

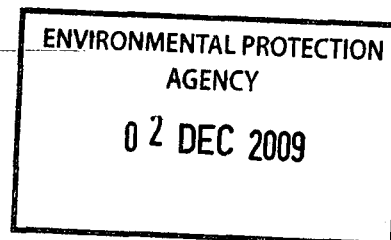
Stephen Deegan,  
2338 St Brigids Park,  
Ballymore Eustace,  
Co Kildare.  
12/11/09

### SUBMISSION – BALLYMORE EUSTACE

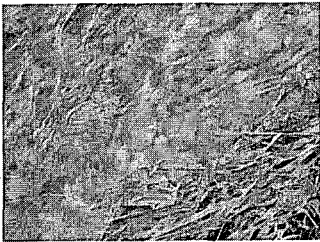
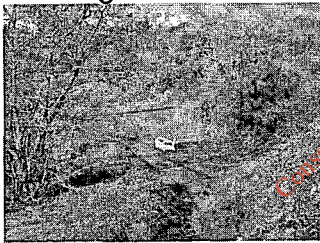
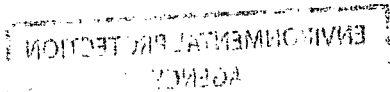
I would like to make a submission to a number of open or ongoing public consultation processes. I am a former Chairman of the Ballymore Eustace Community Development Association, the current Secretary of the Ballymore Eustace Juvenile GAA Club and a current participant in the Planning Advisory Sub-Group to the Ballymore Eustace Community Development Association. I am also a business owner in the Village and an employer, who has seen Ballymore Eustace become a ghost town in recent years.




I feel it is necessary to make a single submission to a number of public consultation documents in order to highlight the inconsistencies with regard to what various local authorities are doing and in relation to what departments within local authorities are doing. In addition, I feel it is also important to provide consistent information to bodies such as the EPA, who also have a significant role to play in the future of Ballymore Eustace. This report will be issued as a submission to:

- The Kildare County Development Plan**
- The Dublin City Development Plan**
- The Wicklow County Development Plan**
- The Blessington Local Area Plan**
- The N81 Route Selection Process**
- The Ballymore Eustace Local Area Plan**
- The Dublin City Council Sports and Recreation Strategy**
- The Part 8 Process for the Ballymore Eustace Waste Water Treatment Plant**
- The EPA Waste Water Discharge Licence Application – Blessington**
- The EPA Waste Water Discharge Licence Application – Ballymore Eustace**
- Kildare Biodiversity Plan**






It is important that all of the policy makers this submission is referred to read the submission in full, however, the most relevant Sections for each authority are broken down below.

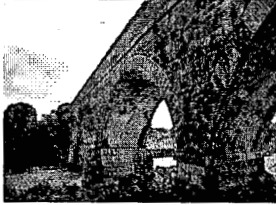
Notes	Description	Authority
1	Local Area Plan	Kildare County Council
2	Impediments to Development	Kildare County Council
3	Wastewater Treatment Plant for Ballymore Eustace  Sewage Fungus, BME	Kildare County Council, EPA
4	Bus stops	Kildare County Council, Kildare NRDO, Bus Eireann
5	Road Improvements	Kildare County Council
6	Oliver Plunkett Street	Kildare County Council
7	Footpaths around Village	Kildare County Council
8	Walking Trails  Liffey Walk, BME	Kildare County Council, Dublin City Council, Wicklow County Council, Bord Failte, ESB
9	Walking Trails	Kildare County Council, Dublin City Council, Wicklow County Council, Bord Failte, ESB
10	Walking Trails 	Kildare County Council, Dublin City Council, Wicklow County Council, Bord Failte, ESB
11	Walking Trails	Kildare County Council, Dublin City Council, Wicklow County Council, Bord Failte, ESB
12	Wastewater Treatment Plant at Ballymore Eustace	Kildare County Council, EPA

	 BME WWTP	
13	Protection of Poulaphouca and Golden Falls Reservoir  Golden Falls	Kildare County Council, Wicklow County Council, Dublin City Council, ESB
14	Community Gain – Water Treatment Plant	Kildare County Council, Dublin City Council
15	Sport & Recreation Policies	Kildare County Council, Dublin City Council
16	Sports & Recreation Strategy 	Dublin City Council
17	Retail sector in Village needs growth	Kildare County Council
18	Commercial Development	Kildare County Council
19	Need for development	Kildare County Council
20	Rural development	Kildare County Council
21	Tipperkevin	Kildare County Council
22	Poulaphouca	Kildare County Council Wicklow County Council, Kildare NRDO, ESB
23	Undergrounding of services	Kildare County Council
24	Mobile masts	Kildare County Council, Dublin City Council, Wicklow County Council
25	Bloodstock / Agri Industry	Kildare County Council
26	Support to Community Groups	Kildare County Council, Dublin City Council, Wicklow County Council
27	Sports Complex	Kildare County Council

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28	Use of Lands in public ownership	Kildare County Council, Wicklow County Council, Dublin City Council
29	Protection of Riparian Liffey	Kildare County Council, Wicklow County Council, Dublin City Council
30	Protection of existing rights of way	Kildare County Council
31	Potential for Tourism	Kildare County Council, Wicklow County Council, Kildare NRDO
32	Film Making Location	Kildare County Council,
33	Film Making  King Arthur Set, BME	Kildare County Council, Wicklow County Council
34	Quarry Extraction / Filling Policies  Goode Quarry, BME	Kildare County Council, Wicklow County Council
35	Quarry Extraction / Filling – Community Gain	Kildare County Council
36	Development Control – stone walls	Kildare County Council
37	Development Control – landscaping	Kildare County Council
38	Development Control - services	Kildare County Council
39	Development Control - SuDs	Kildare County Council
40	ERBD – WFD - Liffey	Kildare County Council, Wicklow County Council, Dublin City Council, ESB
41	Golden Falls NHA  Golden Falls	Kildare County Council, Wicklow County Council, EPA, Dublin City Council
42	Heritage	Kildare County Council
43	Landscape Sensitivity	Kildare County Council
44	Landscape Plan	Kildare County Council
45	Harristown Railway Bridge	Kildare County Council



		Harristown Railway Bridge	
46	Consideration for protection	Kildare County Council	
47	Protection of derelict sites	Kildare County Council	
48	Environs plans	Kildare County Council, Wicklow County Council	
49	Biodiversity	Kildare County Council, Wicklow County Council, Dublin City Council, Kildare NRDO	
50	Biodiversity - Protection	Kildare County Council	
51	Climate Change - Energy	Kildare County Council, Wicklow County Council, Dublin City Council, Kildare NRDO	
52	Climate Change – Sustainable Planning	Kildare County Council, Wicklow County Council, Dublin City Council, Kildare NRDO	
53	Climate Change – Development Plans and Local Plans	Kildare County Council, Wicklow County Council, Dublin City Council, Kildare NRDO	
54	Climate Change – Energy usage	Kildare County Council, Wicklow County Council, Dublin City Council, Kildare NRDO	
55	Climate Change – Transportation Public Transport & Pedestrian / Cycle friendly policies	Kildare County Council, Wicklow County Council, Dublin City Council, Kildare NRDO	
56	Climate Change – Renewable & Clean Fuels	Kildare County Council, Wicklow County Council, Dublin City Council, Kildare NRDO	
57	Climate Change - Refuse Collection	Kildare County Council	
58	Climate Change - Recycling – Provision of Bring Banks	Kildare County Council	
59	Blessington Wastewater	Kildare County Council, Wicklow County Council, EPA, ESB	
60	Blessington Sewer Diversion	Wicklow County Council, Dublin City Council (Ringsend), Kildare	

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		County Council, EPA
61	WCC Dev Plan – Tourism – Sharing of promotion of West Wicklow / East Kildare	Kildare County Council, Wicklow County Council, Bord Failte
62	WCC Dev Plan – Tourism - Russborough	Wicklow County Council, Kildare NRDO
63	WCC Dev Plan – Tourism – Development of Trails	Wicklow County Council, Kildare County Council, Dublin City Council, ESB, Kildare NRDO
64	WCC Dev Plan – Transportation – N81 upgrade – impact on potential walking routes	Wicklow County Council, Kildare County Council, Dublin City Council, ESB, Kildare NRDO
65	WCC Dev Plan – Transportation - Poulaphouca	Wicklow County Council, Kildare County Council, Dublin City Council, ESB, Kildare NRDO
66	WCC Dev Plan – Transportation - Dublin Bus	Wicklow County Council, Kildare County Council, Dublin City Council, ESB, Kildare NRDO
67	WCC Dev Plan – Transportation – Provision of Cycle Route from City	Wicklow County Council, Kildare County Council, Dublin City Council, Kildare NRDO

The community of Ballymore Eustace recognises the need to set out planning policies and the overall strategy regarding the proper planning and sustainable development of the county as a whole, however how these policies and strategies affect Ballymore Eustace is of some concern to us. Some of the issues outlined in this submission may be better considered in the wider context of County Development Plans, however it is important that all matters relating to the future development of Ballymore Eustace be discussed here, so that nothing is left to chance or nothing can be left to “fall between two stools”. This is why it is necessary to issue ONE submission to be read across a number of different ongoing public consultations (listed above). **Also, as Kildare County Council has not been able to provide for a Local Area Plan for the Village this submission must deal with very local matters normally reserved for a local area plan.**

One of the main driving forces behind the formulation of a county development plan is the National Spatial Strategy(NSS). The NSS reflects the Strategic Planning Guidelines for the Greater Dublin Area whilst acknowledging that in future they must take into account the relationship with other regions hubs and gateways, in addition to their relationship with Dublin. The Regional Planning Guidelines Greater Dublin Area then concentrate on and form two development areas for County Kildare namely, the

Metropolitan Area and the Hinterland Area which are broken further down into identifying five classifications of urban centres based on size and function.

Ballymore Eustace is a part of the hinterland area. In County terms it is located in the East Kildare Uplands close to the County Wicklow Boundary and in particular the town of Blessington. It shares a parish with the Wicklow Village of Hollywood. In Regional Planning Guidelines it is located adjacent to the Primary Dynamic Cluster of Naas (Large Growth Town), Newbridge (Large Growth Town) and Kilcullen (Moderate Growth Town). Ballymore Eustace is also very close to Blessington, another Moderate Growth Town. A quick look at any map shows that these growth towns actually surround Ballymore Eustace.

The definition given to Ballymore Eustace in the Settlement Hierarchy is as a "Key Village". It is later described as a "Tier 2 Level 4 Village Centre" in terms of the Draft County Retail Hierarchy. **This leads us to our first issue of major concern, namely the removal of the SPECIAL VILLAGE status enjoyed by Ballymore Eustace in the previous county development plan**, in favour of nationally recognised terminology, which in reality only serves to "pigeon hole", places for ease of forming planning policies. The adoption of the County Development Plan did not allow for retention of the term "Special Village" and despite there being no facility in the Planning Legislation / Policy to allow for the retention of the term "special Village, there is nothing to say it can't be installed as a policy of the Local Area Plan.

**Note 1:** - Whatever confusion exists within the County Development Plan that precludes Ballymore Eustace from having it's own "Local Area Plan" must be removed. It must be a policy of the County Development Plan that a Local Area plan is completed for Ballymore Eustace

Ballymore Eustace is a village of unique characteristics. The Village is rich in architectural conservation areas, architectural heritage, protected views and scenic routes, landscape and character areas and heritage as will be shown throughout this submission.

The population of the Village has remained low during a period of huge growth in the County thus enabling proper development policies to be put in place prior to growth (the opposite has occurred in many towns and villages). The Community would like to see growth in the village – in a sustained manner so as to facilitate local needs as well as new residents who will contribute positively to the sense of community in Ballymore Eustace. It is important that zonings are well defined and that consideration be given to each type of zoning available.

**Note 2:-** Kildare County Council must remove the impediments to development within the currently zoned areas of the Village. As recently as 2005, the zoning map for Ballymore Eustace was amended by the council, and yet much of the zoned land remains inaccessible due to poor road infrastructure. This continues to hold up much needed development in the Village.

**Note 3:-** Kildare County Council must provide for the new wastewater treatment facility as proposed through the Part 8 process which commenced in 2007 and has still not reached construction stage. It is a severe lack of wastewater treatment facilities that has restricted development in the village and this must also be addressed.

## **Physical Infrastructure:**

### **ROADS**

Ballymore Eustace is not a major through town within the County. Traffic travelling from almost anywhere in County Kildare to any other part of the country (and vice versa) may do so without driving through Ballymore Eustace. Most commuters from Ballymore Eustace use the N81 when travelling to Dublin or even the Southeast of the Country. The N81 weaves along the Wicklow /Kildare border. Indeed the N81 provides a very important public transport route from Ballymore Eustace to Blessington, and Dublin in the form of the Dublin Bus No 65.

**Note 4:-** It is vital that the services of Dublin Bus are retained and enhanced in Ballymore Eustace and consideration should be given to the erection of a bus shelter in an appropriate location within the square area. This bus shelter could be tastefully designed with local materials rather than just the standard glass/steel structure. It is surely possible for the Council and Dublin Bus to agree on this. A bus shelter should also be considered for the N81 / Ballymore Road junction at Poulaphouca (Near Toughers Service Station).

The N81 is a very important gateway into County Kildare in terms of tourism and recreational activity, and also as a result of the public transport (Dublin Bus no 65) it is widely used by people living in the East Kildare Uplands, including Ballymore Eustace, for access to education and employment in Blessington, South Dublin and Dublin City.

**Note 5:** The Community welcomes proposals to improve the R411 Naas to Ballymore, R413 Brannockstown to Ballymore, R411 Ballymore to County Boundary and R413 Ballymore to Kilcullen regional roads. This work however has not been completed during the life of the current plan and should now be prioritised.

**Note 6:** The decision of Kildare County Council to turn St. Oliver Plunkett Road in Ballymore Eustace into a one way street out of the Village (up hill) was fundamentally wrong and the Council must to reverse the one-way direction. I would like to bring the Council's attention to a number of issues regarding the creation of the one way street,

- The public consultation drawings put on display in Ballymore Eustace prior to the restrictions being put in place showed the one way coming into the Village. Those in agreement with this assessment were never afforded the opportunity to make their views known as when work started the direction had changed to opposite that shown.
- It is unclear what statutory process was used to formally carry out the restrictions. In that regard could the Roads Section please clarify whether Part 8 of the Planning & Development Act 2000 was used or whether the work was carried out under Part VI of the Road Traffic Act 1994. Indeed as the whole road was actually closed in one direction could the Roads Section confirm that the requirements of the Roads Act 1993 were complied with. (It appears that the works were carried out by way of liaison between the Roads Design Section and the Roads Area Engineer using some of the Cathaoirleach's discretionary monies)



- **The works as carried out may be unauthorised local authority works as no formal or statutory public consultation procedure appears to have been carried out.**
- The Tidy Towns Report 2008 criticised the non-entry point and signs on the entrance to the one way street. (There is an unsightly clutter of at least 9 signs at this location). As a former Chairman of the Community Development Association which oversees the Village Tidy Towns effort, it is very frustrating when potentially positive County Council works “unintentionally” worsen the character of the Village.
- It is wrong that visitors to the Village from the Wicklow area are met by a barrage of non-entry signs. In my view access should be provided INTO the Village with the non-entry restriction within the village centre.
- It appears that safety may have played a part in making a decision to reverse the direction from that proposed. I don't understand this approach as the safest system should be one where traffic does not have to cross. If the traffic was restricted from entering the one way at the Chemist – traffic would not have to cross at this point. In addition all sight lines at the Square have been improved for traffic leaving the Village Square for Naas / Blessington / Tipperkevin.
- I understand the serious Local Authority restrictions on budget spend that are currently in force, and would respectfully suggest that planning, public consultation (if required) and construction in this case can be kept to a very small amount as 90% of the work has already been completed.
- I own a small convenience shop at 1 Chapel Street and the restriction on traffic entering the village along St. Oliver Plunkett Road has severely impacted on my business and others – a number of staff members in my business have so far been let go and hours have been cut for the others. All convenience and passing trade enjoyed by the shop previous to these works has been severely impacted on.

The Council must consider a redesign of the one-way system as soon as possible.

## FOOTPATHS

**Note 7:-** The lack of footpaths to amenities in Ballymore Eustace such as the Band Hall and GAA grounds needs to be addressed. As it is unsafe to walk (or indeed cycle) to these facilities most users travel by means of car. This area must be addressed in the proposed Local Area Plan. In specific terms:-

- Footpaths and cyclepaths are required from the village centre to (at least) all of the village boundaries,
- Where footpaths are in poor repair they need urgent upgrading
- Where new developments are proposed they should be connected to the village by means of footpath,
- Existing infrastructure of a recreational nature should be urgently connected to the village by way of footpaths eg the GAA grounds, band hall.
- The road between Hillcrest and the band hall should be urgently realigned for safety reasons and for inclusion of a footpath.
- A footpath / outer wall boardwalk should be urgently considered over the Liffey Bridge

**Note 8:-** Ballymore Eustace has walking facilities such as the River Walk and any Plans for the Village should facilitate and encourage expansion of such walking facilities. In 2008 the Tidy Town Association commenced development of a Village Nature Trail and a Village Heritage Trail.

**Note 9:-** A study should be carried out of old tracks and trails and the use of publicly owned or semi sate lands in order to investigate the feasibility of encouraging recreational walking / cycling.

The old railway that ran through the East Kildare Uplands could be developed into a walk. Much of this land is now incorporated into farmland and forgotten about, however there still remains a few pockets that should be protected either for walking purposes or possibly even as part of our heritage.

**Note 10:-** During 2008 / 2009 the Ballymore Eustace Community Development Association came up with some feasible proposals for walking trails within the Village, spreading out along the Liffey and Wicklow / Kildare Boundary to Golden Falls, Poulaphouca and Poulaphouca Reservoir and Russborough House. These walks require the support of Dublin City Council, ESB, Russborough, Failte Ireland, Wicklow County Council and Kildare County Council and initial feedback from these organisations is quite positive.

**Note 11:-** Existing trails and rights of way must be protected from being blocked or incorporated into adjacent agricultural lands. The Council should have a register of public access rights of ways. Developers seeking planning permission should be asked to provide access for walks that could potentially link to other (proposed or existing) walks and trails. A walking or trail plan for the Village and it's environs should be established.

## **WASTEWATER TREATMENT PLANT**

**See Note 3:-** In relation to wastewater treatment facilities, Kildare County Council has recognised that the current location and usage of the Ballymore Eustace wastewater treatment facility is totally unsuitable and has proposed a new site at Kimmeens. Construction has not commenced and this must now be a priority. The provision of proper wastewater treatment facilities would (1.) enable some positive controlled development to occur in the village and (2.) prevent further pollution of the River Liffey at the existing outdated plant. In this regard "replacement of the Ballymore Eustace wastewater treatment plant" should be included as a priority.

**Note 12:-** The CDA supports the moving of the Ballymore Eustace wastewater treatment plant to the proposed location downstream of the village due to the urgent need to stop the pollution of the River Liffey and river walk and to facilitate some development within the village. However our committee would like to request Kildare County Council to revisit the proposal to connect the Ballymore Eustace sewerage network into the Kilcullen scheme and expanding this to include Blessington and it environs. The hugely expanding town of Blessington, discharges into Golden Falls, half a mile upstream of

Ballymore Eustace and Golden Falls is already considered polluted by the Environmental Protection Agency.

### **Water treatment**

The Community of Ballymore Eustace recognises that the Dublin City Council water treatment plant is a major source of water for the county and the Greater Dublin Region. This provision of water, however, comes at a price to Ballymore Eustace. The water treatment plant has long been a major source of pollution in Ballymore Eustace. The ongoing expansion of the facility will have a direct impact on the village in terms of an increased pollution potential and visual impact.

**Note 13:-** The source of water to the DCC WTP - the major Poulaphouca Reservoir and the smaller Golden Falls Reservoir, must be protected from further pollution and increased wastewater discharges. It must be acknowledged that a small proportion of the Poulaphouca Reservoir is in County Kildare and close to Ballymore Eustace as is the whole of the Golden Falls Reservoir. Protection of these waters (1.) as a source of drinking water and (2.) as an amenity (Golden Falls is now an internationally recognised water skiing location and a popular fishing lake) should be an objective.

### **Note 14 (& See Note (9)):-**

Dublin City Council owns significant lands at the Ballymore Eustace Water Treatment Plant, Ballymore Eustace, Co Kildare. The original landholding has been added to significantly in recent years with the purchase by Dublin City Council of additional buffer lands. The overall landholding is in an area of outstanding beauty located in the East Kildare Uplands, situated on the banks of the Liffey, incorporating lands adjacent to Golden Falls reservoir. The lands have a number of heritage features including part of "The Pale". There is a lot to offer the local community, including a safe country walking trail and a place for playing field sports and training not possible in the current GAA grounds. The lands are located in close proximity to the Village of Ballymore Eustace. For the last couple of years the Community Development Association has been endeavouring to obtain a small parcel of land for the purposes of providing a community training pitch. The only playing pitch currently in the village is provided by the GAA at nearby Bishopsland and this pitch has for some time been operating at full capacity due to the large and growing number of teams using it.

The Dublin City and Kildare County development plans have specific chapters and specific objectives in relation to developing local communities in a safe, healthy, sustainable manner using, for example – Community Development and Recreational Amenity and Open Space objectives. The City Council has started the preparation of a new City Development Plan. The Ballymore Eustace CDA has produced a paper on the recreational, amenity, and community objectives of the current Development Plans (& Corporate Plans) for County Kildare and Dublin City and asks the question as to why such policies are not implemented on public lands.

**Note 15:-** The Ballymore Eustace Community requests that policies in the Dublin City Development Plan and the Kildare County Development Plan (and the County's Corporate Plans and Sports Strategies) relating to provision of recreational and amenity lands are implemented on publicly owned lands.

**Note 16:-** Dublin City Council's new Sports and Active Recreation Strategy 2009 – 2016 is being developed to deliver enhanced services to encourage healthy and active living. The community of Ballymore Eustace would like to be included in this strategy – such is the extent of Dublin City Council's landholding in the Village”.

**Retail Strategy:**

As stated earlier Ballymore Eustace is identified as a Level 4 Tier2 Village Centre in the County Hinterland in the County Development Plan. In real terms this means that Ballymore Eustace serves a fairly rural catchment. There is increasing pressure in Ballymore Eustace for residential development, however, for the previous 15 years this has been almost nil except for one off dwellings outside of the village boundary.

**Note 17:-** Some development is now required to sustain the shops already located in the village as well as encouraging the provision of simple services such as a full time Garda presence, a coffee shop etc. Care should be taken to ensure the shops and services in the village do not fall foul to huge shopping centres proposed for Naas and Newbridge. Indeed developments in Blessington and Tallaght also have a huge effect on Ballymore Eustace.

Ballymore Eustace is seen as an “as needs” or convenience shopping village with most people doing a weekly shop outside of the village in Naas, Newbridge or Tallaght.

**Note 18:-** Existing shops should be allowed to expand where possible (subject to proper planning permissions) to redress this balance. Care must be taken where new planning applications are submitted for commercial developments outside of the village core. Most properties in the core of Ballymore Eustace were at one time commercial and they have long since been converted into residential / rental accommodation. The residential nature of the core of the village should not force / restrict new commercial development within the Village. The CDA would object to any commercial development outside of the Village core that would injure the prospects of retaining / encouraging core village commercial activities.

**Housing:** The whole issue of housing has become one of much debate in Ballymore Eustace with some believing development should be severely restricted to keep Ballymore Eustace in a state of “status quo” whilst others would like to see some growth which would allow our youth to remain living here and also so that more services could be provided in a sustainable manner. Ballymore Eustace is still very desirable place to live, however it is a difficult place to do business. Commercial properties find it hard to trade well and most commercial properties have come on the market over the past 5-6 years.

**Note 19:-** The Community Development Association recognises the need for development in the village and in that regard it is important that infill housing is allowed where appropriate and that residential development is allowed in Ballymore Eustace albeit in a very controlled sustainable manner. Lands currently zoned in the development should facilitate new building and an assessment is required as to whether additional zoning is required. As stated earlier, this relies on the provision of wastewater treatment facilities and provision of access to landlocked zoned lands.



Ballymore Eustace is one of the very few places in Ireland over the last decade that has sustained a reduction in population due to a lack of development in the area. This lack of development in the village has led to a proliferation of one-off dwellings in the countryside. In fact, the ratio of sewered properties to unsewered properties is less than 50/50. The Census 2006 indicates that there are 248 sewered properties in Ballymore Eustace compared to 269 properties on individual systems. This goes against every planning, environmental and transportation national policy set down in the last 10 years.

To put those figures into a different context:- the Census 2006 is divided into the Town E.D. and the Geographical Area. When compared with the Census 2002 Ballymore Eustace is shown to have sustained a 61 person reduction in the Geographical Area, however on closer examination it is clear that this reduction has been experienced totally within the Village Boundary (Town E.D.). The census clearly shows that Ballymore Eustace has sustained a 7.8% reduction in population since 2002. See Table 1.

Table 1

Ballymore Eustace	Census 2006	Census 2002	Reduction	%Reduction
Town E.D.	725	786	61	7.8
Geographical Area (incl Town E.D.)	1524	1584	60	

This lack of inward development – despite there being sufficient zoned lands - has resulted in a village that is deserted during the day. Kildare County Council needs to reverse this trend and not only provide for development, but also the Council needs to ensure that development for Ballymore Eustace is appropriate to the Village. To date Kildare County Council planners have taken the easy – but negative – route and refused almost every planning permission submitted in relation to the Village on the grounds of a lack of sewerage infrastructure. The traders in the Village require growth as do the young population who wish to remain in the village. It is not acceptable that every significant planning application received by Kildare County Council is refused as a result of a lack of sewerage facilities. Kildare County Council is obliged to provide such services.

**Rural Housing Strategy:**

Due to the restrictive nature of development to date in the village, huge pressure was put on rural resources to facilitate people wanting to remain living in Ballymore Eustace.

**Note 20:-** It must be stated that the provision of wastewater treatment facilities for the village is essential in controlling rural development. Over the last few years many people have built houses in the countryside that would have been quite happy living in the village. By allowing development in the village, rural sites are more easily confined to those qualified to live in the countryside.

**Note 21:- TIPPERKEVIN.** Tipperkevin has been identified as "rural node" i.e. an area where community facilities such as post offices, schools, shops, footpaths, public lighting, sports facilities, multiple housing schemes and employment opportunities are very limited and as such it is an objective of that all new development shall be for local need only. This policy is welcomed however it should not rule out development that may provide any of the above facilities. Tipperkevin is rich in beautiful views and scenic routes. It overlooks the Punchestown Racecourse and event centre with views across Central Kildare. On the other side of Slieve Rue there are views over Blessington and the Lakes to the Wicklow Mountains.

**Note 22:- POULAPHOUCA.** A significant omission from the draft development plan relates to the settlement of Poulaphouca. Poulaphouca is on the Wicklow / Kildare Border and is part of the East Kildare uplands, about 3 miles from Ballymore Eustace, on the edge of the Poulaphouca Reservoir on the N81. The only part of Poulaphouca that is in Wicklow is the Poulaphouca House Hotel and grounds. The shop and service station, pitch and putt course, ESB substation, and up to 15 houses in a multiple housing scheme are in County Kildare, as is the Poulaphouca Amenity park and toilets. Poulaphouca is a very important settlement in terms of architectural conservation and heritage, protected views and scenic routes, landscape and character areas, tourism, local needs housing, rural housing strategy, traffic management and amenities. The development plan needs to recognise this. Furthermore the Route Selection Process for the N81 should recognise the importance of protecting this settlement - road safety is of paramount importance in relation to Poulaphouca as is development of a safe walking route within the settlement and along the reservoir. Poulaphouca is on the main N81 route with no footpaths between residential, amenity, bus stop and commercial areas and no traffic restrictions except a 60kph speed limit. This must be addressed immediately. The CDA is aware that Poulaphouca is outside of the remit of a Ballymore Eustace Local Area Plan, however it is felt that Kildare County Council must be immediately put on notice regarding the dangerous situation Poulaphouca's residents find themselves in regarding road safety in particular. Poulaphouca can no longer fall between Kildare and Wicklow in terms of responsibility.

#### **Telecommunications:**

##### **Note 23:- Undergrounding of Services**

Planning permissions for development in Ballymore Eustace should ensure that all services are required to be placed underground with future capacity also considered and appropriate ducting put in place. Where Kildare County Council carries out major footpath upgrades ducting should be provided so that existing services may be put underground.

**Note 24:-** As Ballymore Eustace is in the East Kildare Uplands it may be considered a prime location for placement of mobile masts. This should be highly regulated in terms of visual impacts, distances to schools and residential areas, security, design and siting.

**Agriculture and Bloodstock Industry:** These industries are extremely important to Ballymore Eustace and the relevant policy statements are welcomed. Punchestown in particular is very important to Ballymore Eustace, with Naas and the Curragh also in relatively close proximity. Furthermore Ballymore Eustace plays host to some internationally recognised stud farms with worldwide reputations for quality bloodstock.

**Note 25:-** It is very important to Ballymore Eustace that the quality of our bloodstock industry and related facilities is maintained to a very high degree. Agriculture in general is also important to the village and commercial / retail development which provides a service to farmers should be encouraged where possible to ensure Ballymore Eustace remains a focal point in a large farming catchment. Developments with an emphasis on the bloodstock industry should be encouraged however care should be taken to weed out spurious applications using the horsy theme to acquire planning permissions.

**Social Strategy:** This area involves one of the most important policies the Community believes is essential to the further development of Ballymore Eustace. "Building strong inclusive communities is a key element in achieving sustainable development objectives. Sustainable communities require not only economic development but also provision of and access to education, health and community support services, amenities and leisure services and a good quality built environment. Communities also require opportunities to meet, interact and form bonds, essential prerequisites to the development of a sense of place and belonging".

Ballymore Eustace is already an attractive place to live with a very inclusive community and a good sense of community still prevails in the village. Our community group tries to be to the fore in the whole area of social inclusion. Our resource centre plays host to the local playschool and the parent and toddler group as well as numerous groups and societies eg "the Friendship Club" for the elderly, Gardening Club, Ladybirds and Guides etc. We also act as a focus for Tidy Towns, Community Alert and Meals on Wheels.

**Note 26:-** It should be a policy of all Plans impacting on Ballymore Eustace to support the endeavours of Community Groups who provide community facilities and to encourage other areas of inclusion such as youth programmes / clubs.

In terms of socially inclusive infrastructure The Village has a Resource Centre, a Band Hall, a GAA Grounds, HandBall Alley, Freds Fashions and ICA hall. These facilities should be supported and developed by the local stakeholders but it should be noted that the support of the Local Authority is essential in this. Indeed the Old Council Library was demolished and removed by the community (with the support of local contributors) and a new tidy towns centre is in the process of being established.

**Note 27:-** In the future it is hoped that the Village could support a full sports complex on one of the above sites and the CDA has done some work in identifying the most appropriate site for this infrastructure. When planning permission is sought for this facility, the Council's support during and after the planning process is very important. In this regard, it is important that areas of potential recreational zoning are now identified.

**Note 28:- See notes 10, 12, 13 & 14 also.** Again it is worth mentioning that existing lands in public ownership should be considered for recreational and amenity purposes and such lands do exist at Ballymore Eustace.

**Note 29:- See notes 7, 8, 9 & 10 also.** In the context of Amenity schemes, it is essential that the banks of the River Liffey in Ballymore Eustace and its environs remain accessible to the public.

**Note 30:- See note 7, 8, 9, & 10 also.** A number of public walkways in the area should be monitored by the Council to ensure adjacent landowners do not incorporate these rights of way into their own landholdings. With the amount of traffic on our roads ever increasing these old tracks if recognised could represent an attractive alternative to walkers. There are a number of such tracks in the Ballymore Eustace area that should be examined eg at Golden Falls, Bishophill and the old Tullow railway line.

**Tourism:** Tourism could be expanded in Ballymore Eustace especially in relation to Horse Racing, Fishing, Watersports and Filmmaking spin-offs. Ballymore Eustace has played host to the stage final of the National "Milk Ras" cycle race, World WaterSki-Championships, The World Endurance Horse Race final sponsored by the Emirates and even the Tour De France.

**Note 31:-** Tourism is one of the growth sectors in our economy. Ballymore Eustace is well poised to be a front-runner in bringing people into County Kildare. As one of the gateway villages between Wicklow and Kildare, adjacent to the Wicklow Mountains and Poulaphouca Lakes and central to the Horseracing areas of Kildare, Ballymore Eustace should be earmarked as a potential area for tourism related infrastructure.

Ballymore Eustace is home to Nationally recognised Restaurants with the Ballymore Inn listed on the Bridgestone 100 best places to eat and the Thatch Bar and Restaurant winner of numbers "Black & White Best Pub" awards. The newly refurbished Ardenode Hotel and Restaurant is also of historical significance.

**Note 32:- Film Making Location:** Ballymore Eustace should be highlighted as a superb location for film making and an area of outstanding beauty as shown in movies such as Braveheart, King Arthur and Lassie with more recent adverts filmed in Ballymore for Budweiser, & Vodaphone. A full list of filming at Ballymore Eustace is available at [http://www.kildare.ie/ballymoreanglers/06\\_general\\_news/](http://www.kildare.ie/ballymoreanglers/06_general_news/)

Such is the valley shape and tree line that disguises it. It is this landscape that brings film companies to the East Kildare Uplands and in particular Ballymore Eustace time and time again. The proximity to the capital, the diversity of landscape and the unspoiled views is what we have still to offer. King Arthur and Braveheart were both huge movies filmed here. "Shake Hands with the Devil" was filmed here years ago and shows that even over time Ballymore Eustace is held in high regard as a showcase village. Indeed in recent times, Ballymore Eustace has also played host to Lassie, the Guinness Hurling advert for 2002 and more recent Budweiser Adverts, "This is Ireland" a BBC production, "YEU MING is ainm dom" an award winning short film, "On home ground" a domestic GAA soap and "Malice Aforethought" completed filming in the village in 2004. Six



Shooter which starred Brendan Gleeson was filmed in the village in 2005 and won an academy award. Even in 2009, Vodaphone came to Ballymore Eustace for their most recent "Red Doors" advert.

If you include the whole parish of Ballymore Eustace then films such as "Michael Collins, This is my Father, and Widows Peak can be included.

**Note 33:-** These film productions set Ballymore Eustace on a world stage which is all the more reason to allow the village to retain a special village status. Such a status would serve to ensure visitors keep coming to County Kildare in order to see what the East Kildare Uplands has to offer.

If the English Tourist Board can bring hoards of tourists to see historical areas connected with King Arthur on foot of the film then surely we can bring them to where the film was really shot. The special village status can only serve to ensure that the traits and landscape that attract both tourists and filmmakers alike are protected in the strongest manner.

The village also plays host to award winning restaurants and hotels that are known countrywide for their quality. As such it must be reiterated that the retention of the "special village status" is essential in further promoting Ballymore Eustace to the tourism sector.

**Extractive Industry:** It is very important that the policies set out regarding the extractive industry are clear and well defined. The Ballymore Eustace Community Development Association recognises that the village is located in an area rich in mineral deposits. It is also recognised that despite objecting to proposals for the extraction of such materials, due to the lack of sand and gravel on a national scale, decisions regarding such proposals are often taken away from local communities and made in the national interest leaving those local communities with the prospect of lengthy costly planning battles with the quarry developer ultimately succeeding. The Community Development Association is aware that local authorities have been given powers under Section 261 of the Planning and Development Act 2000. This should be rigidly enforced and all existing quarries in the Ballymore Eustace area should now be registered. Proposals for new quarries will have to undergo a full and proper assessment in terms of the Planning and Development Act 2000, as will any extensions to existing quarries. Very strict policies must be put in place regarding the siting of new quarries and these policies must include a detailed examination of routes, road standards, proximity to residential areas and schools, environmental matters, SACs, SPAs, NHAs etc, restoration procedures and timeframes.

**Note 34:-** Any disused quarries in the Ballymore Eustace area should be considered suitable for restoration with clean imported waste soils. The Community Development Association would object to the use of any of these pits for "landfilling" purposes with any type of objectionable wastes. Opening disused pits for the deposit of soils would (a) facilitate their restoration and (b) ensure developers in the Dublin region have somewhere to deposit excess soil from larger developments. This would in turn reduce dependence on illegal or unauthorised sites and also eliminate illegal dumping in those

quarries. Obviously council resources would have to be provided to ensure such sites are very well monitored.

**Note 35:-** There should be clear public gain in relation to extraction / filling of quarries as occurred in the case of KTK Sand & Gravel and the restoration of the Kimeens quarry. This pit has now been restored and references in the current development plan should be amended accordingly.

**Development Control Standards:** Development Control Standards are especially important in the context of retaining the special village status of Ballymore Eustace. As development was delayed and restricted during a period of rushed growth in the County, the opportunity now exists to ensure each new development proposed for Ballymore Eustace is designed to a very high quality. Indeed there are a number of developments currently in the planning process. It is essential these developments if granted are completed to a very high standard.

**Note 36:-** The Development Association would suggest that development within areas that are currently stone walled be required to retain, replace and repair those walls where appropriate.

**Note 37:-** Landscaping aspects to all developments should be given as very high priority

**Note 38:-** All services should be undergrounded to reduce visual impacts

**Note 39:-** Watercourses that flow through development lands should not be closed in or culverted and Sustainable Drainage Systems (SUDS) should be a requirement for all development.

**Note 40:- Evaluation of likely significant impacts on the environment of implementing the plan:** It is noted that the Development Plan recognises that the River Liffey water catchment is classified as a vulnerable watershed. This should include Golden Falls and Poulaphouca Reservoir and also significant landscapes in the Liffey Catchment. This policy should be reiterated and strengthened in the County Plan especially in relation to lands adjacent to the River Liffey which should be kept public and enhanced for public amenities such as walking, fishing etc. The objectives of the Eastern River Basin Water Management Plan must be strictly adhered to with good water status achieved during the life of this County Development Plan as required by the Water Framework Directive.

The following extracts (*in italics*) are from our submission to the County Development Plan in 2004 and still require addressing:-

**"Heritage:**

**Table 17.1 National Heritage Areas**

	<b>Site Name</b>	<b>Site Code</b>
20	<i>Poulaphouca Reservoir</i>	00731

**Note 41:-** Golden Falls should be added here.

**Table 17.3 Tree Protection Orders in Kildare**

2	<b>Ballymore Eustace</b>	1991	OS 6" 29
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**Table 17.7 National Monuments, which are subject to preservation orders in County Kildare**

No. of P.O.	Monument	Townland	OS Map No.	Date
92	Broadleas Circle Piperstones	Broadleas Commons	29	15/10/40
93	Standing Stone Longstone	Broadleas Commons	29	15/10/40
10/72	The Ring – Earthwork	Sillagh	24:11	04/08/72
1/99	Medieval Settlement	BME East	29	

**Note 42:-** As can be seen, Ballymore Eustace is rich in National Heritage areas and when combined with Landscape Character Areas, Protected Views and Scenic Routes and Architectural Heritage it's clear the special village status of the village should be retained.

**“Landscape Character Areas.**

Table 18.1	Landscape Character Areas
18.3 Uplands	1 Eastern Uplands
18.6 River Valley	2 Liffey Valley

Ballymore Eustace falls into the categories of both “upland” and “river valley”. There are few places that exist now so close to major urban centres that can boast the Landscape Character that defines Ballymore Eustace. The village is set at the foot of the Wicklow Mountains, almost bowl like, amongst a cluster of hills with the River Liffey meandering its way on to the lower Kildare Plains. Every road out of Ballymore Eustace is uphill, some moreso than others. You can stand on top of Bishopshill and look across the village without knowing it even exists except for the water tower on the DCC Water Treatment Plant.

**Note 43:-** Landscaping elements are essential to any development in Ballymore Eustace. Inappropriate use of lands for development will quickly become an eyesore unless Kildare County Council are very sensitive to landscape features and recognition is given to the fact that Ballymore Eustace lies in a beautiful river valley..

**Note 44:-** It is requested that Kildare County Council considers Ballymore Eustace as a landscape character area in its own right. In conjunction with the local area plan a landscape plan for the Village should be drawn for implementation by both Kildare County Council and the local Tidy Towns. The following aspects should be considered for inclusion in this element of the plan:

- Consultation with local landowners
- Repairs to all stone walls on approach roads to the village

- Replacement of / cleaning of all Council signage within the village boundary
- Scheduled road sweeping to include the Council estates and estates taken in charge (not just the main street)
- Location for bottlebanks , considering appropriate construction of site, cleaning schedule, CCTV etc
- Planting areas / beds at various locations
- Upgrading of remaining footpaths to include some tree planting where appropriate
- Tree planting on approach roads
- Enforcement of litter act with regard to signage without planning
- Improvement of derelict sites / Enforcement of Derelict Sites Act

**“Protected Views and Scenic Routes:**

**Table 19.1 Views of the River Liffey from Bridges**

<b>View Ref</b>	<b>Bridge</b>	<b>Location</b>
RL13	Ballymore Bridge	Ballymore Eustace”

**Note 45:-** The dismantled railway once crossed the River Liffey at Mullaghboy / Rochestown, Ballymore Eustace. This element of the railway line should be protected as a walking route. It may already be too late for this to be set in motion as much of the line is now reclaimed as agricultural land and incorporated into farmholdings. Where this railway line crossed the River Liffey there still remains one of the most magnificent bridges ever built over the river. It is a stone bridge of superior quality. **This bridge should be protected (under our Architectural Heritage) and the views from it should also be noted.** The bridge and railway line in this area are one of the forgotten areas of beauty in Ballymore Eustace seen only now by the odd fisherman and farmer. The railway line itself, from the Ballymore – Brannockstown Rd, is still raised and tree lined and leads up to this magnificent bridge however most of the line has probably disappeared by now.

**“Table 19.6**

<b>Scenic Route No</b>	<b>Description</b>
7	Views of Blessington Lakes; N81 from Poulaphuca Bridge to County Boundary at Bishopslane <b>(Views of Golden Falls should be included here)</b>
9	Views of River Liffey; R411 Liffey Bridge at Ballymore Eustace to Cross Roads Boundary at Silver Hill Upper Townland
13	Views to river Liffey on the R413 from Brannockstown Cross Road to Ballymore Eustace.
29	Views of Countryside and East Kildare Uplands from Bishophill Commons”

**Architectural Heritage:** There are 12 listed protected structures for the Ballymore Eustace area of County Kildare as diverse as “The Ring2, earthworks at Sillagh to Ardenode House - a period house and lands of outstanding beauty. There are more structures for proposed protection in the village, mainly houses of character.



**Note 46:-** The Community Development Association would request that the following structures are also investigated with a view to listing them for protection:

1. The old disused railway bridge at Rochestown/Mullaghboy
2. Parts of the old disused railway line.
3. Some of the bridges, which brought the line over or under our road network. (*Where safety permits*)
4. Elements of the woollen mills at Ballymore Eustace. Obviously this building is now completely derelict and in total ruin however were the site to be redeveloped in the life of this development plan it would be nice the see parts of the mill race retained or the mill wheel. The Community Development Association would not however suggest protecting the ruins to such a degree as to make the cost of redevelopment unattainable.
5. The Poulaphouca Bridge (This structure is in County Kildare)
6. Stone Crosses within the grounds to St Johns Church and St John's Church Itself.
7. The well and stone stile in Dorans Park, Couglanstown / Kimmeens.

**Note 47:-** The Council proposes to add to the County Development Plan, numerous structures for protection as structures of Architectural Heritage.

**It is important that ruined or derelict structures are not protected to such a degree that no developer will consider upgrading the structure. In fact the Council should implement the derelict site legislation top ensure such site are kept up to a decent standard.**

#### **Environs Plans:**

**Note 48:-**The environs plans for each of Naas, Blessington and Punchestown could have a knock on effect on Ballymore Eustace due to our proximity to each of them. Any proposals for each of these locations should not be allowed to have a detrimental effect on Ballymore Eustace especially in relation to loss of services or amenities.

The Community Development Association would object to allowing Punchestown to ever expand into a village centre in it's own right as we feel that villages in the vicinity of the racecourse should be allowed to benefit from the use of Punchestown. In addition we feel that both concerts and racing attract many people to the County that would not normally have cause to visit Kildare and it's good for these people to see and stop in other areas of the County. Their contribution to this area is very important. Indeed our experience is that some of the activities have occasionally a negative effect on Ballymore Eustace in terms of increased litter, traffic movements, roadblocks and unsocial activities so it is important that the benefits continue to outweigh the negatives. The Community Development Association would encourage the use of Punchestown, however, public consultation would be encouraged on occasion. With regard to development in the Punchestown Environs we would have no objection provided this development did not encroach on or reduce the amenity potential of the racecourse.

### **Biodiversity Plans:**

Ballymore Eustace has not been over developed during the last decade and it is likely that the village will see reasonable growth over the coming decade instead. The opportunity exists to set significant objectives with regard to biodiversity for the Village. The Village is rich in landscape character, set in the foothills of the Wicklow Mountains (East Kildare Uplands) with the River Liffey at it's core. Areas that will be subject to applications for development in the near future share boundaries with the River Liffey itself, tributary streams, wetlands, woodlands and agri-lands. There are also greenfield infill sites in the village centre which will undoubtedly become the subject of planning applications for development.

**Note 49:-** In the context of future development, it is important that this development plan identifies the myriad of other plans, policies, codes of practice, guidance documents and directives that exist in relation to "biodiversity" and provides a level of consistency between them.

For example with regard to the River Liffey,

- The County Development Plan has objectives to provide a green belt along the River Liffey which is admirable but often at the discretion of the planners. Certain views over the River valley are also protected under the County Development Plan. Sections of the riverbank are protected by way of SPAs or SACs which is legally stronger and backed up by the Habitats Directive and Birds Directive.
- The Dublin Regional Code of Practice for Drainage Works (which County Kildare is signed up to) recommends that no development is permitted within 15m of a river or stream to allow for river maintenance and flood alleviation.
- The Eastern River Basin District (ERBD) report and programme of measures (and the aforementioned Code of Practice) recommend ensuring rivers and streams are not culverted and remain in their natural channel. (The amount of a river in its natural state is one of the water quality criteria set in the Water Framework Directive). The Water Framework Directive also requires that pollution of water does not occur.
- The recently enacted Floods Directive requires local authorities to develop a flood plan for the county's watercourses.
- The Eastern Regional Fisheries Board have a guidance document entitled "Requirements for the protection of fisheries habitat during construction and development works at river sites".
- The Wicklow County Development Plan and the Blessington Local Area Plan have a significant impact on the River Liffey at Ballymore Eustace. Significant growth in the town of Blessington will have a very detrimental impact on the biodiversity quality of the River Liffey at Ballymore Eustace due to the significant wastewater discharge into Golden Falls..
- Dublin City Council are very significant riparian landowners in relation to the River Liffey at Ballymore Eustace and in the context of negative impacts on the biodiversity of the River. Their own County Development Plan however does not refer to this. Dublin City Council's activities on their lands also have the potential to continue to impact negatively on the biodiversity of the area. Dublin City Council should be specifically asked to comment the proposed Draft Development Plan in the context of their own lands.

- ESB are also significant riparian landowners in relation to the Liffey and recently cut down dozens of trees on the N81 upstream of Ballymore Eustace. The ESB should be specifically asked to comment on the proposed Development Plan in the context of their own lands.
- The flow in the Liffey through Ballymore Eustace is controlled through two reservoirs, namely, Poulphouca and Golden Falls. Poulphouca is a protected reservoir and the same status should be afforded to Golden Falls. (Poulphouca Reservoir is mainly in Wicklow with small portions in County Kildare whilst Golden Falls is wholly in County Kildare).
- The Community Development Association for Ballymore Eustace has objectives for protection of the river belt and are significant riparian landowners.
- Kildare County Council themselves have proposals to replace the old Wastewater Treatment Plant adjacent to the river by moving it downstream. Biodiversity considerations should be included in that proposal.
- The River Liffey has a tributary which also flows through the village. The same considerations should be applied to that stream, especially in the context of the 15m maintenance and flood relief buffer area (Regional Drainage Code of Practice), provision of a green link from agri-lands north of the Village through to the River Liffey itself and consideration with regard to development pressures being currently experienced on lands adjacent to the stream. It should be noted that the Department of Education are also riparian landowners and there is huge scope to involve Scoil Mhuire in this area of biodiversity and in the holding/renewal of it's Green Flag Award.

*And that's just the Liffey through the village of Ballymore Eustace.*

Much of the above also applies more generally to the Village as a whole. It should be a policy of the biodiversity plan to ensure the open spaces within developments are linked in some way to the wider natural areas. This can be done by way of providing the required open space adjacent to a woodland or river or by the planting of decent hedgerow between cut off open space and the wider green areas. Hedgerows (or at least appropriate trees) should be planted along roads and possibly between houses sharing a common long boundary eg between back to back rows of houses.

Ballymore Eustace has many advantages in terms of it's biodiversity as there remain many areas within the heart of the Village that link outwards to very rural areas via a network of fine green belts. The River walk for example can be accessed via numerous areas of the village. Once on the main river walk there are tracks (not official walks – yet) heading north along the Coughlanstown Road and South into the Old Derelict Mill, The Dublin City Council Water Treatment Plant lands, the ESB lands and on to Golden Falls Reservoir. Everything from the odd Kingfisher and Heron to Otters and Deer can be seen here – all within a 15min walk of the centre of the Village. Yet this extended track is known only to a few fishermen and access is often frowned on by the public bodies that own them.

It is essential that these tracks are protected and made accessible and that developers or landowners (especially public / state body landowners) are encouraged (or required to) maintain access.

**Note 50:-** The Community Development Association would like to suggest that in terms of protecting biodiversity, the following locations are investigated with a view to listing them for protection:

1. The old disused railway bridge at Rochestown/Mullaghboy
2. Parts of the old disused railway line.
3. Some of the bridges, which brought the line over or under our road network. (*Where safety permits*)
4. Elements of the woollen mills at Ballymore Eustace. This building is now completely derelict and in total ruin however were the site to be redeveloped, it would be appropriate to see parts of the mill race or the mill wheel refurbished. The Community Development Association would not suggest protecting the ruins to such a degree as to make the cost of redevelopment unattainable. This area is extremely rich in biodiversity and at the very least, certain trees should be protected and the 15m buffer with all streams and the River Liffey should be maintained. (except where the stream flows within the actual confine of the building). Existing walks through the property should also be protected.
5. The Poulaphouca Bridge and valley below
6. St John's Church and grounds.

**Climate Change Strategy:**

For the purposes of this submission, climate change will be divided into the areas of Energy, Planning, Transport, Waste Management and Ecosystems.

**(a)Energy**

**Note 51:-**The local authorities and semi-state bodies who control much of the planning policies in relation to the Ballymore Eustace area and also much of the landholdings around the Village, should be tasked to carry out a study to identify areas suitable for renewable energy development and promote best practice in renewable energy through their own projects and operations. This is where Kildare County Council and Wicklow County Council as policy setters and Dublin City Council and the ESB as very significant landholders in Ballymore Eustace could come together in an innovative and creative way to look at ways of producing renewable energy – in addition to that already produced by the two ESB Liffey dams. Pilot projects on hydropower or wind energy may be feasible on lands such as the elevated location of the Water Treatment Plant owned by Dublin City Council. Indeed Ballymore Eustace could become a pilot for the development of a CO2 neutral village or a net producer of renewable energy.

**(b)Sustainable Planning**

**Note 52:-** Ballymore Eustace has the potential to be seen as “how to plan a Village right”. With the lack of development through the boom years little housing stock was constructed in the Village. Once the sewerage plant is upgraded this is likely to change. It is important that any new planning is done in accordance with a Plan and that plan must drive development in a sustainable manner. Ideas in that regard include:-



- ▣ Provision good information in all planning projects so that people are willing to live in new forms of housing, be more energy conscious, conserve water, recycle and be more litter conscious and use public transport / walk or cycle.
- ▣ Promote overall sustainability in developments and not only focus on individual areas
- ▣ Influence private builders to improve the design standards of new building
- ▣ Introduce requirements for the high energy and renewable requirements in the forthcoming County development plan 2010-2016
- ▣ Promote the use of Sustainable Drainage Systems (SUDS) where appropriate
- ▣ Introduce requirements in line with National policy, for the highest energy saving standards in planning permissions for alterations of existing buildings
- ▣ Energy efficiency in all existing developments should be encouraged through improving the thermal performance of the dwellings. The measures should include proper insulation of walls, floors and roofs, insulation of the hot water storage system, replacement of inefficient windows with high grade argon filled low e double glazing and the replacement of inefficient heating systems.
- ▣ Provision of new financial support mechanisms for delivering local advice, guidelines and information to building owners in order to encourage refurbishment of the existing building stock (commercial and residential), as these services can not be delivered at local level at zero cost
- ▣ Develop a programme for small businesses to help them be more energy efficient.
- ▣ As part of the programme to reduce leakage (unaccounted for water) and conserve drinking water, continue to replace defective mains
- ▣ Promote water conservation

**Note 53:- Development and Local Plans:** Planners must, through the Sustainable Energy Strategy, develop methods to insure that all land use plans produced by the council are consistent with the National Climate Change Strategy and, Council's Climate Change Strategies. Consideration should be given to increasing residential densities where appropriate, minimising loss of agricultural land and prioritising areas for zoning where alternative modes of transport are available/planned.

**Note 54:- Energy use in the residential sector:**

New developments in Ballymore Eustace should be scrutinised at the masterplan level to insure that they deliver high energy standards in the areas of transport, buildings and infrastructure and that they are future proofed toward the rising national energy standards.

### **(c)Transportation**

**Note 55 :-** Ballymore Eustace has a lot going for it in terms of sustainable transport, however measures must be put in place to encourage this. The use of Dublin Bus (No. 65) has to be encouraged for people travelling to Dublin. The use of the Community Network bus should also be encouraged for travel to and from neighbouring bigger

towns. Bicycle and Pedestrian movements are generally shunned in favour of the car. As a rural village this is generally because of safety concerns with regard to the road network. People living in the Village could be encouraged to walk or cycle to school and a school bus does operate on longer runs. In general though it is not safe to walk or cycle on many of the roads in the area, either to get to and from the village or in pursuit of recreational activity. As stated earlier in this submission, it should be an objective of all plan relating to Ballymore to provide for footpaths to strategic well used locations such as the band hall and the GAA pitch

#### **Note 56:- Renewable and Clean Fuels**

Such is the extent of the landholdings in the Ballymore Eustace area owned by Local Authorities or Semi-state bodies, areas could be provided for the planting of biofuel crops eg The DCC WTP or ESB fleet of vehicles could consider using biofuels rather than the standards diesels and petrols they may be currently using.

#### **(d)Waste Management**

**Note 57:-** Ballymore Eustace is serviced by the Local Authority Collection Service and also by a number of private waste collectors. Up to three refuse trucks could be traveling to the same location to collect household waste in the Village. This is not a sustainable way to collect waste and needs to be addressed.

**Note 58:-** Ballymore Eustace does not have bring banks at the moment and through discussion with property owners or developers it is essential that a site for these is identified. The Council must produce policies in relation to the design and location of bring banks to eliminate fly tipping at them and to mitigate against the noise nuisance caused by some bottle banks being used early in the morning or late in the evening.

#### **Wicklow County Council Development Plan:-**

##### **Wastewater**

**Note 59:-** It is suggested in 5.3.2 of the Draft Wicklow County Development Plan that due to proximity, road links and strong interaction for services, Blessington could logically be "clustered" with Naas or Tallaght. However it should also be remembered that Blessington is very restricted in terms of growth and the Ballymore Eustace community remain opposed to the wastewater discharge into Golden falls and will object to any proposed increases in the volume of wastewater discharged. The Ballymore Eustace Community is also opposed to the granting of any industrial IPPC or Section 16 trade effluent licences in the Blessington urban area. This should be noted in the relevant Development Plans

**Note 60:-** Consideration should be given to bringing a sewer from Blessington to Citywest and discharging wastewater to Ringsend. This could be completed in conjunction with the proposed N81 upgrade. In conjunction with this, a collection system should be provided for the Reservoir Villages of Lacken, Ballyknockan & Valleymount to eliminate septic tank discharges to the Poulaphouca Reservoir. It is not acceptable to the residents of Ballymore Eustace that the current Blessington Wastewater discharge is upstream of the Village.

## Tourism

**Note 61:-** The regions tourism and recreational attractions are important assets and are fundamental to the enjoyment of the area by both visitors and residents. Wicklow County Council and Kildare County Council could do a lot more to jointly promote the "Liffey Valley" and tourism along the N81. The racing industry of Kildare is situated mainly in the Eastern Part of County Kildare with Punchestown, Naas and The Curragh easily accessible from West Wicklow. Poulaphouca Reservoir is a fantastic amenity that could be promoted better. It has huge potential for walking trails and water sports and is under utilised. There is excellent fishing at Ballymore Eustace, located along the West Wicklow Boundary. The existing film routes for Braveheart and King Arthur could be extended to include Ballymore Eustace as much of the filming was done here.

**Note 62:-** Of note in the Wicklow Draft County Development Plan 2010 -2016 is the omission of Russborough House as an Integrated Tourism / Leisure Recreational Complex. (9.3.3. Integrated Tourism / Leisure / Recreational Complexes). The inclusion of Rathallagh in Dunlavin is however a welcome development and begs the question as to why Tulfarris has not also been included.

**Note 63:-** The objectives in the Chapter on Tourism are very welcome and under 9.3.6 Tourism & Recreation Themes & Products, the statement "*to support the development of new and existing walking, cycling and driving trails, including facilities ancillary to trails and the development of linkages between Wicklow and adjoining Counties*" is particularly welcome in the context of Ballymore Eustace. In Ballymore Eustace, Kildare County Council, Dublin City Council & ESB also need to establish such objectives.

## Transport

**Note 64:-** This submission is also relevant to the Kildare NRDO for their information with regard to the N81 upgrade. It is important that the route selection process accounts for any proposed walking route along the Poulaphouca Reservoir, within the Russborough grounds and from Ballymore Eustace. The extent of these walking routes may need safe crossing points.

**Note 65:-** The settlement of Poulaphouca must also be considered in any N81 improvement scheme, considering that although Poulaphouca is not recognized as a settlement it has a small cluster of houses, a shop, amenities, employment and a hotel and public house. Safety consideration are essential here.

**Note 66:-** The N81 is also a route for Dublin Bus into Ballymore Eustace and the location and positioning of bus stops needs to be considered in the context of safety and convenience.

**Note 67:-** It may be lesser known, but the N81 is used very regularly as a cycle route out of Dublin. Most weekends will see groups of cyclists using the route, which is very questionable considering the speed at which drivers go and the number of HGVs using the route also. The N81 upgrade should facilitate cycling, considering bicycles are prohibited from the M4, M7 and probably the N11.

## Summary

This submission is quite detailed however, the various public bodies should consider each point relevant to them in full. This is probably the first time a Community has been in a position to try to deal with many public consultations in one go – in an effort to provide consistency. Hopefully those public bodies will also prove to be consistent and make some efforts to liaise with regard to the setting of policy objective involving Ballymore Eustace. We pride our committees on being very fair and reasonable and at all times we are willing to consider proposals by Kildare County Council, other public bodies, or private developers in a fair and realistic manner. Our ethos is to encourage the building of a strong inclusive community with sustainable development objectives. We would encourage economic development in keeping with a village character, and provision of and access to education, health and community support services, amenities and leisure services and a good quality built environment. Our activities include acting as a focal point for Tidy Towns, Friendship Club, Playschool, Community Alert and our monthly magazine "The Bugle". We provide a range of facilities in our resource centre and also provide a River Walk of excellent standard. It is a policy of the Community to always seek to expand on availability of community infrastructure and recreational areas, whilst at the same time promoting Ballymore Eustace in a positive and sustainable way, when it comes to growth, development and direction.

Cc  
Planning Section  
Kildare County Council  
Aras Chill Dara,  
Devoy Park,  
Naas.  
Submission to  
Kildare County Development Plan and  
Ballymore Eustace Local Area Plan  
Biodiversity Plan

N81 Route Selection Process  
Kildare NRDO  
Maudlins,  
Naas,  
Co Kildare

Dublin City Council  
Submission in Relation to  
Dublin City Council Development Plan  
Dublin City Council  
Civic Offices  
Wood Quay  
Dublin 8

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Dublin City Council  
Water Services Division  
Marrowbone Lane  
Dublin 8

Dublin City Council  
Sports & Recreation Section  
Civic Offices  
Wood Quay  
Dublin 8

Wicklow County Council  
Submission in relation to  
Wicklow County Development Plan  
Senior Executive Officer, Planning Department, Wicklow County Council, Station Road,  
Wicklow Town.

Blessington Local Area plan  
Senior Executive Officer,  
Planning and Economic Development,  
County Buildings,  
Wicklow Town

Environmental Protection Agency  
**EPA Headquarters**  
PO Box 3000  
Johnstown Castle Estate  
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Submission in relation to  
Ballymore Eustace Wastewater Treatment Plant and  
Blessington Wastewater Treatment Plant

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