly those located within the town centre for all of the reasons set out above.

Urban Grain

Existing town centre plots within Edenderry have a clearly defined urban grain by virtue of their establishment over time. This contributes particularly to the more traditional town centre form that we are accustomed to. The functional requirements for many new uses such a large shopping centres, office blocks or other commercial developments tend to work against the historic and established grain. It is acknowledged however, that the determinant in achieving variety and vibrancy on streets will be to strike a reasonable balance between a range of development site sizes and provide for adequate permeability through the urban fabric – thus maintaining and creating new streetscapes as opposed to the larger, more impermeable blocks.

Scale

Developments along the existing JKL Street and in Market Square largely take a similar built form of being terraced and two to three storeys in height. Most buildings have pitched roofs with pitches of approximately 40 to 55 degrees. Frontage widths vary throughout while some buildings have multiple shop fronts. Doorways and archways provide key points of interest throughout the town. JKL Street itself has quite a uniform frontage with many buildings, along the northern side, in particular, maintaining a common height. New developments should aim to reinforce local distinctiveness by the inclusion of features in design, interest features and materials and particularly their maintenance in redevelopment, renewal or renovation schemes. New development should take due cognisance of existing building heights and scale.

It is most desirable to open lands to the rear of buildings located on St. Mary's Road and JKL Street in the town. An opportunity exists to bring additional lands to the town centre and afford them commercial uses thus increasing the economic foot print of the town centre whilst creating a more integrated and compact town centre. For any development on or within such lands, issues relating to the following are considered paramount:

- Access and permeability (for the creation of appropriate streetscape and legibility), reinforcement of local identity and sense of place.

- Respect for the existing character in terms of scale, height and grain.
- Design in terms of visual aesthetics and respect of existing established development.

Architectural Design

The development or re-development of any site within Edenderry offers an historic opportunity to define, improve or enhance the built environment for a substantial period of time. For this reason, quality design will be encouraged and promoted at all times by the Council. Architectural design, although an individual entity, should not be taken in isolation of other issues relating to scale, urban grain and cognisance of and integration or assimilation into the existing streetscape or townscape setting. To this end, an accompanying design statement to any planning application for new development should deal with all such issues.

To best assist the Planning Authority in making a comprehensive assessment on new developments, it will be a requirement that all applications for new commercial and residential development in the town centre and for larger developments outside of the town centre – e.g. residential developments of ten houses or more – will be accompanied by a design statement demonstrating the design input that went into formulating the scheme. It is envisaged that, in order to achieve the most successful scheme possible, larger proposed developments will have input from a multi-skilled design team that will include professionals with expertise in areas such as architecture, urban design, landscape architecture and sustainable travel etc., and that this input should be reflected in the design statement that will accompany such larger or more complex schemes.

Shop fronts

Traditional shop front designs and name plates over shop windows should be preserved. The Council will generally require that new shop front designs be in keeping with the existing character, especially in the town centre area. Large areas of glass shall be subdivided by vertical glazing bars and shop windows shall generally have a minimum stall riser height of 0.7 metres above ground level. The Council will actively discourage the removal of features or alterations to existing shop fronts where they are considered to be of historical or architectural interest.

A sympathetic well-designed modern intervention will usually be preferable to an ill-proportioned imitation of a traditional shopfront.

Please refer to 'Guide to Shop fronts and Signs' leaflet, Offaly County Council also.

7.3.2 Suburban Development/outlying areas from Town Centre

The layout of suburban areas and particularly residential areas is extremely important for the development of a sense of place. Layouts should be designed in accordance with the Guidelines for Planning Authorities on Sustainable Residential Development in Urban areas and the accompanying design manual and, generally, best practice in urban design. Regard should be had of existing features on the site and adjoining lands. Where possible pedestrian and cyclist links should be encouraged with adjoining lands and these should enjoy as much passive surveillance as possible.

7.3.3 Grand Canal

The Edenderry branch of the Grand Canal extends a short distance in a north-easterly direction right into the heart of the Town Centre. On its course it adjoins significant banks of undeveloped land. Should any of this land be developed during the lifetime of the plan it is considered that these developments should address the

Grand Canal and incorporate its amenity value into the site (refer also to G5 Natural and Built Heritage). By addressing the Canal, developers can capitalise on it as a pedestrian /cycling route and ensure that this attractive green corridor contributes positively to new developments and to the overall area.

7.3.4 Opportunity Sites

Four potential Opportunity Sites have been identified within the defined boundaries of Edenderry which would contribute greatly to the renewal, enhancement and regeneration of the particular areas of the town in which they are located. These areas have been identified for various reasons such as dereliction, under utilisation of land and lands that would be readily adaptable for new uses (refer to G2 Town Centre Revitalisation for an elaboration of the characteristics and location of each site). The Council has identified four potential locations however; their site areas or boundaries have not been identified definitively and can be added to, within reason, to provide for logical site boundaries or the inclusion of other key sites. Additionally, other opportunity sites not listed in this section can be presented for their appraisal under similar criteria as those opportunity sites. Some/all of the individual or delineated sites may be owned by different parties and would require an element of site assembly for a coherent development strategy to progress. This approach will be encouraged by the Council particularly over a piecemeal approach to re-development. Refer to G2 Section 2.5.5 of this plan, for Masterplan requirements

7.3.5 Protected Structures/structures of merit

The built environment should respect the style, scale and context of the historic pattern. The record of Protected Structures for Edenderry is available to view at all times. It would be expected that other buildings, which are not recorded on the Protected Structure list, but which make a significant contribution towards the streetscape, townscape or character of the area that they are located for any particular reason, would be identified by the Council or by applicants and treated accordingly. Proposals thereafter put forward for the re-development of these sites/areas should serve to enhance such buildings and areas by conserving the historical built environment.

Significant deviation from enhancement of the historical built environment will only be countenanced on grounds of exceptional design quality where it can be shown that the development proposed can be assimilated into the fabric in an acceptable manner and that no alternative proposal could be tabled which would see the re-use, refurbishment or renewal of the existing fabric for the benefit and enhancement of the historic nature of the area and town.

7.4 Unfinished Developments

In the lifetime of the previous plan significant progress was made in relation to unfinished and ongoing developments. The Council will continue to adhere to national policy and/or guidance, funding streams, outlining the procedures to deal with unfinished estates, and to continue the good work of the 2011 plan to eradicate the issue of UFE. Appropriate density controls, phasing, and high design standards will be required in all settlements for future residential developments.

7.5 Delivery of infrastructure and services

All applicants/developers should, in making planning applications for the development of individual sites, make provision for the delivery of the relevant and requisite infrastructure and services required for that site (and in accordance with appropriate objectives within this plan), commensurate with the overall development and within the timeframe of the planning application. The Council would seek to have such infrastructure and services delivered, at the latest, in tandem with the overall development of the site to

ensure an orderly approach to development and to avoid unnecessary deficiencies and delays for such infrastructure and services.

7.6 Green Infrastructure

Existing Green Infrastructure (Green Corridors) should be identified at the initial stages of the planning process for development and should guide the design of an appropriate site layout. These may comprise linear open spaces along paths, water courses, planting or other natural features, and provide opportunities for walking and cycling, informal recreation, and biodiversity and wildlife migration. The landscaping plan submitted with an application should clearly illustrate how existing green infrastructure, and opportunities to create more linkages outside the site, have informed and been incorporated into the development layout and, if appropriate, management proposals. Green corridors do not form part of the public open space provision. Refer to section on Green Infrastructure, Chapter 7 of the County Development Plan 2014-2020. The Planning Authority will encourage the protection of all mature trees and hedgerows, which occur on development sites and roads.

All trees, hedgerow and landscape features to be retained shall be identified and appropriately protected with suitably secure fencing prior to commencement of development, details of which shall be agreed with the Planning Authority. Please see Table 8.4 of the County Development Plan 2014-2020, for a full list of native trees, plants and shrubs.

7.7 Provision of walking /cycling infrastructure

The provision of walking / cycling infrastructure shall be provided for and integrated into all new developments and retrofitted into existing developments where feasible, in accordance with the existing cycleway /walkway objectives in the zoning plan, to establish a comprehensive cycling and walking network for the town. Walking and cycling infrastructure should also be incorporated into the indicative internal distributor roads as indicated on the Landuse Zoning Plan where feasible.

7.8 Crime Prevention through Design

A reduction in crime and anti-social behaviour can be achieved through the careful consideration of the building layout and the environmental design of a development. Consideration of how a proposed scheme may work and the early identification of areas of potential concern should be undertaken at the outset to identify any potential problems. Contact with the local Garda Crime Prevention Officer is advisable for larger developments.

The following should be considered when designing new developments in terms of crime prevention:

- Layout, design and lighting of roads and footpaths,
- Car parking, both surface and underground,
- Through-roads and cul-de-sacs,
- Planting and seating next to a footpath,
- Communal areas,
- Dwelling boundaries as well as side and rear boundaries to other premises,
- Access gates to rear gardens as well as rear access paths/laneways,
- Layout and orientation of dwellings,
- Gable end walls,

- Climbing aids,
- Passive surveillance of open space, streets and circulation routes.

7.9 Car Parking Standards

All new developments will normally be required to provide adequate off-street car parking facilities and suitable maneuvering space, as set out in Chapter 8 of the current Offaly County Development Plan. 2014-2020. Provision of car parking spaces to meet the needs of persons with disabilities should be made. Landscaping shall be provided within surface car parking areas to soften the visual impact. Spaces for coaches, cycle parking and staff parking shall be provided where necessary. In terms of industrial or commercial developments, loading / unloading facilities shall be provided. Spaces shall be clearly demarcated and provided with adequate lighting. Refer to Table 8.2 of the County Development Plan 2014-2020. Size of Car Parking Spaces In all parking areas, car parking bays shall be at least 4.8m x 2.5m with circulation lanes at least 6m wide. Where a development requires a large parking area, it shall be landscaped and planted to the Council's specification.

7.9.1 Exceptions/Further application of Car Parking Standards

In the case of the town centre, the car parking requirements may be relaxed provided adequate and suitably located off-street public car parks are available or proposed. In this event, the developer will be required to make a payment towards the provision of car parking by the Planning Authority. This charge will be related to the type of development proposed and the cost of the provision of the car park. The developer will be liable to pay the charge prior to the commencement of the development or in such a manner as the Planning Authority may require. A reduction in the car-parking standards outlined in Table 8.2 of the CDP, including a dispensation from payment of contribution in lieu of shortfall may be deemed acceptable by the Planning Authority when an application for development can demonstrate a reasonable reduction in the number of car parking space being provided on grounds including:

- Adequate car parking within the control of the applicant exists in close proximity to the site of the application.
- Complementary uses are proposed on the site, taking into consideration daytime and night time uses.
- Level of car parking being provided on site is in accordance with a specifically designed Transport Mobility Plan.
- No significant increase in demand or pressure on existing on-street or public car parking, for a particular development.

For the avoidance of doubt, it should be noted that every development should demonstrate full compliance with car parking requirements for the residential content of any scheme. No provision for car parking at all for residential development will incur the application of a financial contribution in lieu of the shortfall of car parking spaces required.

It is Council Policy to:

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| DG1 | Encourage and promote development within Edenderry that contributes positively to the image of the town by means of scale, layout and design quality and the overall enhancement of the built environment. |
| DG2 | That any new developments within the Town Centre will be required to respect the existing established heritage and architectural character and in particular should: <ul style="list-style-type: none"> • Respect the character of the streetscape in terms of design detail, including proposed |

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| | <p>materials.</p> <ul style="list-style-type: none"> • Conform with scale, massing, layout, height and urban grain of the streetscape insofar as possible to ensure continuity of street frontage and definition of public and private space. • Observe historic building lines, avoiding unnecessary set backs or protrusions. • Enhance pedestrian and cyclist movement within the Town Centre. • Be of a particular high standard of design. |
| DG3 | Conserve the townscape of JKL Street, Market Square, Fr. Kearns Street and St. Mary's Road recognising the value of these locations in the creation and promotion of positive visual impressions of the town. |
| DG4 | Encourage and facilitate backland development, where this development strengthens the commercial or residential functions of the town centre or areas close to the centre, provided that such development is done in a coordinated fashion and does not adversely affect the intrinsic character of the town centre or its natural heritage. |
| DG5 | All applications for new development in the Town Centre, new developments comprising residential developments of ten houses or more, or large scale commercial development located outside the town centre should be accompanied by a design statement prepared by a suitably qualified person demonstrating the design input and concepts that went into formulating the scheme. |
| DG6 | All new developments that adjoin the Grand Canal should address the Canal to ensure appropriate integration, in so far as possible, into their layout. |
| DG7 | Require that any proposal brought forward for Opportunity sites will include a comprehensive masterplan showing the rationale behind the proposal and how it will interact within its context. |
| DG8 | Encourage the retention of quality traditional shopfronts and to ensure that all new shop fronts are designed to a high standard and in character with the streetscape that are proposed to be located. Good quality contemporary design will also be encouraged. |
| DG9 | Encourage externally lit or illuminated signs on shop fronts and to resist internally illuminated or neon type signs. |
| DG10 | Seek applicants/developers to deliver all necessary infrastructure and services required for an individual development or in accordance with an objective in this plan, in tandem with the development on site to ensure an orderly approach to development and to avoid unnecessary deficiencies and delays or such infrastructure and services. |
| DG 11 | Seek applicants/developers to deliver the principles and elements of walking and cycling infrastructure as identified in the Landuse Zoning Plan. |

8.0 LANDUSE ZONING

8.1 Introduction

This written statement is accompanied with a zoning objectives map – the purpose of this map is to outline how the overall strategy, aims, policies and objectives can be achieved. It specifies the role that each site may play in the development of the town over the lifetime of the plan. The zoning objectives outlined in this local area plan are consistent with those outlined in the Offaly County Development Plan.

8.2 Strategy

The intention of the zoning objectives contained within this chapter and in the zoning objectives map itself is to be consistent with and to implement the strategy outlined throughout the written statement of the plan. The zoning plan reflects the strategy relating to residential development, employment generation, the town centre and community related development outlined throughout this written statement and provides location specific objectives to help achieve the stated aims of the plan.

8.3 Zoning Objectives

As stated in the introduction the zoning objectives included in this plan are consistent with those in the Offaly County Development Plan. This Chapter should be read in conjunction with Chapter 18 of the County Development Plan, particularly section 18.3 which outlines the zoning objectives and Table 18.1 the Land Use Zoning Matrix which indicates the acceptability or otherwise in principle of the specified land uses in each zone. Overall a sequential approach will be taken to the development of the town, lands closer to the town centre should be developed before zoned lands on the periphery of the town.

8.3.1 Residential

The zoning plan includes a 16 ha of undeveloped lands that are zoned for residential purposes, as guided by the Core Strategy for Offaly. As the primary goal of the plan is for the consolidation and coherent economic growth of the town this is reflected in the quantum and spatial arrangement of the residential zonings. The primary aim in relation to residential development is to deliver high quality, sustainable living environments which are attractive, safe and vibrant and meet the needs of the residents and the community.

Low Residential – Areas for low residential density developments have been identified to provide for a mix of tenure and increased choice for Edenderry. The primary aims of this zoning objective are to preserve and improve residential amenity and provide a density that is considered suitable to the area and the needs of the population.

The use 'residential' shall be taken to primarily include the use of land for domestic dwellings, religious and civic residences. It may also provide for a range of other uses particularly those that have the potential to foster, enhance and supplement the development of new residential communities for example, schools, crèches, local convenience store, doctor/dental surgeries, open space (formal and informal) etc., subject to the preservation of residential amenity and traffic considerations.

8.3.2 Town Centre

Uses in and around the town centre have been surveyed in order to establish a town centre boundary. The town centre boundary incorporates all of the areas zoned for town centre/ mixed use in the Edenderry Local Area Plan 2017-2023. Development within the town centre boundary will consist of the development of backlands sites and brownfield sites and change of use applications for existing buildings. Ideally the lands zoned for this purpose will accommodate development of varied uses. The proliferation of any individual use within the Edenderry town centre which in the opinion of the Planning Authority, does not contribute to the vitality and viability of the town centre will not be permitted. A diversity of uses for both day and evening will be encouraged and all developments should contribute to the vitality and vibrancy of the town centre.

8.3.3 Business/ Employment

The facilitation of employment generating development is a key aim of this Local Area Plan and as such, lands identified for Business/ Employment use will play an important role throughout the lifetime of this plan.

There is a considerable amount of land zoned for business/ employment use in the Edenderry Local Area Plan 2017 to 2023 – this is to provide a range of opportunities for employment related development as set out in G1 of this plan. All of this land currently has potential for vehicular access. In accordance with the County Development Plan, the use of land as ‘Business / Employment’ shall be taken to include the use of land for primarily commercial and business use, including light industry / warehousing and the facilitation of enterprise park / office park type use, as appropriate.

With regard to new retail developments, under this zoning objective, comparison or convenience developments which may detract from the vitality and vibrancy of the town centre will not be permitted; all other proposed retail developments should have regard to the Retail Planning Guidelines 2012.

8.3.4 Open Space

Open space has been provided at strategic locations throughout the town. It provides for the use of such land or such facilities for games, educational and recreational purposes. High standards of accessibility are essential. The open space designated should provide for the future expansion of sporting and amenity facilities. Open space has also been provided as a buffer between land zoned for employment uses and residential areas and the Grand Canal – these buffer zones should be landscaped to a high standard should the lands be developed for employment uses.

8.3.5 Industrial

The use of land as ‘Industry’ shall be taken to include the use of land for industry / manufacturing, repairs, warehousing, distribution, open-storage, waste materials treatment and recovery and transport operating centres. These uses are not always directly compatible with residential uses and their location in the plan generally reflects this. The development of inappropriate mixes of uses, such as ‘office-based development’ and ‘retailing’ will not normally be encouraged. There is a significant supply of undeveloped serviced lands that are zoned industrial in Edenderry.

8.3.6 Public/Community/Educational

The use of land as ‘Public / Community / Education’ shall be taken to include the use of land for the above stated uses, which generally include community related development (including the provision of schools, community halls, health care institutions, utilities, libraries and development for other community uses). Ancillary facilities such as dedicated open space or sports facilities will normally be facilitated within this zoning objective. A number of sites have been zoned for this use in this plan in order to provide opportunities for health, new education or other community related development.

8.4 Access and Linkages

The zoning objectives map also includes indicative arrows and circles showing the location of accesses and linkages should the lands in question be developed in the lifetime of the plan – these links will provide improved vehicular, cyclist and pedestrian access. These links are part of an overall approach to achieving increased permeability throughout the town. The arrows do not show the precise line of any roadway but demonstrate that a connection will be required, this approach allows for flexibility to be applied to proposed schemes. Developments within the town will be required to provide improved connectivity to adjoining developed and undeveloped lands where possible.

Cul-de-sacs will be discouraged. Some of these links may be achieved through one development while others will be an incremental part of an overall objective, more information

8.5 Unzoned lands

Unzoned lands are identified in the Edenderry plan area as lands located between the zoned and development landuses and the delineated plan boundary. These lands are largely in agricultural use, demonstrating rural characteristics and contain some isolated development with no specific development zoning. For the avoidance of doubt, the specific landuse shall be deemed to be that of the existing use of the land (excluding unauthorized development or landuses). Given their location, these lands provide for the future planned and sequential expansion of the urban area of Edenderry as needs arise in the longer term.

It is Council Policy to:

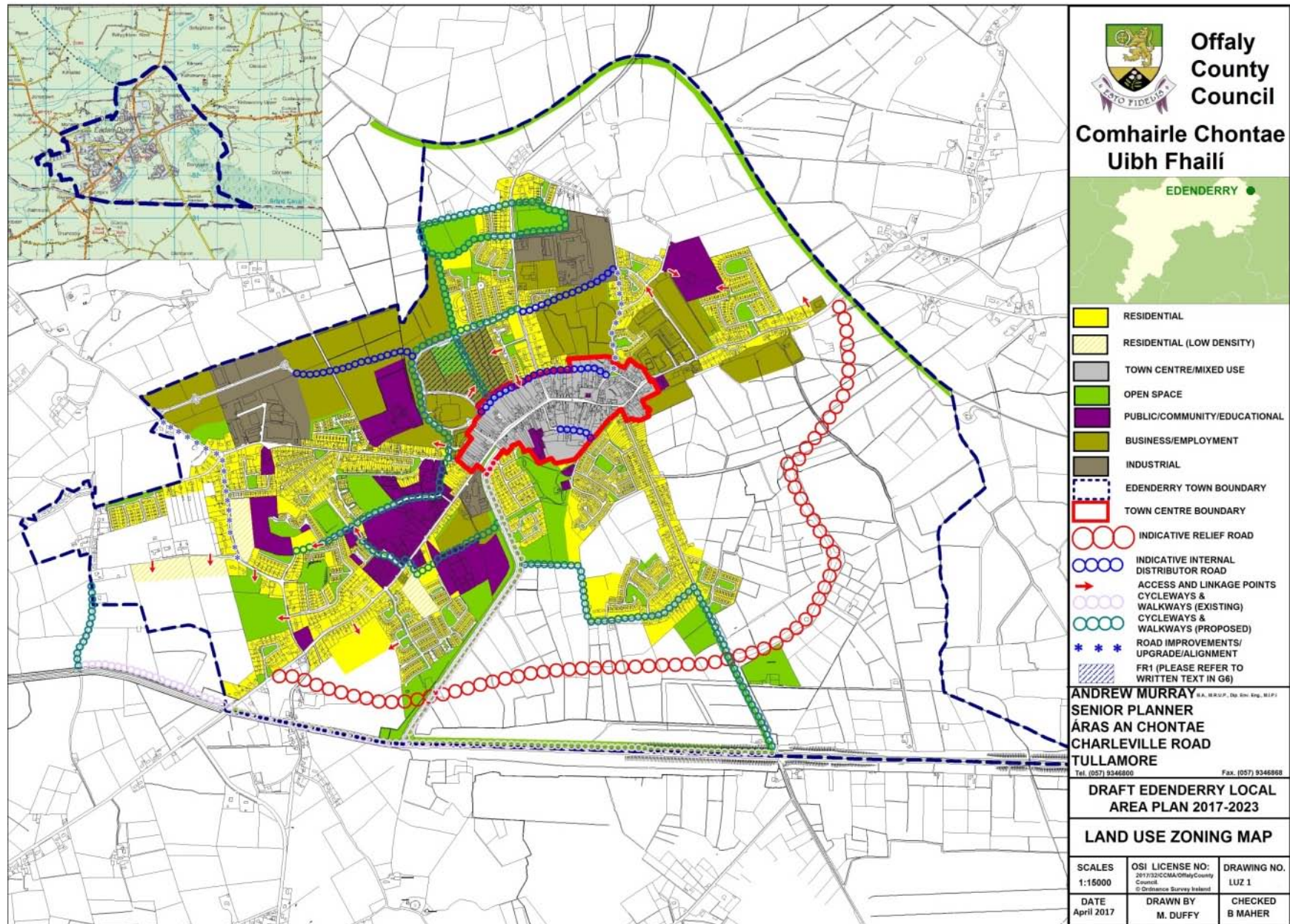
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| LUP1 | Promote and adopt a sequential approach in the development of Edenderry (i.e. development from the town centre outwards), where feasible. |
| LUP2 | It is Council policy to prohibit a proliferation of any individual use within the Edenderry town centre which in the opinion of the Planning Authority, does not contribute to the vitality and viability of the town centre. |
| LUP3 | (a) Conserve and protect unzoned lands from development pressure. (b) Preserve unzoned lands against premature ad hoc development that may prejudice the future development of the lands and planned expansion of the urban area. |

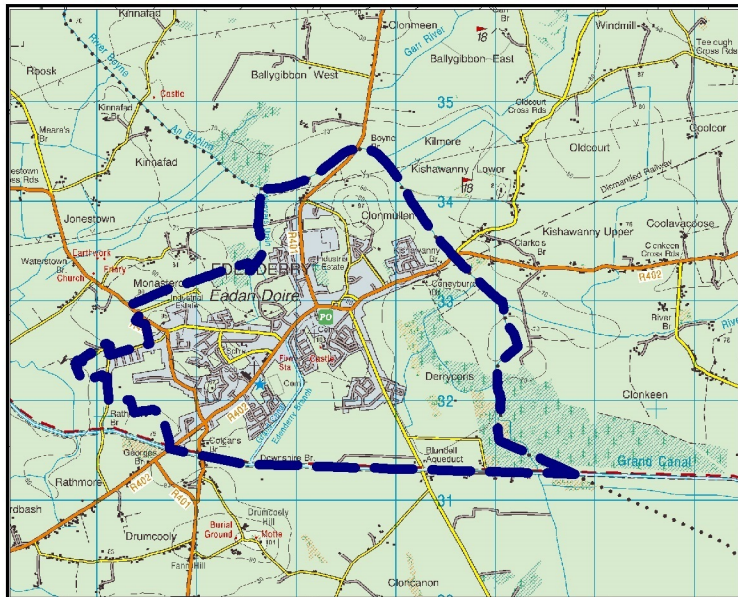
It is an objective of the Council to:

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| LUO1 | To ensure that development progresses in accordance with the landuse zoning objectives set out within this chapter. |
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End

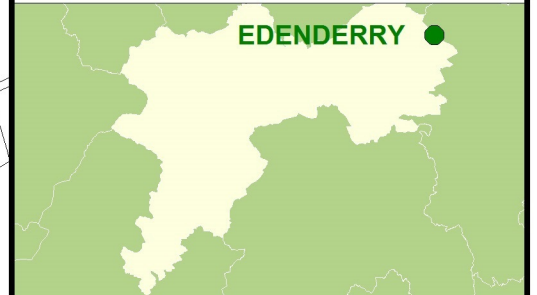
Landuse Zoning Map





















**Offaly
County
Council**

**Comhairle Chontae
Uibh Fhailí**



-  RESIDENTIAL
-  RESIDENTIAL (LOW DENSITY)
-  TOWN CENTRE/MIXED USE
-  OPEN SPACE
-  PUBLIC/COMMUNITY/EDUCATIONAL
-  BUSINESS/EMPLOYMENT
-  INDUSTRIAL
-  EDENDERRY TOWN BOUNDARY
-  TOWN CENTRE BOUNDARY
-  INDICATIVE RELIEF ROAD
-  INDICATIVE INTERNAL DISTRIBUTOR ROAD
-  ACCESS AND LINKAGE POINTS
-  CYCLEWAYS & WALKWAYS (EXISTING)
-  CYCLEWAYS & WALKWAYS (PROPOSED)
-  ROAD IMPROVEMENTS/ UPGRADE/ALIGNMENT
-  FR1 (PLEASE REFER TO WRITTEN TEXT IN G6)

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**DRAFT EDENDERRY LOCAL
AREA PLAN 2017-2023**

LAND USE ZONING MAP

SCALES
1:15000

OSI LICENSE NO:
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LUZ 1

DATE
April 2017

DRAWN BY
M. DUFFY

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