



APPENDIX 13-1

HISTORICAL OFFALY COUNTY DEVELOPMENT PLANS



HISTORICAL COUNTY DEVELOPMENT PLANS

OFFALY CDP 1967

OCCUPATIONAL STRUCTURE 1961

TABLE 5

INDUSTRIAL GROUP	Males	Females	Total	% Total Employed
	7,267	1,075	8,342	42.4
Agriculture	139	-	139	0.7
Forestry	12	-	12	0.1
Mining & Quarrying	1,776	15	1,791	9.1
Turf Production	508	75	583	3.0
Food Processing	942	1,051	1,993	10.1
Textiles & Clothing	110	1	111	0.5
Wood & Furniture	26	6	32	0.2
Paper & Printing	37	22	59	0.3
Rubber & Chemicals	110	6	116	0.6
Metals & Engineering				
Other Manufacturing Industries	84	13	97	0.5
Building & Construction	1,005	2	1,007	5.1
Commerce	1,601	624	2,225	11.3
Insurance, Banking & Finance	105	19	124	0.6
Professions	556	624	1,180	6.0
Public Services & Administration	958	117	1,075	5.5
Personal Services	102	596	698	3.6
Other Industry	44	28	72	0.4
Total of all Employed	15,382	4,274	19,656	100%

TABLE 6

INDUSTRIAL OCCUPATION BY RURAL & URBAN AREAS 1961

Area	Sex	Agriculture Forestry & Fishing	Mining Quarrying & Turf Production	Manufacturing	Building & Construction	Commerce Professions & Finance	Public Services & Transport	Others
Tullamore U. D.	M	63	24	457	138	584	161	39
	F	7	-	285	-	292	44	132
Birr U. D.	M	70	34	169	90	297	122	27
	F	2	-	59	-	166	14	82
Edenderry Town	M	51	162	186	60	180	56	6
	F	10	4	145	-	87	2	31
Clara Town	M	65	8	412	32	106	32	6
	F	6	-	202	-	44	5	44
Banagher Town	M	36	29	74	20	56	30	5
	F	6	1	5	-	53	5	21
Kilcormac Town	M	40	125	5	14	49	24	2
	F	3	-	3	-	31	11	17
Ferbane Town	M	34	50	12	14	56	61	2
	F	3	-	2	-	48	3	9
Rem. of Birr R. D.	M	2,675	453	145	152	213	169	21
	F	389	6	78	-	154	14	104
Rem. of Edenderry R. D.	M	832	386	52	104	62	78	1
	F	115	1	66	1	65	5	42
Roscrea R. D.	M	1,023	8	77	74	256	75	8
	F	155	-	40	-	86	6	51
Rem. Tullamore R. D.	M	2,545	509	228	307	403	150	19
	F	380	3	289	1	241	18	90

TABLE 7

28

TURF PRODUCTION

7.1 Though the number of people in the "Mining and Quarrying" sector of the County's economy has risen since 1961, the total number involved is relatively small, i. e. some 38 men, and future expansion is limited. On the other hand turf production, since the event of the Turf Development Board Ltd. in 1934 and its successor, Bord Na Mona, in 1946, has become of vital importance. In fact it can be regarded as second only to agriculture in the County's employment structure.

7.2 At the present time County Offaly accounts for some 60% of the total production of Bord Na Mona. The extent of the production works are shown on Map 7 and consist of approximately 20,000 gross acres at Boora, 5,500 at Blackwater, 16,000 acres at Derrygreenagh, 3,000 out of a total of 6,000 at Ballydermot and 8,000 acres at Clonsast - Garryhinch. The annual production target figures at the different works are listed below:-

	Milled Peat	Sod Peat
Boora	1,000,000 tons	40,000 tons
Blackwater	300,000 "	-
Derrygreenagh		
(Pt. in County)	800,000 "	-
Clonsast-Garryhinch	-	200,000 "
Ballydermot		
(Pt. in County)	-	80,000 "

7.3 Boora supplies milled peat to the E. S. B. Power Station (90MW) at Ferbane and to the briquette factory at Derrinlough, (annual production of briquettes 120,000 to 140,000 tons), whilst the sod peat production (from the Turraun and Lemonaghan fields) is for private sale. Blackwater, on the other hand, supplies the E. S. B. Power Station (40MW) at Shannonbridge and Derrygreenagh supplies the E. S. B. Power Station (80MW) at Rhode and the Croghan briquette factory (annual production

Although the picture is a very optimistic one for the next 30 years or so, a note of caution needs to be sounded. It is estimated that the bogs in the County will be nearing the end of their commercial lives by the turn of the century, and consequently the activities of Bord Na Mona will be severely curtailed. Research into the use of cut-away bogland for agricultural and forestry purposes is already well-advanced, but more thought should now be given to the provision of alternative employment opportunities, especially in the towns of Ferbane, Kilcormac, Rhode and Shannonbridge.



HISTORICAL COUNTY DEVELOPMENT PLANS

OFFALY CDP 1987-1997

OFFALY COUNTY COUNCIL

DEVELOPMENT PLAN

VOLUME 1



APRIL 1987

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1. Introduction

The 1963 Local Government (Planning and Development) Act required each Local Planning Authority to adopt a Development Plan for its area. These Plans must be reviewed every five years. The Development Plan for County Offaly consists of a written statement and accompanying maps. The Plan is in two volumes. The present volume, Volume 1 pertains to the County in general and contains the following maps:-

County Maps in respect of:-

- (a) Settlement Hierarchy and Route Classification.
- (b) Agriculture and Rural Resources.
- (c) Roads Objectives.
- (d) Areas of Scientific Interest and Tree Preservation Orders.
- (e) Areas of Special Control and Views to be protected.
- (f) Clonmacnoise.

Volume 2 of the Offaly Development Plan contains policy statements and objectives, in addition to Town Zoning and Objectives Maps, for the following towns:-

Town Zoning and Objective Maps.

- (a) Zoning and Objective Maps for Edenderry.
- (b) Zoning and Objective Maps for Clara.
- (c) Zoning and Objective Maps for Portarlinton (part of).
- (d) Zoning and Objective Maps for Banagher.
- (e) Zoning and Objective Maps for Ferbane.
- (f) Zoning and Objective Maps for Kilcoormac.

The Plan has three major elements as follows:-

- (a) POLICY: A list of policy statements on issues which affect the future development of the County, the environment and the welfare of the population.

Introduction (contd.)

(b) LAND USE: A major function of this Plan is to set out in a rational manner the best pattern of future land use. To this end the Plan contains a number of zoning maps in which particular areas are zoned for particular purposes.

(c) SPECIFIC OBJECTIVES: The Plan contains a list of specific objectives which the Planning Authority intends to implement within the period of the Plan (subject to financial constraints).

In general, the Development Plan is designed to stimulate development in appropriate areas and to protect amenity. It is within the framework of the Plan that public services will be provided. Particular attention is also paid to the County's natural and historical heritage and a range of conservation policies are outlined.

The first Development Plan for Offaly was adopted in 1967. This was reviewed during the mid-seventies and a review was adopted by the Council and published in 1979. The present document is, therefore, the third successive Development Plan relating to County Offaly.

2. Basic Goals of the Plan

This Development Plan is based on a number of general goals which are designed to improve the quality of life of the population and which the Council will endeavour to implement during the period of the Plan. These goals are as follows:

1. To facilitate the provision of sufficient and adequate employment opportunities to cater for the needs of the population. In this context, the importance of service employment is recognised.
2. To provide sufficient services to enable all of the population to enjoy a reasonable standard of living, particularly those whose standard is lowest at present.
3. To ensure balanced distribution of economic and social growth among different parts of the County.
4. To maintain and strengthen the existing settlement hierarchy within the County.
5. To seek to maintain and improve the urban environment of the towns in the County by requiring new development to conform to existing urban characteristics.
6. To seek to maintain and improve the rural environment within the County by requiring new development to be compact, and, apart from development needed in the interests of agriculture, to be located as near as possible to existing settlements.

7. To seek the resources needed to provide major infrastructural improvements in the County including, in particular, the improvement and up-grading of the County's road network.
8. To promote tourism by ensuring that the rural landscape remains unspoilt, the waterways remain unpolluted and the towns and villages retain their character. In particular, the preservation and conservation of Offaly's historical, cultural and scientific heritage will be accommodated.
9. To encourage efficient agricultural production consistent with high environmental standards.

The implementation of these goals will depend on co-operation from other agencies and also on the level of finance available.

3. POPULATION

3.1 The analysis of population structure and population change is an important part of the Planning process. The basic aim of the Development Plan is to present a framework within which development should take place in order to cater for the specific number of people, or population target. Population projections, i.e. the setting out of population targets, is, therefore a basic component of the Development Plan.

3.2 Recent Trends

The 1981 Census of Population indicated that Offaly's population (including Tullamore and Birr Urban Districts) increased from 51,829 to 58,312 between 1971 and 1981, an increase of 12.5%. This is in marked contrast to the previous decade i.e. between 1961 and 1971 when the population of the County increased by only 5%. The increased rate of growth during the seventies occurred largely as a result of a sharp decline in out-migration which was prevalent during and prior to the sixties.

Table 1 summarises the position in relation to the birth rate, the death rate and the rate of migration experienced in the County between 1971 and 1981. Figures for the Midland Region and the State are included for comparison.

TABLE 1

AVERAGE ANNUAL RATES OF BIRTHS, DEATHS, NATURAL INCREASE AND MIGRATION PER THOUSAND POPULATION AND PERCENTAGE POPULATION CHANGE, 1971-1981

<u>AREA</u>	<u>BIRTHS</u>	<u>DEATHS</u>	<u>NATURAL INCREASE</u>	<u>NET MIGRATION</u>	<u>POPULATION CHANGE.</u>
Offaly	+22.1	+ 9.8	+12.3	- 0.5	+12.5%
Midlands Region	+20.2	+11.7	+ 8.6	+ 1.4	+10.4%
State	+21.6	+10.4	+11.3	+ 3.2	+15.0%

SOURCE: 1981 CENSUS OF POPULATION

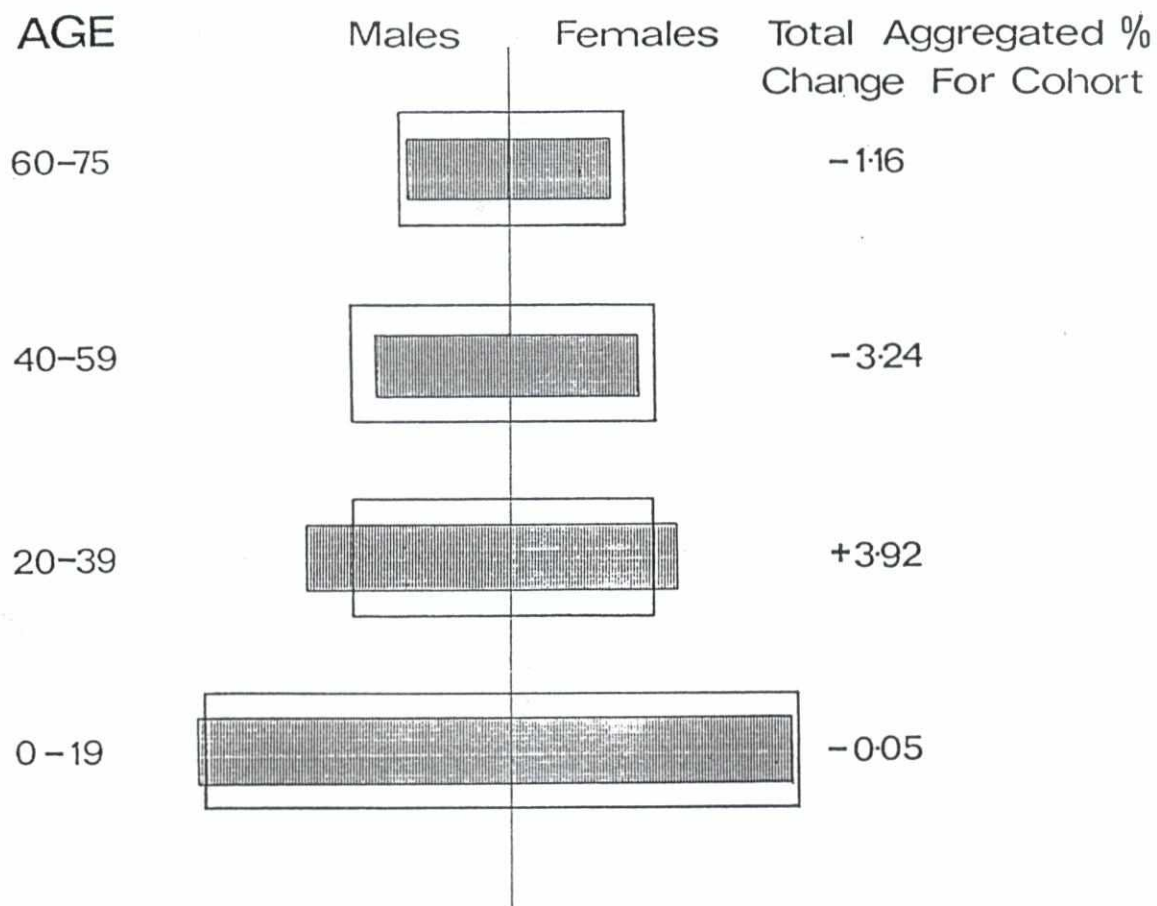
Offaly has a higher birth rate and a lower death rate than either the region or the State, and consequently a higher rate of natural increase. As against this, Offaly experienced out-migration during the seventies at a time when many other counties experienced net in-migration.

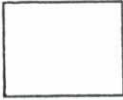
A further noticeable trend has been that of urbanisation. Between 1971 and 1981 the population of the aggregate town area in Offaly increased from 17,420 to 20,336 i.e. by 16.7%. In the same period the population of the aggregate rural area increased by 10.6% from 34,409 to 37,976. These figures indicate that while the greater part of the population remains 'rural' (some 65%), the population of the town areas is growing faster than that of the rural areas.

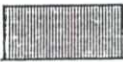
The structure of the population is normally specified by the number of persons in each age group for both sexes. Figure 1 illustrates the changes in age structure of the population which took place between 1971 and 1981. The major change which took place during the seventies was that the proportion of people in the 20-39 age group increased. This had a significant effect on the workforce, with the younger section expanding. It is expected that this trend will continue throughout the eighties.

POPULATION

FIG 1



1971 

1981 

RELATIVE CHANGES IN POPULATION
STRUCTURE 1971-1981

3.3 Population Projections

In order to project the future population of County Offaly, a number of assumptions need to be made. The projections used in this Development Plan are based on the following assumptions:-

1. Nett external migration (i.e. to and from the State) will be zero.
2. Annual flows of net internal migration will be the same as those which occurred during the seventies.
3. Fertility rates (i.e. the number of children born per 1,000 women of child-bearing age) will continue to decline. This reflects the National trend towards smaller families.

The population target for 1990 (i.e. the period of this Plan) is therefore 62,200, while the 20 year projected population is approximately 70,000 by 2005. Table 2 gives a summary.

TABLE 2: PROJECTED POPULATION COUNTY OFFALY 1985-2005:

<u>YEAR</u>	<u>PROJECTED POPULATION.</u>
1985	60,000
1990	62,200
1995	64,500
2000	67,000
2005	70,000

SOURCE: N.E.S.C. Report No 63 (1982)

These projections assume an annual growth rate of 0.73%. More detailed projections for towns are given in Volume 2 of this Development Plan and in the Development Plans of Tullamore U.D.C. and Birr U.D.C.

4. SETTLEMENT PATTERN:

4.1 Urbanisation

Over the past twenty years, there has been a definite trend towards urbanisation, i.e. a higher proportion of the population as a whole is living in "urban" areas.. With the decline in agricultural employment and the growth of industry and services, this is to be expected. The trends in urbanisation experienced in County Offaly are set out in Table 3.

The Urban population corresponds to the "aggregate town population". For Census purposes the term "urban" refers to people living in Towns of 1,500 population or more, however, in a rural county such as Offaly, towns of less than 1,500 could be considered "urban". Table 3 gives the number and percentage of "urban" dwellers for different levels of Urbanisation (i.e. towns of 1,500 or more, 1,000 or more and 500 or more). In all cases the proportion of people living in towns of whatever category increased. On average Offaly is 2% more urbanised now than in 1971. The relative number of people living in settlements (including small villages) rather than in the open countryside increased from 46% to 49%. Conversely, the relative number of people living in the open countryside decreased by 3%.

It is expected that these trends will continue. It will, therefore be the Council's policy to make provision for development to locate in or near established settlements, to designate new centres where necessary and subject to financial constraints to provide a satisfactory level of service.

Settlement Pattern:

TABLE 3: URBANISATION IN COUNTY OFFALY 1971-1981

	<u>1971</u>	<u>1981</u>	<u>% change</u>	<u>As % of total pop.</u>	
				<u>1971</u>	<u>1981</u>
Total Population	51,829	58,312	+12.5%	-	-
Aggregate Town Population (1,500 or more)	17,420	20,336	+16.7%	33.6%	34.8%
Aggregate Town Population (1,000 or more)	20,663	24,282	+17.5%	39.8%	41.64%
Aggregate Town Population (500 or more)	21,153	24,833	+17.4%	40.8%	42.58%
Population in all "settlements"	23,841	28,583	+19.9%	46.0%	49.0%
Remainder	27,988	29,729	+06.2%	54.0%	51.0%

SOURCE: 1981 Census of Population, Volume 1.

4.2 Existing Settlement Hierarchy:

The term settlement hierarchy refers to the relative size of the towns and villages within the County and their location with respect to one another. There exists a well-defined and stable hierarchy in Offaly which has evolved over the years. This is indicated in Table 4. It is likely that all the settlements within the County will remain in their present categories. Therefore, it is the policy of Offaly County Council to maintain and reinforce the existing settlement pattern. To this end the towns and villages in the County have been designated as either District, Service or Local Centres. Because of the importance of Tullamore and in accordance with the Development Strategy for the Midlands Region, Tullamore is designated as a centre of Regional importance.

Table 4 SETTLEMENT HIERARCHY

<u>Population</u>	<u>Town</u>	<u>Category</u>
10,000-8,000	Tullamore	District Centre.
4,000-3,000	Birr, Edenderry.	District Centre.
3,000-1,000	Portarlinton (pt.of)	Service Centre.
	Clara, Banagher, Ferbane, Kilcormac.	
Less than 1,000	Daingean, Rhode, Cloghan, Shinrone, Mucklagh, Clonbullogue, Bracknagh, Moneygall. Shannonbridge, Coolagarry, Walsh Island, Geashill, Ballycumber.	Local Centres.

The above are the 1981 listed Census Towns.

The following settlements are also listed as Local Centres.

Belmont, Ballinagar, Cloneygowan,
Kinnitty, Killeigh, Pollagh, Mountbolus.

SOURCE: 1981 CENSUS OF POPULATION, VOLUME 1

Such settlements as the Council may decide from time to time will also be designated.

Settlement Pattern:

4.3 District and Local Centres

Map 1 indicates the designation of the settlements within the County. The District, Service and Local Centres are already well established. It will be the Council's policy to promote these centres. It is essential in the interests of the proper planning and development of the county that new development should be located to the maximum extent within these centres.

4.4 Development District Concept:

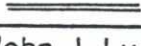
In addition to the well-defined settlement pattern the County is divided into four Development Districts as shown on Map 1.

Development District is the term applied to the sphere of influence or catchment area of a major town. In the case of Offaly, four Development Districts were designated in the previous Development Plan. These were based on shopping and employment catchments. It is therefore possible to consider the four development districts as separate commercial units. This framework is important for the future development of the County. It is intended to retain the Development District concept. It will be the Council's policy to identify and to fulfil as far as possible the need of each district. In particular, expansion of the three major towns of Tullamore, Birr and Edenderry will be encouraged.

1985 COUNTY DEVELOPMENT PLAN REVIEW

Settlement Pattern & Route Classification

KEY

SETTLEMENT	TYPE
	District Centre
	Service Centre
	Local Centre
ROUTE	CLASSIFICATION
	National
	Regional
	Important County
	Other County

John J. Lucy, BE, C.Eng., M.I.E.I., Dip in TP, M.P.I.,
County Engineer,
Vincent Hussey, BE, C.Eng., M.I.E.I., Dip in TP, M.P.I.,
S.E.E. Planning,

OFFALY
COUNTY
COUNCIL

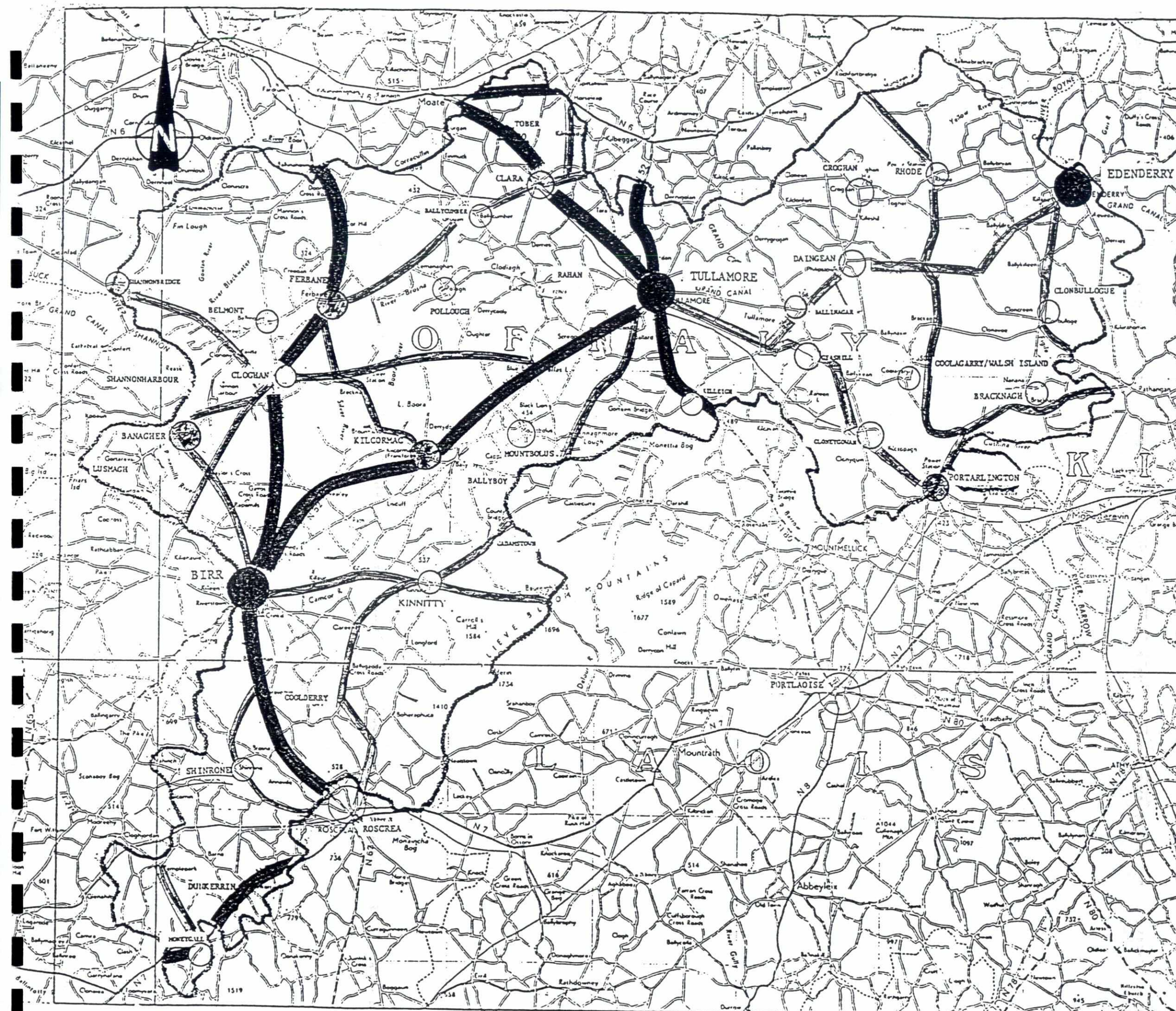


Date: July 1985

Scale 1/4" = 1 Mile

Map: No: 1.

1985 Revision



5. EMPLOYMENT:

5.1 Labour Force:

The labour force consists of all those who are gainfully occupied and all those who are seeking employment. Unemployed persons including those seeking their first job, are therefore part of the labour force. The most recent enumeration of the labour force in County Offaly is 20,450 (1981 Census, Volume 4). This figure includes the two Urban Districts within the County. Table 5 compares the changes which took place between 1971 and 1981.

TABLE 5 Population and Labour Force changes 1971-1981:

	YEAR			
	<u>1971</u>	<u>1981</u>	<u>Change</u>	<u>% Change.</u>
Population	51,829	58,312	6,483	12.5%
Labour Force	19,395	20,450	1,055	5.4%

SOURCE: Census of Population of Ireland, Volume 4, 1981
County Sheet for Offaly, 1981.

The age structure of the population as a whole changed slightly from 1971 to 1981. A relative increase occurred in the number of 20-39 year olds both male and female and the proportion of the population in the 40-59 year old group decreased (See Fig.1). The composition of the labour force has changed accordingly. It is expected that the younger half of the labour force will continue to expand during the period of the Plan. The projected increases in the labour force for the County including the two Urban Districts are shown in Table 6. These figures are based on the population projections given earlier.

Employment:

Table 6: Workforce Projections, County Offaly, 1985-2005.

<u>YEAR</u>	<u>ASSUMPTION 1</u>	<u>ASSUMPTION 2.</u>
1985	21,180	21,350
1990	22,250	22,650
2000	24,500	25,500
2005	25,700	27,000

SOURCE: N.E.S.C. Report No 63 - 1982.

Assumption 1 is that activity rates (i.e. the labour force as a percentage of the population as a whole) will remain the same as in 1981. Assumption 2 is that they will change in accordance with recent trends. The table shows that the labour force is projected to be between 22,500 and 22,650 by 1990. The latter will be adopted as the target figure. A 20-year target of approximately 27,000 is adopted. The expected composition of the workforce in terms of age groups is shown in Table 7. On average each age group will be composed of approx 51% males and 49% females, except in the oldest two groups, where the female participation rate is expected to be higher.

TABLE 7: Projected Workforce Composition,
 Males and Females, 1990.

<u>AGE GROUP</u>	<u>% OF TOTAL</u>	<u>NUMBER</u>
15-19	11.47	2,600
20-24	15.69	3,555
25-34	25.96	5,880
35-44	18.85	4,270
45-54	13.35	3,025
55-64	9.71	2,200
65 +	<u>4.97</u>	<u>1,120</u>
	100..00%	22,650

SOURCE: N.E.S.C. Report No. 63, 1982.

Employment:

5.2 Employment Structure

Table 8 shows the number and type of jobs which existed in County Offaly at the time of the last Census in 1981. The changes which took place since 1971 are also shown. It is noticeable that during the seventies there was a significant decrease in the numbers employed in agriculture, forestry and fisheries. Increases in the relative job share occurred in the 'other productive' industries category and also in 'professional services' and 'public administration and defence'. This trend of a decline in agriculture and an increase in the other sectors, particularly the service sector, occurred and is still occurring throughout the country.

When Offaly is compared with neighbouring counties, it emerges that this county has a much higher reliance on manufacturing and productive industry than its neighbours. This emphasises the dependance in the county on Bord na Mona and the E.S.B. On the other hand employment in services is at a comparatively low level and has grown more slowly in Offaly during the seventies than in any of the surrounding counties.

A major policy objective of this Development Plan is, therefore, to facilitate increased opportunities for service employment throughout the county.

Employment:

TABLE 8:

COUNTY OFFALY EMPLOYMENT STRUCTURE 1971-1981:

		1971		1981		1971-1981 % change jobs
Branch of Economic Activity		Jobs	% Share of Labour Force	Jobs	% Share	
Primary	Agricultural	6,129	32.23	4,341	21.71	- 29.1
	Forestry					
	Fishing					
Secondary	Building & Construction	1,322	6.95	1,369	6.84	+ 3.5
	Other Productive Industries	5,075	26.69	6,343	31.70	+ 24.9
	Commerce, Insurance Finance	2,423	12.74	2,483	12.42	+ 2.47
Services	Transport/Comm./ Storage	498	2.62	559	2.79	+ 12.24
	Professional Services	1,322	6.95	1,810	9.05	+ 36.9
	Public Adm. & Defence	395	2.1	625	3.12	+ 58.22
	Others	<u>703</u>	<u>3.69</u>	<u>875</u>	<u>4.37</u>	+ 24.4
	Total at work	17,867	94%	18,405	92%	
	Total out of work	<u>1,149</u>	<u>6%</u>	<u>1,583</u>	<u>8%</u>	
	Total labour force	19,016	100%	19,988	100%	
	First time job seekers.	379	2%	462	2%	
	Total Labour Force including first time job seekers.	<u>19,395</u>		<u>20,450</u>		

SOURCE: Census of Population, 1981, County Sheet for Offaly.

5.3 Peat-Based Employment

Over half the industrial jobs in County Offaly are provided by the joint activities of Bord na Mona and the E.S.B. Of the total 2,800 jobs provided by the two, 2,200 are provided in the seven Bord na Mona works and 600 in the three E.S.B Stations. This does not include Bord na Mona seasonal work which amounts to approximately 800 jobs every year. Many of the rural communities in the County are heavily dependent on peat-based employment. On a county-wide basis it is estimated that approximately 12,000, or one-fifth of the total population are directly dependent on this type of employment. The revised E.S.B. Strategic Plan (1984) involves reducing output of all three stations in Offaly. This will have a critical effect on Bord na Mona employment. E.S.B. policy in Offaly and the fact that peat resources are running out will be major causes for concern in the coming years. With this in mind the potential drop in employment is so serious that it shall be Council policy to co-operate with other agencies in identifying an overall employment strategy for the County.

5.4 Unemployment

Unemployment is a serious problem in Offaly. At the time of the last Census (1981) a level of approximately 7.9% was recorded in the County. Since that time the situation has considerably worsened, due particularly to the decline of the textile industry within the County. There is also a serious problem of high youth unemployment. In total, it is estimated that there are approximately 3,400 people currently (June 1985) out of work in the County. This represents 17% of the work force.

Employment:

5.5 Future Employment Structure:

Table 9 contains the broad 1981 employment structure and estimates of the future employment structure for the years 1985, 1990 and 1995.

Table 9. Estimated Employment structure 1981-1995.

<u>Sector.</u>	<u>% of Total.</u>			
	1981	1985	1990	1995 .
Primary	23.5%	22%	20%	20%
Secondary	42.0%	43%	40%	35%
Services	34.5%	35%	40%	45%

SOURCE: Assumptions based on analysis of 1981 County Sheets.

There are a number of important trends evident from these figures:

(a) Retention of at least 20% of the workforce in agriculture up to 1995.

(b) Major increase in service employment.

Assuming that the number of nett jobs currently being filled remains the same for the next five years, approximately 2,600 new jobs would need to be created over the five year plan period in order to secure these targets. Most of these would have to be in the services sector (i.e. professional, technical and financial services, retailing, entertainment and tourism). However, it is stressed that industrial jobs will remain of paramount importance. The attraction of new manufacturing industry into the County will, therefore be a priority.

Employment:

Against the background of the current economic recession these targets are ambitious. Obviously, in order to begin to solve the problems of unemployment in Offaly major new initiatives will be needed. It is beyond the scope of the Development Plan or indeed the County Council to bring about these unaided. Table 10 gives the estimated labour force and number of new jobs required by 1990 for each Development District.

Table 10: Jobs needed by Development District - 1990

<u>Development</u> <u>District</u>	<u>Approx. % of</u> <u>Population.</u>	<u>Estimated</u> <u>Labour Force.</u>	<u>New Jobs</u> <u>Required.</u>
Tullamore	44%	9,960	1,173
Birr	33%	7,470	879
Edenderry	15%	3,400	400
Roscrea	8%	1,800	213

SOURCE: Analysis based on population projections.

The job targets given in Table 10 are based on the assumption that unemployment can be reduced to 10% of the workforce by 1990.

Without prejudice to other possible initiatives it shall be Council policy to:

1. Seek to have a major strategy for employment in Offaly developed particularly in relation to the future of the current peat-based workforce and also the future use of cut-over bogs.
2. Encourage the development of agricultural based industries.
3. Continue to encourage and promote industrial development in Offaly, in particular, by ensuring the availability of industrial land.
4. Actively seek to have the County designated under the 1969 Industrial Development Act.

Employment:

5. Seek to accomodate and encourage the development of service industry within the County in conjunction with other agencies.
6. Encourage the provision of business parks at Tullamore, Birr and Edenderry and to promote these as suitable locations for some of the new executive agencies planned by the Public Service.
7. Continue to ensure that all Government Schemes are utilised fully within the County.
8. Seek funds for major road and other infrastructural investments throughout the County.

6. Agriculture and Rural Resources:

6.1 Economic Importance:

Agricultural production remains critically important to the Irish economy. In 1983 the total income to the State arising from agriculture was in excess of IR £1,000 million. Nationally, agriculture is the second largest single category of employment after manufacturing industry. In Offaly, agriculture is also the second largest source of employment. Currently, it is estimated that 23.5% of Offaly's labour force are employed in agriculture, whereas 17% is the national average. Consistent with an objective in the previous Development Plan the County has succeeded in retaining a higher than average number of farmers on the land. It is important that this trend is maintained. In particular, it will be necessary to retain at least 20% of the workforce on the land if the employment targets which were outlined earlier are to be met.

Increased productivity in agriculture is also important, as the wealth created in farming is of considerable benefit to the County generally, and also helps to generate service and industrial jobs. It will therefore be the policy of Offaly County Council to encourage continued employment and increased productivity.

6.2 Land Use and Agricultural Resources:

There are a total of almost 6,000 farm holdings in County Offaly. Table 11 shows the distribution of farm sizes in County Offaly, Leinster and the State as observed in 1980.

Agriculture and Rural Resources:

Table 11: Farm Size Distribution (1980).
County Offaly, Leinster, State.

<u>Category (acres)</u>		<u>Number and % of Holdings.</u>				
<u>Acres</u>	<u>No.</u>	<u>%</u>	<u>No</u>	<u>%</u>	<u>No</u>	<u>%.</u>
1-5	495	8.3	7,366	11.0	22,469	8.5
5-10	393	6.6	5,417	8.1	20,882	7.9
10-15	301	5.4	3,866	5.8	18,585	7.5
15-30	887	14.9	11,664	17.5	57,870	21.9
30-50	1,300	21.8	12,221	18.3	56,196	21.3
50-100	1,573	26.4	15,357	23.0	57,649	21.8
100-150	551	9.2	5,763	8.0	16,954	6.4
150-200	221	3.7	2,701	4.0	6,507	2.4
200-300	145	2.4	1,875	2.8	4,127	1.5
300+	81	1.3	1,015	1.5	2,319	0.8
<u>Total:</u>	5,947	100%	67,245	100%	263,558	100%

Source: CSO Agricultural Statistics.

The table indicates that Offaly has a broadly similar pattern to that of the Leinster average. In fact, the distribution of Offaly's farm sizes is slightly more favourable than the average i.e. a higher proportion of farms in Offaly are in the 50-100 acre category.

1985 COUNTY DEVELOPMENT PLAN REVIEW

Rural Resources

KEY

Rural District Boundaries
Areas of Turf Production
Areas of Forest

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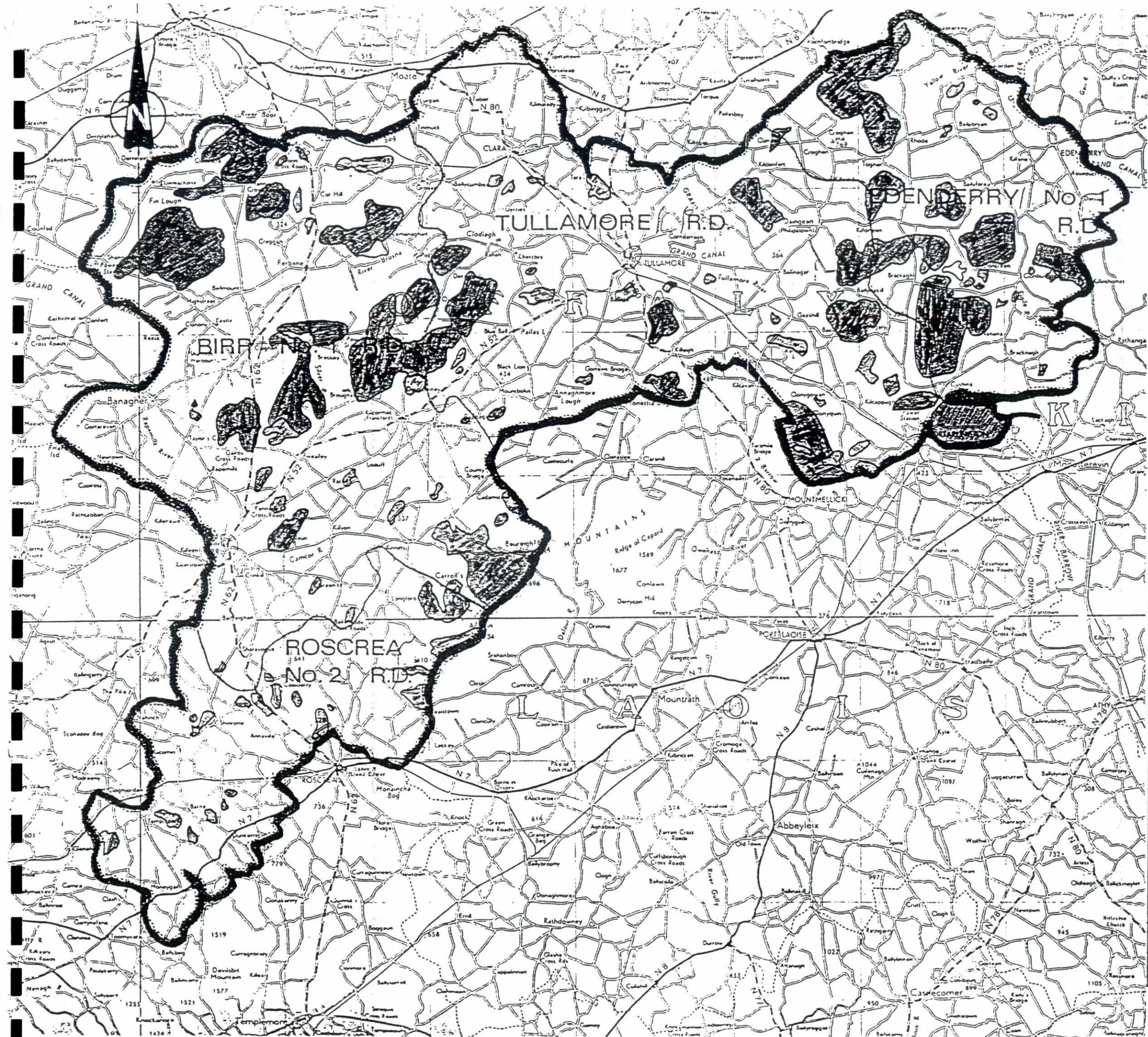


Date ; July 1985

Scale : 1/4" = 1 Mile

Map No : 2

1985 Revision



Agriculture and Rural Resource:

Map 2 indicates the principal locations of peat areas and forests within the county. Table 12 indicates that hay and pasture are by far the most common agricultural land uses. The relatively low acreage of crops other than grass is a reflection of the soil types and drainage characteristics prevailing in Offaly. In total, agriculture accounts for 77% of all the land in the County. This is a low percentage of agricultural usage compared to the other counties in the Midland Region, where the average utilisation for agriculture is 85%. Woods and plantations account for a further 3.7% of land in Offaly - mainly state forests in the Slieve Blooms. Finally, the category "other land" includes the land taken up by towns and villages, but the greater part of land in this category is peat.

6.3. Farm Development:

It was stated earlier that a vibrant farm sector was important to the economy of the county. The County Council has a limited role to play in the area of farm development. It shall be Council policy to co-operate with ACOT (The Farm Advisory Service) and the Department of Agriculture in the implementation of measures to achieve greater productivity in agriculture. These measures are outlined in the county Agricultural Development Programme prepared by ACOT and include specific objectives to improve output, bring about more favourable socio-economic conditions (e.g. by transfer of ownership, amalgamation of holdings etc.) and provide better agricultural education for farmers.

It is also recognised that there exist certain disadvantaged areas within the county, due to unfavourable soil conditions and lack of adequate drainage. Because of poor natural resources, unbalanced age structure and lack of modernisation, production levels and hence income levels tend to be low in these areas.

Agriculture and Rural Resources:

The County Council recognises that farmers and their families in these areas often depend on remedial aid in order to supplement their income. The Council intends to co-operate with the other concerned agencies in order to secure improvement in these areas.

Agriculture and Rural Resource:

TABLE 12: AGRICULTURAL AND OTHER LAND USE, COUNTY OFFALY 1980

LAND USE	AREA (ha)				OFFALY	
	BIRR	EDENDERRY 1	ROSCREA 2	TULLAMORE	TOTAL AREA	% OF TOTAL AGRICULTURE
Cereals	3,498	2,994	1,551	5,754	13,797	8.9
Root and Green Crops	1,358	369	358	1,673	3,758	2.4
Fruit	3	-	3	20	26	0.01
Hay / Silage	12,799	4,207	5,246	12,472	34,724	22.5
Pasture	32,711	13,170	14,214	31,498	91,593	59.4
Rough Grazing	4,292	1,303	3,038	1,707	10,340	6.7
					AREA	% TOTAL LAND
Total Agriculture	54,661	22,043	24,410	53,124	154,238	77.2
Woods & Plantations	2,979	991	1,233	2,291	7,494	3.8
Other Land	16,343	9,809	1,086	10,797	38,035	19.0
TOTAL AREA:	73,983	32,843	26,729	66,212	199,767	100%

SOURCE: C.S.O. 1980/81 Agricultural Statistics.

Agriculture and Rural Resources:

6.4 Agriculture and the Environment:

The quality of rural life, as well as the development of tourism, depends on an unpolluted environment.

Due to modern intensive methods of farming, the incidence of pollution from agriculture has increased. This is a disturbing trend and the Council intends to use its powers under the Planning Acts and the Local Government (Water Pollution) Act, 1977 to eliminate this type of pollution.

6.5 Land Conservation:

Land use policy will seek to conserve suitable agricultural land in the county for agricultural purposes, consistent with the orderly development of the towns and settlement centres.

6.6 Sand and Gravel/Minerals:

The Council recognises that the quarrying of sand and gravel is an important economic activity in the County. The serious environmental impacts of such developments are also recognised. Therefore, the extraction of sand and gravel (and other deposits) should be undertaken in such a manner as will not seriously damage visual, recreational or residential amenity or any of the areas of scientific or archaeological interest listed in the Development Plan.

6.7 Forestry:-

The Council recognises the economic and recreational potential of forestry. Therefore, forestry as a land use and its ancillary development will be encouraged, in suitable areas.

7. INFRASTRUCTURE: ROADS:

7.1 General Background:

The road network in Offaly represents the single most important element in the County's infrastructure. The extent and the quality of the road network is growing even more important. Table 13 indicates the past growth in private car ownership in County Offaly and presents estimates of future ownership.

Table 13: Past and Projected Car Ownership Levels:
1971-2000 County Offaly.

<u>YEAR</u>	<u>1971</u>	<u>1981</u>	<u>1985</u>	<u>1990</u>	<u>1995</u>	<u>2000</u>
Car ownership per 1,000 population (National Rate)	139	225	246	272	298	333
Offaly Population	51,829	58,312	60,000	62,000	64,500	67,000
Estimated number of cars in Offaly.	6,200	11,000	12,500	14,400	16,300	19,000
Estimated number of heavy goods vehicles in Offaly.	775	1,000	1,150	1,300	1,500	1,600

SOURCE: An Fóras Forbartha Car Ownership Projections 1984
and Offaly County Council Motor Taxation Office Records.

It is significant that the number of cars presently estimated in the County is twice the 1971 level. The projected rate of increase in car numbers requires that the maintenance and improvement of the County's roads will account for a significant amount of available resources.

Roads: Infrastructure:

7.2 Regional Context:

The National and Regional links between Offaly and the rest of the country depend to a great extent on the road network. Table 14 indicates the length of National Primary, National Secondary, Regional and County Roads within Offaly.

Table 14: Road Categories in County Offaly (1984).

<u>Category.</u>	<u>Length (km)</u>	<u>% on Peat Foundations.</u>
National Primary	18	0%
National Secondary	123	12%
Regional	295	30%
County	<u>1,515</u>	<u>12%</u>
Total (all roads)	1,951	14.6%

SOURCE County Offaly Road Development Plan, 1984.

The total length of the National Primary Route in County Offaly is only 18 km. The county is at a considerable disadvantage in comparison to surrounding counties in that the large volume of traffic, particularly tourist traffic, using the N7 and N6 National routes tends to substantially by-pass the county. Because of the rapid growth of the Dublin Sub-Region in recent years, the link between the main "urban" centres in County Offaly and Dublin has become extremely important. It is, therefore, an objective to secure the early development of the Moate-Clara-Tullamore-Portarlinton-Monasterevan route to National Primary standards in order to improve access to Dublin and to link up with the dual carriageway/motorway system being developed in County Kildare. This link will be facilitated by the Tullamore Relief Road.

Roads: Infrastructure:

The Council also considers that the National Secondary Routes between Tullamore and Birr and between Birr and Athlone are vital links within the County and it will be the policy of the Council to improve these routes where necessary during the period of the Plan. The maintenance and improvement of Regional and County Roads will also form part of the Roads Programme.

7.3 General Policies:

The following is a list of the general policies of Offaly County Council in relation to Roads:

- 7.3.1 In order that the past and future public investment in road improvements is not nullified in whole or in part, and to ensure the safety and free flow of traffic, future isolated residential development along National Primary and Secondary Routes in rural areas will be curtailed in accordance with the development control policy. The purpose of these roads is to safely cater for the free movement of national traffic. This is not generally compatible with roadside development.
- 7.3.2 It is the intention of the Council to protect the traffic capacity of the public roads and to restrict new access points and development likely to give rise to traffic hazard. It is the Council's policy to give special protection to National Roads and to protect to a lesser degree other specified roads in the County in the interests of safety, the maintenance of traffic capacity and the protection of lines of improvement.

Roads: Infrastructure:

7.3.3 In general, it is the Council's policy to improve bad bends and junctions especially those with a high accident rating as the opportunity presents itself or as development need requires. In general, the policy of the Council in deciding which road section to improve first will be guided by the following considerations:

- (a) The elimination of traffic hazards,
- (b) The development of industry, tourism or housing wherever such development will be of substantial social or economic benefit to the County,
- (c) The need to provide for essential communications at an acceptable social and economic cost.

7.3.4 It shall be Council policy to improve deficiencies in skid proof surface, pavement strength, riding quality and general alignment to protect the heavy investment in existing facilities. This will call for substantial increases in the amount currently allotted for the maintenance of roads.

7.3.5 In this context the programme for the provision of black top surfaces on County Roads has almost been completed and it is now intended to make provision for improving their alignment if available finance permits.

7.3.6 The level of investment in County Road maintenance in recent years has given rise to concern that the condition of these roads is deteriorating and will continue to do so at an accelerating rate with consequent decline of the level of service and loss of the substantial investment made in the grading, rolling and surface dressing of County Roads. The Council will endeavour to reverse the trend of the past years but this will obviously depend on the availability of substantial additional finance.

7.4 Specific Objectives:

The Council intends to achieve a number of specific objectives subject to the requisite finance being made available. These objectives are as follows:

- 7.4.1 To secure re-classification and subsequent improvement of the Moate-Clara-Tullamore-Portarlinton road to National Primary status.
- 7.4.2 To continue the realignment of T41 (R402) Westwards from Daingean to Ballinagar and to continue the realignment along County Road No. 205 to its intersection with L108 (R420) at Ballina Cross and to co-operate with Kildare County Council in implementing proposals to upgrade the link from Tullamore to Dublin via Edenderry.
- 7.4.3 To improve the roads of the County to modern standards, adequate for anticipated traffic flows, by the construction of new roads and the improvement of existing routes and to pursue the reservation of lands where necessary for future relief roads and National Route improvement in or adjacent to the following centres - Tullamore, Birr, Clara, Ferbane, Portarlinton, Moneygall, Cloghan, Killeigh, Geashill, Cloneygowan, Ballinagar, Edenderry and Kilcormac.
- 7.4.4 To investigate the provision of further traffic relief in Tullamore and to reserve the line of a longer-term extension of the relief road system through the townlands of Puttaghaun, Cappancur, Cloncollog, Clonminch and Ballard.
- 7.4.5 To preserve the route of a relief road for the N.80 through Clara indicated in the Clara Development Plan. To improve such sections of the road specified in Table 15 as grants from Central Government and/or Council's resources will permit and to provide features such as car-parks, viewing platforms and picnic sites, where appropriate.

Table 15: SPECIFIC ROAD OBJECTIVES
(MAJOR IMPROVEMENT SCHEMES).

<u>Route</u>	<u>From</u>	<u>To</u>
N7	Dunkerrin	Moneygall
N52	Kilcormac	Birr.
N80	Tullamore	Moate.
N62	Birr	Athlone.
R402	Daingean	Ballinagar.
R420	Tullamore	Portarlinton.
R420(via Co. Rd.no.205)	Ballinagar	Ballina Cross.
N62 (via Co. Rd.no.175)	Derrinlough	Fivealley.
N.52	Tullamore	Blueball.
N.6	Horseleap	Moate

Source: County Offaly Road Development Plan, 1984.

- 7.4.6 To implement a programme for the improvement or replacement of road bridges in the County. In particular, to improve or replace the bridges specified in Table 16.

Table 16: Bridges Objectives

<u>Route.</u>	<u>Location.</u>
R440	Elmgrove, Birr.
R402	Kishawanny, Edenderry.
R400	Rhode.
R421	Clonfosse, Kinnitty.
L26	Kilcumber, Edenderry.
R439	Anglers Rest, Clonrah, Banagher.
R420	Derrykillane, Cloneygowan.
R420	Cloneygowan Bridge.
N80	Charlestown Bridge, Clara.

Source: County Offaly Road Development Plan, 1984.

There are numerous smaller bridges throughout the County which it is intended to improve where necessary and subject to financial constraints.

1985 COUNTY DEVELOPMENT PLAN REVIEW

Roads Objectives

KEY

Road Improvements Nat. Primary Route	
Road Improvements Nat. Secondary Route	
Road Improvements Regional Roads	
Road Improvements County Roads	
Route to be declared a Nat. Primary Route	

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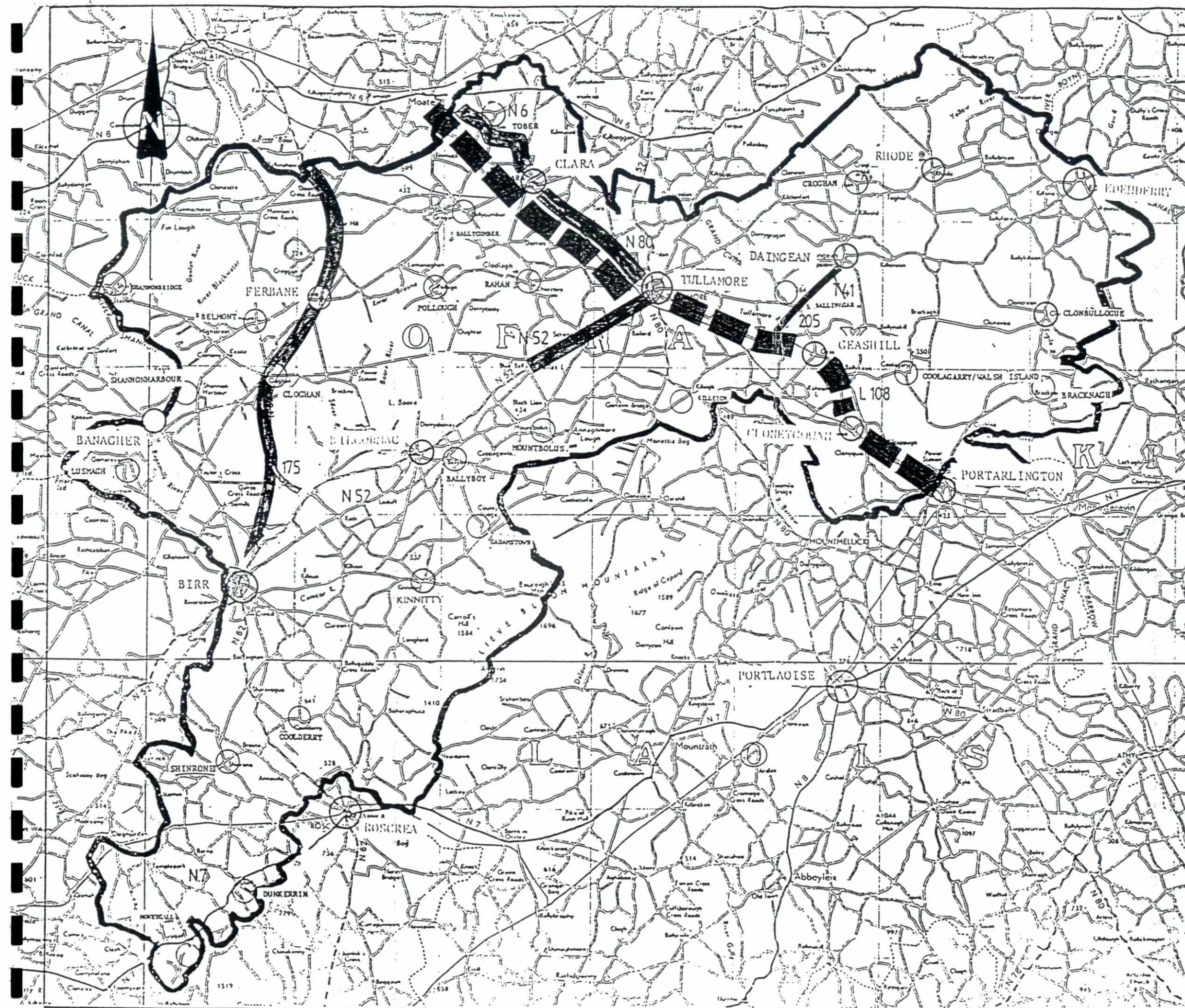


Date: July 1985

Scale 1/4" = 1 Mile

Map: No: 3

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7.5 Roads and Peat Foundations:

Table 14 indicates the proportion of the roads in Offaly which are on peat foundations. The maintenance of these roads is a serious continuous problem and is more expensive than on normal roads. In the short term it shall be Council policy to improve the riding quality of these roads where possible. This work is so expensive that a high level of investment by Central Government will be required and sought.

7.6 Footpaths:

The Council intends to survey the needs for new footpaths and deficiency of existing footpaths in towns and villages and to improve the situation as finances permit.

8.

INFRASTRUCTURE:-

SANITARY SERVICES:

8.1

Existing Position:

The position of County Offaly in relation to Sanitary Services is that all major settlements have piped water supply and are served by a sewerage network. As part of the on-going work of the Council these services are being improved and replaced when and where necessary. In recent years, there has been an increase in the number of people served by Group Water Schemes. The Council has assisted in the provision of these schemes. Although the Council has a good record in relation to the servicing of settlements, a large proportion of the population lives outside settlements of any size and so are responsible for providing their own water supply and sewage disposal treatment works via. septic tank. It is intended that most of the population growth over the foreseeable future will take place in already serviced settlements or areas which could be economically serviced. In this way the Council hopes to increase the proportion of people who benefit from having a treated water supply and safe effluent disposal. Tables 17 and 18 give an up-to-date summary of the existing position in the County regarding water supply and sewerage.

Infrastructure: Sanitary Services.

TABLE 17: WATER SUPPLY - CURRENT POSITION.

<u>Town/Area</u>	<u>Quantity Supplied (m³/day)</u>	<u>Population Served</u>	<u>Remarks/Proposals.</u>
Tullamore	3,636	10,000	Various proposals at different stages to augment supply and improve network
Birr	2,250	4,000	Network needs to be extended and improved.
Edenderry	1,400	4,000	Supply is currently supplemented by Rhode Regional Scheme.
Clara/Ballycumber	1,500	3,750	Proposals being examined for extra treatment and future abstraction at Clara.
Banagher/Lusmagh	600	1,600	Augmentation Required.
Kilcormac	600	1,130	Augmentation required to source, reservoir and distribution system.
Ferbane/Belmont	1,000	1,600	New source, reservoir and improvement to network required.
Rahan	1,500	2,900	Improvements to distribution and storage required.
Daingean	400	590	Improvement to source and pumps required.
Cloghan	180	540	Improvement to source and pumps required.

Infrastructure: Sanitary Services. Table 17 Water supply - current position.

<u>Town/Area</u>	<u>Quantity Supplied (m³/day)</u>	<u>Population Served</u>	<u>Remarks/Proposals.</u>
Geashill	240	610	Augmentation to pumps, source, distribution system and rising main required.
Clonbullogue	150	380	
Moneygall	200	420	
Mountbolus	30	125	Improvement to source required.
Shinrone	175	630	Improvement to source required.
Shannonbridge	150	290	Alternate source of supply required.
Rhode	280	644	
Kinnitty	320	312	
Walsh Island	220	570	Improvement to source and distribution system required.
Crinkle	130	625	Improvement to distribution system required.
Croghan	450	470	Improvement to distribution system required.
Dunkerrin/Moneygall	630	1,000	Improvement to source required.
Rhode Regional	<u>900</u>	<u>900</u>	Used to augment Edenderry supply.
<u>TOTALS:</u>	16,941	37,086	

SOURCE: Figures based on survey carried out by Sanitary Services Department, Offaly County Council - June, 1985.

Infrastructure: Sanitary Services.

Table 18: SEWERAGE - CURRENT POSITION.

<u>TOWN/AREA</u>	<u>POPULATION SERVED</u>	<u>DESIGN POPULATION</u>	<u>SPARE CAPACITY</u>	<u>QUALITY OF EFFLUENT</u>	<u>PROPOSALS/REMARKS</u>
Tullamore	8,500	6,000	None	Poor	New works about to start (Phase 1) (£1.7m).
Birr	4,000	4,000	None	Poor	New scheme required - (total cost £2.5m).
Edenderry	4,000	5,000	1,000	Good	New treatment works installed in 1984.
Clara	2,600	3,600	None	Fair/Poor	Improvements proposed (£300,000)
Banagher	1,280	900	None	Fair/Poor	Improvements proposed (£450,000)
Ferbane	1,300	360	None	Fair/Poor	New works proposed (£1,000,000)
Kilcormac	1,300	1,000	None	Fair/Poor	Extension to works proposed (£270,000).
Shannonbridge	300	250	None	Fair	
Shinrone	450	500	50	Good	
Moneygall	300	250	None	Good	
Daingean	590	600	None	Fair	Improvements implemented.
Cloghan	478	250	None	Fair	Improvements proposed (£100,000)
Mountbolus	100	140	None	Fair	
Geashill	220	420	200	Good	
Crinkle	400	500	100	Fair	Improvements proposed.
Mucklagh	300	800	500	Good	New system installed 1985

Infrastructure: Sanitary Services.

TABLE 18: SEWERAGE - CURRENT POSITION.

<u>TOWN/AREA</u>	<u>POPULATION SERVED</u>	<u>DESIGN POPULATION</u>	<u>SPARE CAPACITY</u> <u>(population equivalent)</u>	<u>QUALITY OF EFFLUENT</u>	<u>PROPOSALS/REMARKS</u>
Belmont	250	350	100	Fair	
Killeigh	270	600	330	Good	New works installed 1985
Rhode	475	400	None	Fair	Improvement Proposed.
Clonbullogue	200	450	250	Fair	
Bracknagh	375	400	None	Fair	
Ballycumber	225	200	None	Fair	
Kinnitty	320	300	None	Fair	
Ballinagar	80	200	120	Good	New works installed 1985
Walsh Island	250	350	100	Good	New works installed 1984

SOURCE: Survey carried out by Sanitary Services Department, Offaly County Council, 1985.

8.2 Problems: There are a number of problems associated with the provision of public water supply and sewerage services in County Offaly. Firstly, providing services across peaty soils is problematical (i.e. peaty soil presents difficulties for all aspects of development - building, roads and services). These areas are widespread throughout the County (See Map 2) and sometimes are a constraint to the expansion of "Urban" areas. Also, the flat topography of the County often makes pumping a necessity. There are relatively few large rivers or lakes in the County, this precludes the possibility of river abstraction for water supplies and also presents effluent discharge problems. Because of this, there is a heavy dependance on ground water sources for public water supplies. These boreholes are in turn vulnerable to ground water pollution. In addition to the physical problems outlined above, the dispersed distribution of the population presents its own problems. The relatively weak "urban" structure of the County has been dealt with earlier. In terms of sanitary services, it is not economic to provide services to isolated dwellings. Table 19 gives details of public service utilisation in the County.

Table 19 Public Service Utilisation in County Offaly (1985).

	<u>Number</u>	<u>% of Total</u>
Total Population.....	60,000	100%
Total served by sewerage schemes	28,000	47%
Total not served by sewerage schemes	32,000	53%
Total supplied by Council Water Scheme	37,000	62%
Total supplied by Group Schemes	12,000	20%
Total with piped water	49,000	82%
Total not served by any water scheme	11,000	18%

Source: Based on survey carried out by Sanitary Services Department, Offaly County Council, 1985, and on population projections, (Chapter 3). The Urban Districts of Tullamore and Birr are included in the above figures.

Infrastructure: Sanitary Services:

In particular, dispersal of domestic effluent by means of septic tank can give rise to problems where the water table is high and percolation poor.

8.3 Policies: The following is a list of the policies adopted by the Council in relation to sanitary services.

8.3.1 To make provision for improved and additional water supplies and sewerage services on a planned basis, related to present and future needs of housing and industry. In this regard, particular attention will be paid to the Council's settlement strategy.

8.3.2 To facilitate developments which may have exceptionally large requirements for water by allowing the potential water resources of the River Shannon to be utilised, where possible.

8.3.3 To protect ground water resources and, in particular, boreholes used as public water supplies.

8.3.4 The Council is required under the terms of the Local Government (Water Pollution) Act, 1977 and also under E.E.C. Legislation to maintain high environmental standards. Therefore, it is Council policy to:

(a) Control the deposit or disposal of waste materials and refuse.

(b) Control the disposal of sewage.

(c) Prevent the pollution of rivers, lakes, ponds, gullies, streams and aquifers from agricultural, industrial, commercial and domestic sources either by prohibition or licensing of discharges as appropriate.

8.3.5 Because the County's water supplies depend to a large extent on ground water, it is an objective of the Council to formulate and implement an aquifer protection policy during the period of the Plan.

Infrastructure: Sanitary Services:

8.3.6 In order to ensure the full utilisation of the considerable level of public investment involved, it will be necessary to encourage future general residential and other development to locate in existing towns and nucleated settlements. The pursuit of such a policy will also prevent undesirable ribbon development and protect public investment in road improvements. In centres where the public services are absent, development will be permitted within the limits and capacities of the projected systems, subject to other considerations such as public health, layout, density and amenity. Furthermore, in the smaller settlements, where sewerage facilities will not be provided, a certain amount of compact low-density rounding off and infill development will be permitted where the sub-soil is suitable for the satisfactory dispersal of septic tank effluent, having regard to traffic hazard and amenity considerations.

8.3.7 To continue to co-operate with other County Councils and with the Regional Development Organisations in the preparation and implementation of Water Quality Management Plans.

8.3.8 To carry out the objectives contained in the following paragraphs, subject to the availability of finance, within the period of the Plan.

8.4 Specific Objectives (Water Supply):

8.4.1 It is intended to improve existing water supplies at Tullamore, Birr, Edenderry, Portarlinton, Belmont/Ferbane, Banagher, Clara, Shannonbridge, Moneygall/Dunkerrin, Shinrone and Rahan. Table 20 sets out details.

8.4.2 To facilitate Group Water Supply Schemes where practicable in areas which are not served at present.

Table 20: Summary of Proposed Works (Water Supply).

<u>TOWN/AREA</u>	<u>OBJECTIVES.</u>
Tullamore	Improvement and extension of existing scheme.
Birr/Crinkle.	Improvement and extension of existing scheme.
Portarlington.	Secure extension of supply to meet town expansion.
	Improvement of treatment works and network.
Edenderry.....	Improvement of intake and sources.
Ferbane/Belmont	Improvements of sources and network.
Banagher.....	Improvement of sources and network.
Clara.....	Improvement to Regional Schemes.
Shannonbridge	Improvement to existing scheme
Moneygall/Dunkerrin	Improvement to sources.
Rahan	Improvement to network.
Shinrone	Improvement to existing scheme.

Source: Based on projected needs.

8.5 Specific Objectives (Sewerage, See Table 21).

- 8.5.1 To extend the sewerage scheme and treatment works and provide new treatment works at Tullamore, Birr and Edenderry to cater for projected needs.
- 8.5.2 To provide sewerage schemes at Cloneygowan, Killeigh and Ballinagar.
- 8.5.3 To improve sewerage schemes at Portarlington, Rhode, Ferbane, Banagher, Crinkle, Clara, Cloghan, Kilcormac and Mucklagh.
- 8.5.4 To co-operate with Laois County Council in investigating the improvement and extension of services in the Portarlington area.

Infrastructure:- Sanitary Services:

Table 21: Summary of proposed works (sewerage):

<u>TOWN</u>	<u>OBJECTIVE.</u>
Tullamore.....	Completion of comprehensive scheme.
Birr.....	Improvement and extension of existing scheme
Edenderry.....	Improvement and extension of scheme.
Cloneygowan....	Provide new sewerage scheme.
Killeigh.....	Provide new sewerage scheme.
Ballinagar.....	Provide new sewerage scheme.
Portarlinton..	Improve existing sewerage scheme.
Rhode.....	Improve existing sewerage scheme.
Ferbane.....	Improve existing sewerage scheme.
Banagher.....	Improve existing sewerage scheme.
Crinkle.....	Improve existing sewerage scheme.
Clara.....	Improve existing sewerage scheme.
Kilcormac.....	Improve existing sewerage scheme.
Cloghan.....	Improve existing sewerage scheme.
Mucklagh.....	Improve existing sewerage scheme.

Source: Based on projected needs.

8.6 Solid Waste: Policy.

- 8.6.1 It is Council policy to cater for the needs of solid waste disposal, and to review the need to provide additional dumping grounds when necessary.

8.7 Solid Waste: Specific Objectives:

- 8.7.1 To prepare a solid waste disposal plan for the County in 1986 and to implement its provisions.

9. COMMUNITY FACILITIES:

9.1 General:

As an integrated part of the achievement of the population objectives of the County Development Plan, the County Council intends to facilitate and assist in the provision of community facilities. In particular, suitably located sites will be reserved in existing built-up areas where deficiencies exist. In newly developing areas, sites for community facilities (e.g. schools, churches, clinics, public libraries, swimming pools, public parks etc.) will be identified to meet the needs of the projected population as and when action plans are prepared for the defined environmental areas.

9.2 Fire Services:

It is an objective of the County Council to ensure that an efficient and adequate level of fire cover is available at all times. To this end, an extensive programme to modernise the existing fleet of fire appliances has been embarked upon, a new County-wide call-out system has been installed and plans have been drawn up for the three new fire stations at Tullamore, Birr and Edenderry. Plans for the Birr and Edenderry stations have been approved by the Department of the Environment and the plans for Tullamore are with the Department.

The policy of Offaly County Council in relation to Fire Safety is as follows:

- 9.2.1 To facilitate the provision of suitably located sites for Fire Stations.
- 9.2.2 To ensure that new developments are designed to a high standard of fire safety.

Community Facilities:

- 9.3 Health: In respect of health services, the County Council will facilitate the Midland Health Board in the provision of its services with particular emphasis on Community Health.
- 9.4 Cemeteries: It is an objective of the County Development Plan to ensure the provision of new burial grounds and the extension of existing cemeteries to meet local needs.
- 9.5 Public Transport: The Council will facilitate the development of public transport in accordance with local needs.
- 9.6 Public Service Utilities: A public lighting programme for the County is well advanced and it is an objective of the Council to continue this, subject to available finance.
- 9.7 Public Conveniences: It is an objective to provide public conveniences where appropriate.
- 9.8 Community Centres: The Council recognises the importance of community centres in the social life of the County. Therefore, it is an objective to encourage and facilitate the development of the centre.
- 9.9 Local Incentive Groups: Local incentive groups and development associations have an important role in the environmental and economic improvement of their areas. It is an objective of the Council to co-operate with these groups where appropriate.
- 9.10 Local Amenity Schemes: The potential of Local amenity schemes both to enhance the environment and also to provide employment is recognised. It is an objective of the Council to continue to encourage and co-ordinate these schemes subject to the availability of finance from Central Government.

9.11 Derelict Sites and Obsolete Areas: It is recognised that derelict sites and obsolete areas detract from visual amenity. The Council has carried out a survey of derelict sites and it will be a policy to eliminate these on a progressive basis throughout the period of the Plan. It will also be Council policy to facilitate the renewal and rehabilitation of obsolete areas.

9.12 Landing Strip: It is the Council's intention to encourage the development by private enterprise of a landing strip for small aircraft in the vicinity of Tullamore. It shall also be policy to support continuance of an air service in the vicinity of Birr.

9.13 Surveys: It is an objective of the Council to carry out surveys as the need arises subject to available finance. These surveys will be carried out under the following headings:

Traffic flows/parking demand.

Shopping.

Human Resources.

Employment.

Leisure Activities.

Other surveys may be conducted as deemed appropriate.

9.14 Finance: The attainment of the objectives listed above is subject to the availability of finance.

10. HOUSING:

10.1 Current Housing Stock: The 1981 Census of Population indicated that in 1981 the total stock of dwellings in County Offaly, including those in the Urban Districts was 14,431. The total number of houses built since then is approximately 1,600. Making allowances for the fact that a number of older houses have become obsolete (i.e have reached that stage of being beyond economic repair), it is estimated that the current housing stock is approximately 15,600.

10.2 Future Housing Requirements Future housing requirements are based on the assessment of two components, prospective and accumulated need. The prospective need arises from the demand for new housing because new households are being formed and also the need to replace existing stock which is beyond repair. Accumulated need arises from the need to house those who are currently living in unfit or over-crowded conditions or who are in need of housing on medical or compassionate grounds. The projected prospective and accumulated housing needs for County Offaly (including Urban Districts) are set out in Table 22.

Table 22: Housing Need: County Offaly, 1985-1990.

<u>Type of Need.</u>	<u>Average number of houses needed per year.</u>	<u>Total number of houses needed over the Plan period 1985-1990.</u>
Prospective need (new household formation).	240	1,200
Prospective need (obsolescence)	110	550
Total Prospective Need.	350	1,750
Total Accumulated Need.....	120	600
Total Housing Need.....	470	2,350

Source: Based on Population Projections (N.E.S.C. No. 63, 1982)
An Foras Forbartha Housing Survey for County Offaly, 1981,
County Council Records.

Housing:

Table 22 indicates that the total housing requirements for the County, including the Urban Areas, will be an average of 470 houses per year over the Plan period. This figure includes both public and private houses and also makes provision for the needs of the elderly. In assessing the accumulated need, the figure of 1,200 is the result of taking into account the trend in applications for houses over the period since the 1981 Housing Survey and reflects the anticipated demand rather than the statutory need as defined in the 1966 Housing Act.

- 10.3 Settlement Policy: This Development Plan contains a number of policies to strengthen the existing settlement pattern in the County (See Chapter 4). The existing hierarchy has three tiers as follows:

District Centre: e.g. Tullamore, Birr, Edenderry.

Service Centre:...e.g. Clara, Banagher, Portarlington,
Ferbane, Kilcormac.

Local Centre:.....Daingean, Rhode, Cloghan etc.
(See Table 4).

If this settlement pattern is to be reinforced, then the number of new houses to be built in each tier is as follows:

Table 23: New Houses needed by Settlement Type 1985-1990.

<u>Settlement Category.</u>	<u>New Houses Required.</u>		
	<u>Private</u>	<u>Public</u>	<u>Total.</u>
District Centres	1,000	425	1,425
Service Centres	350	150	500
Local Centres	<u>300</u>	<u>125</u>	<u>425</u>
TOTAL:	1,650	700	2,350

SOURCE: Distribution assumptions based on Table 22 and Population Projections.

These figures assume that the rate of private house-building will be approximately twice that of public house-building.

Housing:

The table indicates that the total number of Council houses required over the Plan period is estimated at 700 or 140 per year. This figure includes the houses required in the two Urban Districts.

- 10.4 Land Requirements: Assuming that all or most of these new houses will be built either within or close to existing settlements (this depends on development control policy in rural areas), and taking a figure of six dwellings per acre, the amount of housing land needed over the next five years will not exceed 400 acres. This is a maximum rather than a minimum figure because:

Densities of more than 6/acre are possible and will be desirable in some cases.

Incidental open space provision is included.

The land required by the Local Authorities is unlikely to exceed 120 acres within the five year period (assuming a maximum of 30% Council houses). A more detailed breakdown of the likely land requirement for housing over the next five years is suggested in Table 24.

Table 24: Estimated Housing Land Requirements for 1985-1990 (acres).

	<u>PRIVATE</u>	<u>PUBLIC</u>	<u>TOTAL</u>
District Centres	160	70	230
Service Centres	60	25	85
Local Centres.	<u>50</u>	<u>20</u>	<u>70</u>
<u>TOTAL:</u>	270	115	385

SOURCE: Density assumptions and Table 23.

The Council considers it desirable that a balance between public and private housing be maintained in terms of numbers and location. The present policy of providing serviced sites in "Urban" areas is important in this respect and will be continued. Where appropriate these sites may be subsidised.

Housing:

- 10.5 Joint Venture and Co-Operative Housing: The Council will encourage the provision of housing by means of joint venture and co-operative schemes providing services and serviced land where appropriate.
- 10.6 Housing for Elderly Persons, Travellers and Handicapped:
The housing policy of Offaly County Council will take into account the needs of the elderly by providing old persons dwellings when and where needed. The needs of travelling families will also be catered for by making Council housing available to travellers and by providing halting sites. (Council policy in relation to catering for the needs of travelling people in general is set out in 15.1 of this Plan). The present policy of providing grants towards the provision of facilities to cater for the needs of the disabled will be continued within statutory limits.
- 10.7 Grants and Loans: In order to meet the housing needs in the County, the Council will continue to assist eligible persons to house themselves by providing housing loans for that purpose within statutory limits.
- 10.7.1 It will be Council policy to provide Council houses in District, Service and Local Centres and in other areas where appropriate to meet projected needs.

11. HERITAGE CONSERVATION AND AMENITY:

11.1 General Introduction:

One of the most important functions of the Development Plan is to provide the framework for heritage conservation and the protection of amenity. The Planning Authority has powers under the Planning Acts and various other enactments to enable it to achieve these aims. This Chapter of the Development Plan is concerned with the following:

(a) Heritage Conservation.

(c) The conservation of ancient monuments and sites of archaeological interest.

(d) The conservation of areas of scientific interest.

11.2 The term "heritage" refers to any item or area of cultural, historical, architectural, archaeological or scientific interest and value, either natural or man-made, which has been inherited from previous generations. In this respect, the heritage of County Offaly is rich and varied. The County Council is particularly concerned to preserve and to conserve the physical aspects of the County's heritage and particular attention is paid in this Plan to the preservation of buildings and streetscape in towns and villages, the protection of ancient monuments and archaeological deposits and the conservation of areas of scientific interest. The overall objective of policies to retain and enhance these items of heritage stems from a recognition of the important contribution they make to amenity, and their significance as an educational resource.

The Local Government (Planning and Development) Acts, 1963 to 1983 conferred a number of powers and imposed a number of duties on Planning Authorities in relation to amenity.

These include the following:

Development Plans may contain objectives for preserving, improving and extending amenities, including objectives.

Heritage Conservation and Amenity:

1. To preserve buildings of artistic, architectural or historical interest.
2. To preserve caves, sites, features and other objects of archaeological, geological or historical interest.
3. To preserve views and prospects and amenities of places and features of natural beauty or interest.
4. To preserve and protect woods and trees, shrubs, plants and flowers.

In addition to the above, the 1963 Act and 1977 Regulations restrict exemption on certain forms of development (which might otherwise be exempt) for reasons of amenity, for example:

Any development which would restrict a view of special amenity value or special interest, the preservation of which is an objective of the Development Plan is not exempt regardless of any other provision.

The alteration or demolition of any building or structure the preservation of which is an objective of the Development Plan (or the preservation of which it is an objective to consider in the event of an application being made) is not exempt regardless of any other provision.

N.B. Recent changes in legislation (Local Government (Planning & Development) Regulations, 1984 have removed the exemption from demolition of habitable houses. Therefore, the demolition of any house now requires Planning Permission.

11.3 Conservation or Architectural Heritage:

The architectural heritage of County Offaly ranges from historically important and internationally known buildings such as Birr Castle to ordinary town houses, shops and items of "street furniture". The attractiveness of the towns and villages in the County is often due to the "urban" spaces, squares and streets rather than to any one individual building. It is this quality of town-scape, which is a combination of building type and number, building line, window detail, colour schemes and many other elements, which needs to be recognised. Very often it is the so-called ordinary or "vernacular" buildings in a town which are most in danger and it will be the policy of the Council to protect and conserve vernacular architecture where possible. Many towns in Offaly can boast fine examples of traditional shop fronts, Georgian town houses and other building types. This section of the Plan contains a list of buildings which the Council considers worthy of conservation. To this end, the development control policy of the Council will seek to ensure that new buildings respect traditional form, layout and design. Detailed policies dealing with important urban spaces and the preservation of townscape are set out in the Plan for each individual town. It is an objective of the Council to complete similar policies in relation to the Village in the County.

Appendix A contains two lists of buildings which the council considers to be important. It is an objective to preserve the buildings listed in Table 25 and to consider the preservation of the buildings in Table 26 and 27 should it become necessary, in the event of a Planning Application being made to alter or demolish any such structure.

11.4 Preservation of Ancient Monuments and sites of archeological interest.

There are numerous and varied known monuments in County Offaly. However, it is believed that a significant proportion of the County's Heritage remains unknown because there has never been a full-scale archaeological survey of the County. It will be an objective of the Council to facilitate such work and to co-operate with the Office of Public Works and other bodies in its execution. Table 31 (Appendix A) contains a list of monuments which the Council intends to consider for preservation. The list does not include monuments which are already protected under the National Monuments Acts, 1930 and 1954. Monuments protected under these Acts are the responsibility of the Office of Public Works. Three categories of protection are possible:

(1) Monuments in full state care: Under the 1930 Act, the State undertakes to protect and maintain monuments which are taken into state care, and it is unlawful either:

"(a) to demolish or remove wholly or in part or to disfigure, deface, alter or in any manner injure or interfere with any such National Monument without...consent...or

(b) To excavate, dig, plough or otherwise disturb the ground within, around or in proximity to any such National Monument without...consent"(Section 14.1).

At present, eight monuments or sites in County Offaly are vested in, or under the guardship of the Commissioners of Public Works, although it must be remembered that the single site of Clonmacnoise covers many individual monuments of importance - See Table 28, Appendix A.

(ii) Monuments subject to Preservation Orders: The existence of such an order means that the Commissioners of Public Works undertake to preserve the monument, and that it is an offence under the 1930 Act, Sections 8 and 9, as amended by Sections 1 and 2 of the 1954 Act, to damage or deface it. There are at present nine monuments so protected in County Offaly. See Table 29 - Appendix A.

(iii) Monuments subject to Listing Orders: The effect of a Listing Order is to declare that the preservation of a monument is of National importance, and that it is an offence under the Amendment Act of 1954 (Section 8) to interfere with it without giving two months notice of intent to the Office of Public Works. This is to give time for a further inspection of the site, to decide whether it should be permanently protected, or whether it should be excavated, or fully recorded in advance of destruction. There are at present ten monuments protected by Listing Orders in County Offaly - See Table 30 - Appendix A.

Although the monuments contained in Tables 28, 29 and 30 are protected by the National Monuments Acts, it is also an objective of the Council to secure their preservation, and also the preservation of the environs of the Monuments. It will also be an objective of the Council to consider the preservation of the monuments and sites contained in Table 31. The items in Table 31 are divided into five categories as follows:

1. Prehistoric Sites: These include burial grounds (usually marked by a tumulus or cairn), standing stones, stone circles, rock art and mounds; most of these date from the Bronze Age.

2. Earthworks and Settlement Sites: Included are ringforts or raths. (i.e. The ramparts of farms belonging to the early Irish - ranging from 500 B.C. to 1500 A.D.). Ringforts are the most important single group of monuments. Also included in this category are crannogs and enclosures.

3. Ecclesiastical Sites: These are mainly churches, high crosses, round towers, gravestones etc. Offaly has a rich heritage of early Christian Monuments.

4. Mediaeval Defended Sites: Included are castles, mottes and baileys.

5. Miscellaneous: Includes roads/toghers and holy wells.

- 11.5 Areas of Scientific Interest in County Offaly: Offaly County Council recognises the importance of sites of scientific interest in The County. These sites have been identified and classified by An Foras Forbartha and the Department of Fisheries and Forestry. Some of these items are considered to be of international importance. It shall be an objective of the Council to use its powers to ensure the protection and conservation of those areas set out in Table 32 (Appendix A). Map 4 indicates the location and type of these areas.

The Wildlife Act of 1976 makes provision for the protection of certain plant species and their habitats. County Offaly contains 4 such sites (S.I. no. 338 of 1980). It is an offence to disturb those plants or the habitats in which they grow. The following are the sites concerned:

- (a) Grand Canal at Tullamore (N340 250).
- (b) Grand Canal at Kilbeggan (N35 35).
- (c) Shannonharbour near Bullock Island (N020 178).
- (d) Camus Callows, Clonmacnoise (N02 31).

The Minister for Fisheries and Forestry intends to confirm an Order under the Wildlife Act for Lough Roe (Clara Bog).

- 11.6 Trees and Woodlands: Offaly County Council intends to uphold the amenity, educational and scientific value of trees and woodlands. To this end a number of woods have been listed in "Areas of Scientific Interest in County Offaly". In addition, the Council has made a number of specific Tree Preservation Orders under the Local Government (Planning and Development) Acts, 1963 to 1983 and details of these are contained in Table 33 (Appendix A).

Heritage Conservation and Amenity:

In particular, the following groups of trees are considered to make important contributions to amenity:

Trees West of Tullamore centring on Charleville Castle and the Gold Links.

Trees along the Ballinagar to Ballina Cross Roads.

Trees at Durrow Demesne.

Trees at Rahan College.

It is the intention of the Council to preserve important groups of trees at these and other locations.

11.7 Surveys: It is an objective of the Council to undertake systematic surveys of the County if and when finance becomes available. The surveys will be carried out under the following headings:

- (a) Trees.
- (b) Sites of Archaeological and Historical Interest.
- (c) Areas of Scientific Importance.
- (d) Environment.
- (e) Land Use.
- (f) Building Conditions.

12. AMENITY DEVELOPMENT:

12.1 General Introduction: Offaly is fortunate in that there are a number of areas of high amenity in the County. It is the Council's intention to protect and preserve these areas as outlined in the previous chapter. In conjunction with the policy of conservation, development designed to enhance the amenity value of these areas will be encouraged and in some cases may be carried out by the Council. Amenity development is desirable both to enhance tourist potential and for the benefit of the resident population. This chapter of the Plan deals with the following aspects of amenity development:

(a) Regional Context and importance of Tourism.

(b) Areas of High Amenity: Policies and Objectives for:

Clonmacnoise.

Slieve Bloom Mountains.

River Shannon.

Grand Canal.

Pallas Lake.

Croghan Hill.

Views and Prospects, in general.

12.2 Regional Context: Tourism in Ireland is organised on a Regional rather than a County basis. Offaly is part of the Midlands "Lakeland" Region. The other Counties in the Region are Monaghan, Roscommon, Longford, Cavan, Westmeath and Laois. Table 34 gives a breakdown of the number of tourists visiting the Region between 1980 and 1983. Details of the value of tourism in terms of revenue are also given.

1985 COUNTY DEVELOPMENT PLAN REVIEW

Areas of Scientific
Interest and tree
Preservation Orders

KEY

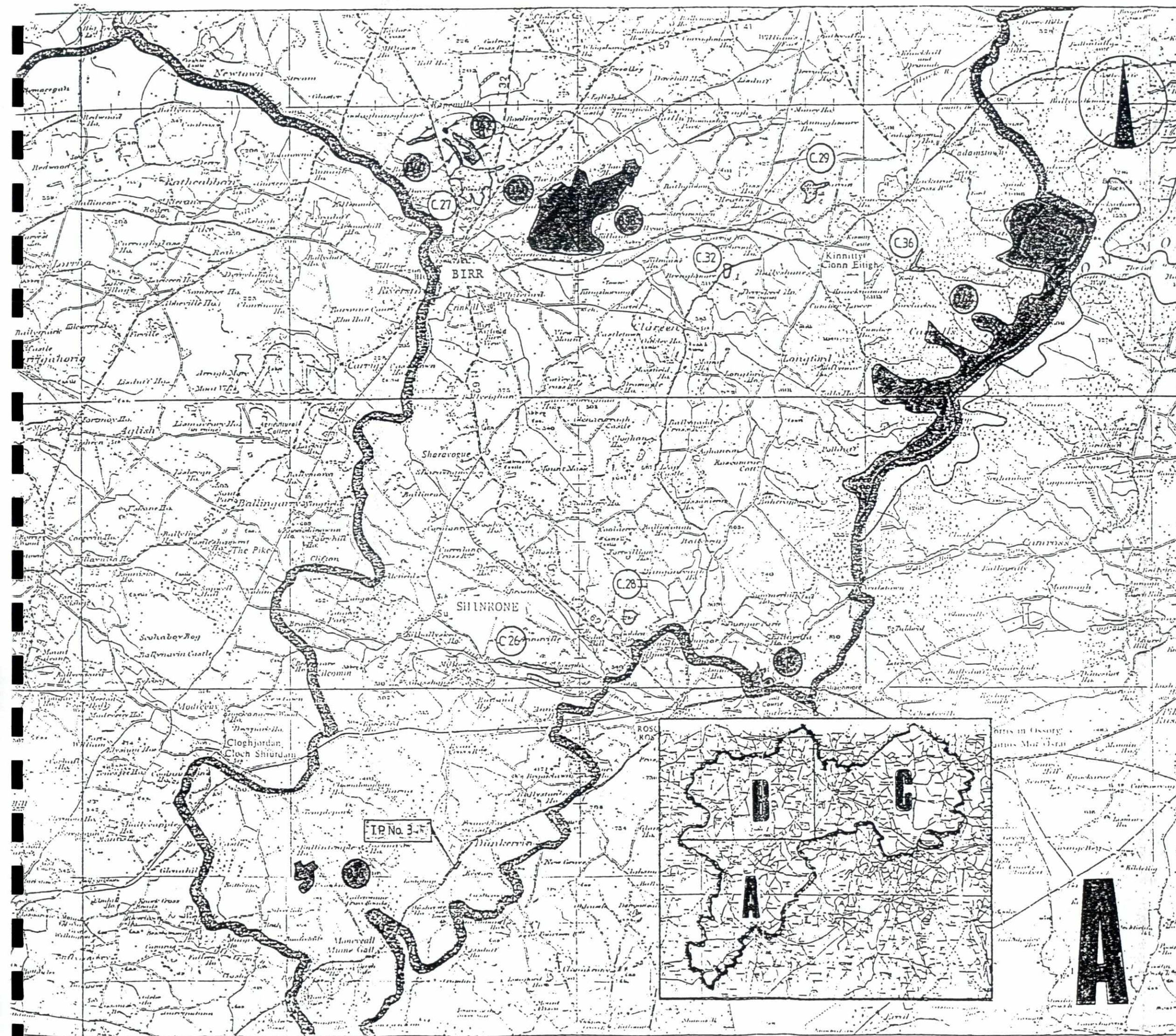
-  Lakes and Rivers
-  Bogs
-  Woods and Meadow
-  Eskers, Mountains, and Hills.
-  Tree Preservation Orders.

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S.E.E. Planning,

OFFALY
COUNTY
COUNCIL



Date : July 1985
Scale : 1/2" = 1 Mile
Map No : 4.(a)
1985 Revision



1985 COUNTY DEVELOPMENT PLAN REVIEW

Areas of Scientific Interest and tree Preservation Orders

	Lakes and Rivers.
	Bogs
	Woods and Meadows.
	Eskers, Mountains, and Hills.
	Tree Preservation Orders.

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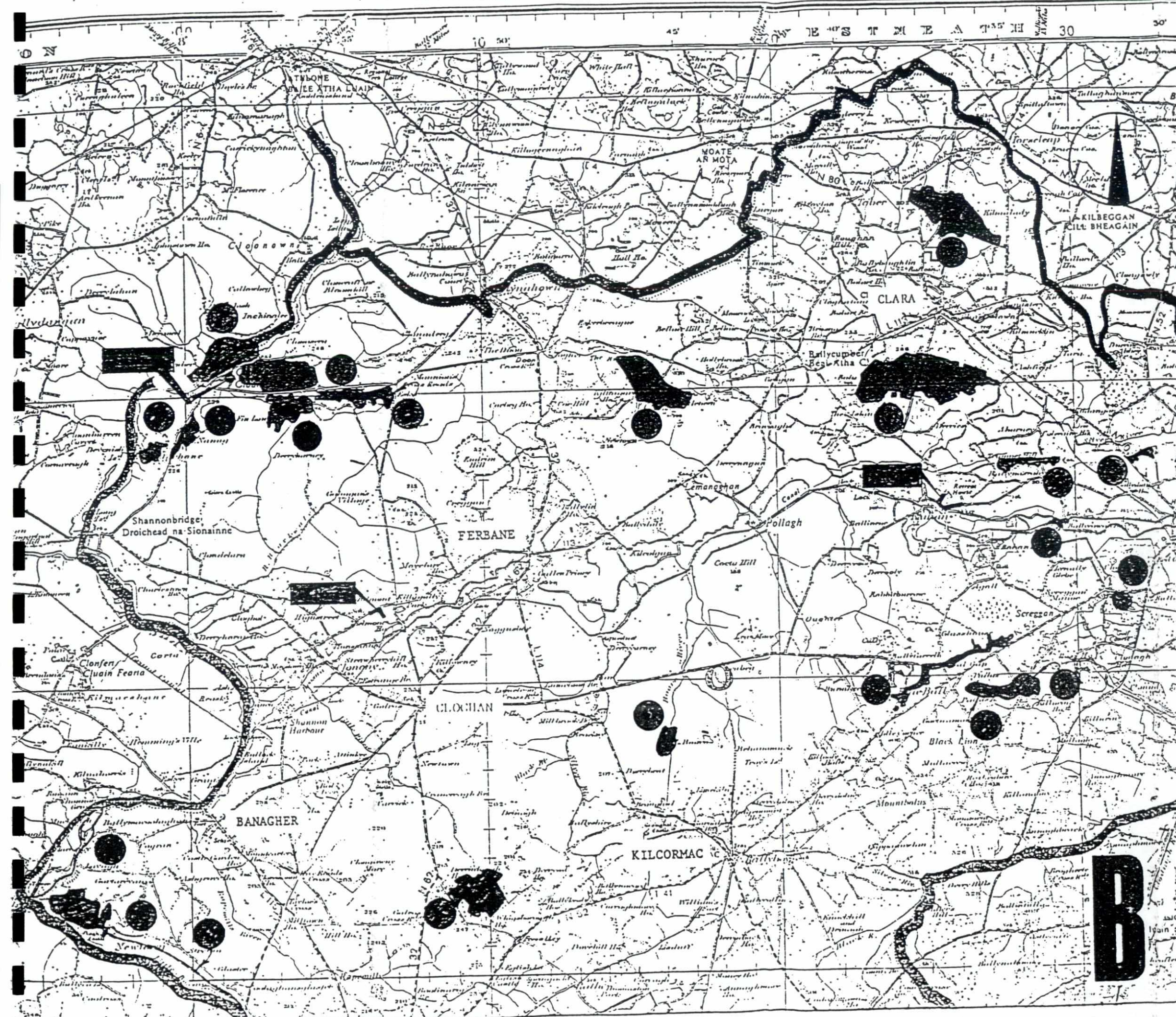
OFFALY
COUNTY
COUNCIL

Date : July 1985

Scale : $1/2'' = 1$ Mile

Map No : 4.(b)

1985 Revision



Amenity Development:

Table 34: Number of Tourists to Midland Region and Total Revenue (1980-1983).

<u>YEAR</u>	<u>TOTAL TOURISTS</u>	<u>TOTAL REVENUE</u> <u>(IR.£ million)</u>
<u>1980</u>	489,000	32.29
<u>1981</u>	524,000	31.7
<u>1982</u>	561,000	44.4
<u>1983</u>	623,000	55.7

Source: Bord Failte Statistics.

The number of visitors and the proportion of revenue accruing to County Offaly is difficult to estimate. The principal attraction of the Region as a whole is fishing which is limited in this County. There is no doubt that tourism could provide much-needed service jobs in Offaly. However, a number of barriers exist:

(a) The central location of the County and the network of National Primary Routes is such that visitors tend to by-pass the County. A number of policies outlined in this Development Plan are designed to remedy this situation including the designation of a new National Primary Route linking Moate-Clara-Tullamore-Portarliongton. This would improve the accessibility of the County.

(b) There is a poor accommodation base in the County which means that there are few opportunities for tourists to spend money and hence generate jobs. It is hoped that general amenity development, and in particular, development of the Slieve Bloom Mountains, the River Shannon and the Grand Canal will increase the demand for and provision of visitor accommodation.

Amenity Development:

The general policy of the Council will be to co-operate with other bodies to help develop tourism in the County. More detailed objectives are contained in the next section.

12.3 Areas of High Amenity:

12.3.1 Clonmacnoise:

(a) Background:

Clonmacnoise is one of Ireland's foremost national monuments and is of international importance as a spiritual, historic, archaeological and cultural centre. The Monastery, which existed here from 545 to 1582 exerted an important influence on Christianity over a wide areas of Europe for a period of several hundred years. Founded by Saint Ciaran, the complex consists of several ancient High Crosses dating back to the ninth and tenth centuries, various Churches and Temples, two Round Towers, a Cathedral built in the tenth century by the King of Tara and the remainder of a thirteenth century Castle. The site enjoys a fine natural setting amid sweeping landscape and overlooks the River Shannon.

The unique atmosphere and attractiveness of Clonmacnoise derives not only from the monastic site itself but its relationship to the river and the callows together with the sense of enclosure provided by the eskers. The effect is heightened by the unfolding of the site as it is approached either from the river or any of the three approach roads. The Council is conscious of the fact that the interaction of all these elements contributes significantly to the impact of the area and that it is necessary to preserve and protect these fully in order to retain the unique and special character of Clonmacnoise.

In addition to the Monastic site, the area surrounding Clonmacnoise, including Mongans Bog, Fin Lough and Clonmacnoise Callows, are areas of international importance.

Amenity Development:

Importance as a Tourist Attraction:

Table 35 gives the number of visitors to Clonmacnoise between 1973 and 1983 (Easter to September of each year).

Table 35: Estimated number of visitors to Clonmacnoise.
(1973 - 1983).

<u>YEAR</u>	<u>NUMBER OF VISITORS.</u>
1973	6,000
1974	7,500
1975	8,500
1976	10,000
1977	10,000
1978	13,500
1979	9,000
1980	20,000
1981	18,000
1982	23,500
1983	25,000

Source: Office of Public Works Statistics.

It is significant that in the decade between 1973 and 1983 the annual number of visitors to the monastic site increased by over 400%. There is also evidence to suggest that 75% of all visitors to the Midlands Tourism Region also visit Clonmacnoise. A high proportion of these visitors are from overseas. Offaly County Council has co-operated in two studies of the Clonmacnoise area in recent years. The first of these, entitled, "Clonmacnoise and Environs Amenity Areas - Planning Guidelines" was completed in May, 1984. The major recommendation of this report was the creation of a primary control zone around the National Monument within which development would be strictly curtailed. A secondary control zone was also defined. This corresponds with the Shannon Area of Special Control. Within this area, development would be subject to special control measures.

Amenity Development:

A second study was carried out by the Environmental Sciences Unit of Trinity College,. Dublin. This report emphasised the environmental importance of the area surrounding Clonmacnoise. The area in question consists of four principal elements as follows:

Mongans Bog: Of international importance, one of the best examples of raised bog in the Country.

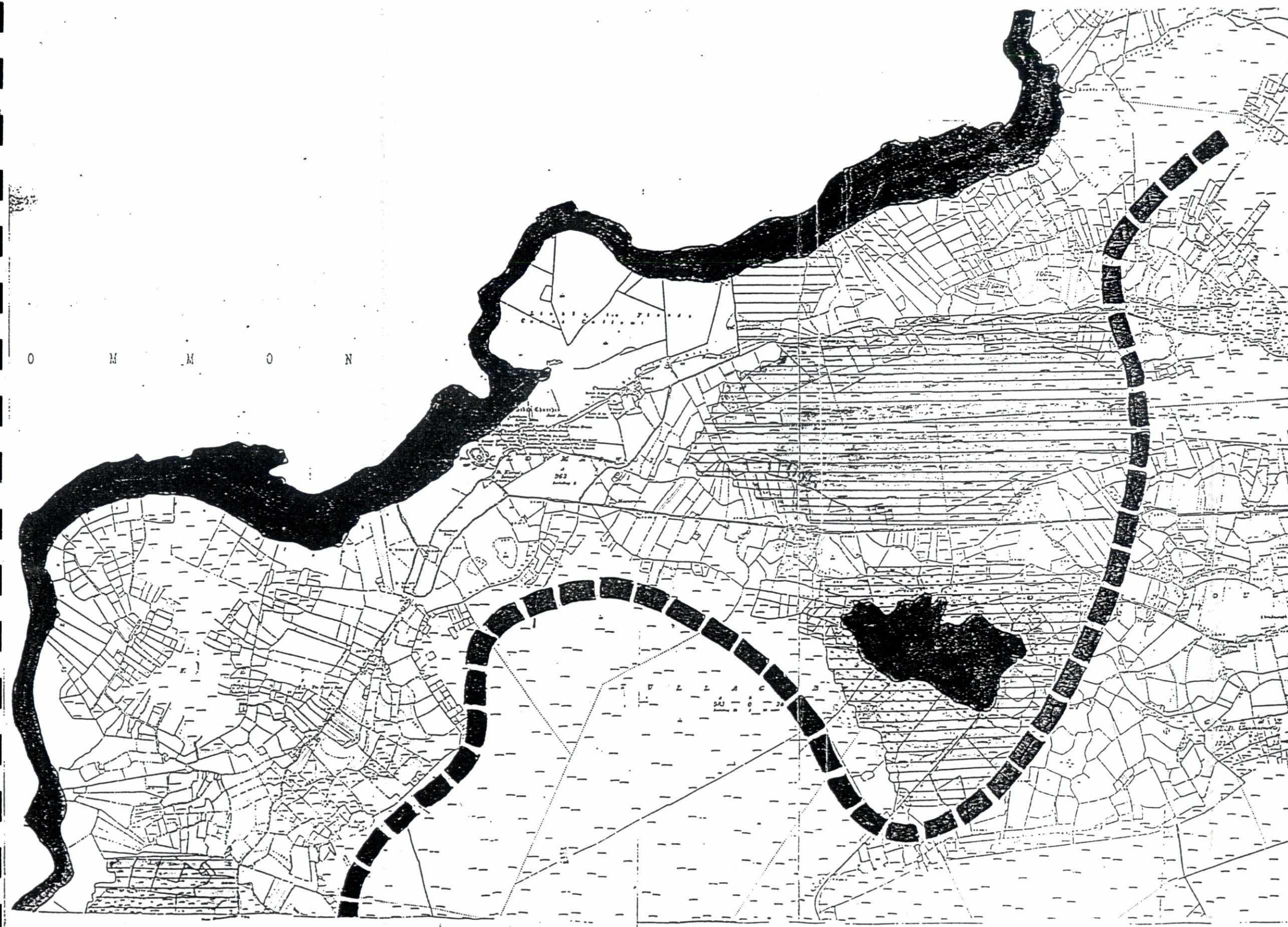
Clonmacnoise Callows: Flooded margin of the rise on which the monument is situated - wetland environment with wide variety of wild life.

Finlough: High quality wetland habitat.

Limestone Pavement: One of the few areas of exposed limestone rock in the Midlands.

It is intended to nominate an area enclosing the four elements listed above together with the monastic site as the "Clonmacnoise Heritage Zone".

It is proposed that some of the results of environmental studies of these areas will be published in a form suitable for second level School studies and also that part of these areas would be used for study and tourist visits. These areas are included in the Secondary Control Zone. It will be an objective of Offaly County Council to co-operate with other concerned bodies to secure the preservation of the National Monument and the conservation of the surrounding area so as to retain the unique setting of Clonmacnoise.



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Clonmacnoise:
Primary and
Secondary Areas

KEY

-  Primary Area
-  Scientifically Sensitive Areas.
- (1) Mongans Bog
- (2) Finiough
- (3) Callows
- (4) Limestone Pavement Boundary of Shannon Amenity Area & Secondary Area.

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Date : July 1985

Scale :

Map No : 5

1985 Revision

- 12.3.2 Slieve Bloom Mountains: The Slieve Bloom Mountain area is the only substantial upland area in County Offaly. Approximately one-third of the mountains, some 12,000 ha. lies within the County, the remainder being in County Laois. The value of the Slieve Blooms stems from the contrast they offer to Offaly's otherwise flat land-scape. The area is well suited to forestry and currently 29% of the land area is taken up with plantations. The remaining area is divided equally between grassland and rough mountain grazing with only a small percentage of tillage. The previous Offaly Development Plan 1979 designated the area as one of special control by reason of its natural beauty, rural character and recreational amenity. This policy will be retained. It is estimated that there are currently approximately 80,000 people living within half an hour's drive of the Slieve Bloom Mountains. This represents around 18,000 cars. The area has already proved popular for day trips. It is felt that considerable further potential exists for developing the Mountains as a centre for day/weekend trips. This type of use has been facilitated by development already carried out by Offaly County Council and other bodies.

Two reports commissioned by the Midland Regional Development Organisation on the mountains have recently been completed by An Foras Forbartha. The first report: "Integrated Rural Development Policy for the Slieve Bloom Area" sets out recommendations which involve a number of organisations co-ordinating their activities in order to develop the amenity potential of the mountains. A second report entitled "Environmental Improvements in the Slieve Bloom Villages" makes specific recommendations as to how the Villages of Kinnitty and Cadamstown could be improved.

Amenity Development:

The overall policy of the Council towards the mountains will be to co-operate with other bodies in encouraging development of the amenity and recreational potential of the area while at the same time ensuring conservation and the special control of development. The following is a list of specific objectives:

(a) To encourage the development of a major amenity area in the vicinity of Kinnitty.

(b) To encourage the development of a forest park within the mountains.

(c) To improve the road network in and around the mountains in order to afford greater accessibility and, in particular, to co-operate with Laois County Council in completing the road link at Glendine.

(d) To maintain careful development control in the area generally. Particular attention will be paid to maintaining and improving the approaches to the Villages and to carrying out any other improvements that may be necessary.

(e) To provide additional signs, viewing stands, picnic areas, car parks and toilet blocks. These will be provided in co-operation with other concerned bodies as and where necessary, subject to available finance.

(f) To encourage the development of the Villages generally.

- 12.3.3 River Shannon:- The River Shannon is of immense value as a major tourist attraction and recreational asset. The Council's policy will be to protect the landscape and views of special interest and also to encourage the development of Shannonbridge, Banagher and Shannonharbour as focal points. Commercial development which would compete with these centres will not be permitted and new development will be directed towards the centres. It will also be Council policy to investigate the possibility of providing a Linear Park based on the River Shannon from Banagher to Meelick.
- 12.3.4 The Grand Canal: The recreational value of the Grand Canal is recognised and it is intended to preserve its attractiveness by carefully controlling development in the areas as shown on Map 6 to ensure that it does not detract from the amenity value of the area. The development of the canal in relation to coarse fishing will be encouraged.
- 12.3.5 Croghan Hill: The scenic and recreational value of Croghan Hill, whose volcanic profile is in sharp contrast to the surrounding level countryside, is recognised. To preserve the attractiveness of this dramatic feature, development should be sited and designed in such a way that it does not obtrude on views of special interest or otherwise detract from the attractiveness of the area.
- 12.3.6 Pallas Lake: The scenic and recreational value of Pallas Lake is recognised as is the value of its unspoilt rural setting. To preserve the attractiveness of this area, the Council intends to carefully control development in the area shown on Map 6. The Council also intends to safeguard the visual character of the approach roads and to act, if necessary, to safeguard the traffic carrying capacity of these roads.

Amenity Development:

- 12.3.7 Views and Prospects: There are a number of views and prospects in the County which are of special amenity value and which the Council intends to protect. These are listed in Table 36 and Map 6. The areas of high amenity in which special control will be exercised are also shown on this Map. In addition, it is an objective of Offaly County Council to protect the views, from the road, of any of the items listed for preservation in this Development Plan.

Amenity Development:

Table 36:

Views and Prospects to be protected by Development Control:

<u>Map Reference</u>	<u>View From</u>	<u>To</u>
V1	N80 in the townlands of Ballynasrah, Pigeonhouse Killeigh, Derryclure Derrybeg and Cloncon.	South-West Slieve Bloom Mountains and Killeigh Village
V2	County Road No. 251 in the townlands of Clogh, Ballykelly, Coolcreen, Glenletter, Glenregan, Castletown and Glinsk.	Slieve Bloom Mountains, River Shannon, northwards over lowlands.
V3	Pilgrim's Road (Co. Road No. 83 and 83a) in the townlands of Clonmacnoise, Clonascra, Ballyduff and Bloomhill.	Shannon River and Eskers.
V4	Co. Road No. 84 in the townlands of Clonmacnoise, Creevagh, Clorhane, Cloniff and Raghra.	Shannon River and Boglands
V5	N.5 in the townlands of Heath, Bunaterin, Derrydolney, Ballywilliam, Curraghmore Ballynacard, Bally na Curra.	Slieve Bloom Mountains.

V6	N62 in the townland of Corrmore and Corbane	Northwards and Southwards to Endrim Hill, Boglands and Slieve Bloom Mountains.
V7	L2 in the townlands of Cushcallow, Park, Mullaghakeeraun and Curralahan.	Shannon River and Boglands
V8	Co. Road No. 133 in the townlands of Cannakill and Croghan Demesne.	Slieve Bloom Mountains and Boglands.

Areas of Special
Control and views
to be Protected

- ① Slieve Blooms
- ② River Shannon and Clonmacnoise.
- ③ Pallas Lake
- ④ Croghan Hill
- ⑤ Grand Canal

 Views

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13. ZONING AND LAND USE:

- 13.1 The object of zoning is to specify which types of land use the Council consider appropriate for different areas or "zones". The Council has power under the Planning Acts to designate particular areas for particular purposes. These zonings are normally only done for urban areas where a number of different land uses exist in close proximity. However, the Council also has power to zone rural areas.
- 13.2 The overall objectives of land use zoning are as follows:
- (a) To secure a rational pattern of land use.
 - (b) To ensure economy of service provision.
 - (c) To protect amenity.
 - (d) To provide a framework for development control.
- 13.3 The 1979 Development Plan used a number of different zonings for the 'Urban' areas in the County (e.g Residential, Commercial, Industrial). This Plan will retain these categories but they will be defined more specifically than was previously the case. In particular, specific definitions of what is and what is not acceptable to the Planning Authority are set out in the Land Use/Zoning Matrix. The matrix lists the more common forms of development and indicates in which zone particular development would normally be either permitted, open for consideration or not permitted. It should be emphasised that the matrix is for general guidance only and that each application will still be judged on its merits. Development proposals which fall into the category of "permitted" for a particular area will still have to conform to the Council's development control standards and will have to fit in with existing development.
- 13.4 A new zoning entitled "Mixed Use" has been introduced for some areas within the towns of the County. Ideally, these areas will have certain types of commercial development but will retain a considerable residential content.

Zoning and Land Use:

- 13.5 The towns and other areas which have been zoned in this Development Plan and to which the land use zoning matrix applies are:

Edenderry.

Clara.

Banagher.

Portarlinton (part of).

Ferbane.

Kilcormac.

The Urban Districts of Birr and Tullamore have also been zoned in a similar fashion as part of their respective Development Plans.

Zoning and Land Use:LAND USE - ZONING MATRIX.

KEY: ✓ = Normally Permitted.

O = Open for Consideration.

X = Not normally permitted.

<u>TYPE OF DEVELOPMENT</u>	<u>RESIDENTIAL</u>	<u>OPEN SPACE</u>	<u>PUBLIC USE</u>	<u>COMMERCIAL</u>	<u>INDUSTRIAL</u>	<u>AGRICULTURAL.</u>
Abattoir	X	X	X	X	O	O
Advertisement structures	X	X	X	✓	✓	X
Aerodrome/Airfield	X	X	X	X	X	✓
Amusement Arcade (excluding Gaming Hall).	X	X	X	✓	X	X
Boarding Kennels	X	X	X	X	O	O
Car Repair/Sales	X	X	X	O	✓	O
Caravan Park Holiday	X	O	X	X	X	O
Caravan Park Residential	O	X	X	X	X	✓
Cash and Carry Outlet	X	X	X	✓	✓	X
Cemetery	O	X	✓	X	X	✓
Church	✓	O	✓	O	O	✓
Cinema	X	X	O	✓	X	O
Community Hall -Recreational	O	O	O	O	O	O
Community Hall -Functional	X	X	✓	✓	O	O
Concrete/Asphalt etc. Plant	X	X	X	X	O	O

Zoning and Land Use:LAND USE/ZONING MATRIX.....continued.

<u>TYPE OF DEVELOPMENT</u>	<u>RESIDENTIAL</u>	<u>OPEN SPACE</u>	<u>PUBLIC USE</u>	<u>COMMERCIAL</u>	<u>INDUSTRIAL</u>	<u>AGRICULTURAL</u>
Cultural Use	✓	✓	✓	✓	0	0
Dance Hall/Discotheque	X	X	X	✓	0	0
Doctor/Dentist	✓	X	✓	✓	X	0
Dwelling	✓	X	X	0	X	0
Education	✓	0	✓	0	0	0
Extractive Industry	X	X	X	X	0	0
Garden Centre	0	X	X	0	0	0
Guest House	0	X	0	✓	0	0
Health Centre	0	X	✓	0	X	X
Heavy Vehicle Park	X	X	X	X	✓	0
Hotel	0	X	0	✓	X	0
Industry...light	0	X	X	0	✓	0
Industry...general	X	X	X	X	✓	0
Industry...special	X	X	X	X	✓	0
Offices	0	X	0	✓	0	0
Open space	✓	✓	✓	✓	✓	✓

Zoning and Land Use:

LAND USE/ZONING MATRIX.....continued.

<u>TYPE OF DEVELOPMENT</u>	<u>RESIDENTIAL</u>	<u>OPEN SPACE</u>	<u>PUBLIC USE</u>	<u>COMMERCIAL</u>	<u>INDUSTRIAL</u>	<u>AGRICULTURAL</u>
Petrol Station	O	X	O	✓	✓	✓
Private Tip	X	X	X	X	O	O
Public house	O	X	X	✓	O	O
Restaurant	O	X	O	✓	O	O
Craft Industry	X	X	O	O	✓	✓
Scrap yard	X	X	X	X	O	O
Service Garage	X	X	X	O	✓	O
Shops.....local	O	X	O	O	O	O
Shops.....large (i.e. Supermarkets)	O	X	O	✓	O	O
Take-away	X	X	X	✓	X	X
Small workshops	X	X	X	✓	✓	O
Warehousing	X	X	X	O	✓	O
Wholesale Outlets	X	X	X	✓	✓	O

14. DEVELOPMENT CONTROL GUIDELINES:

14.1 Introduction:

The guidelines set out in this part of the development plan are intended to be of assistance to developers in the implementation of the following Council policies:-

- (a) To secure the proper planning and development of the County.
- (b) To preserve the amenities of existing properties.
- (c) To co-ordinate development.
- (d) To ensure satisfactory standards of development.

14.2 Residential Estate Development:

14.2.1 Site Development Works: The Council expects a high standard of site development works. In particular, it will be Council policy to require the following:

- (a) provision of a street or road hierarchy and the integration of proposed roads and streets into the existing hierarchy.
- (b) construction of roads and streets.
- (c) provision of adequate visibility splays and radius curves at junctions.
- (d) in the case of housing estates, provision of at least one off-street car parking space per dwellinghouse.
- (e) adherence to building lines.
- (f) execution of planting and landscaping schemes to the satisfaction of the Planning Authority.
- (g) provision of adequate turning space for service vehicles.
- (h) provision of satisfactory water supply to meet development and Fire Fighting needs.

Acceptable standards in relation to site development and traffic sight lines are set out in the Foras Forbartha publications "Recommendations for Site Development Works for Housing Areas" and "R.T. 181 - Geometric Design Guidelines for Intersections at Grade".

Development Control Guidelines:

- 14.2.2 Density: No overall residential density restrictions are imposed in the Development Plan, though it is desirable that the existing maximum building densities ranging from five to ten dwellings per acre will not normally be exceeded. Nevertheless, the Council will exercise its powers of development control to impose density restrictions where there is a particular objective to be achieved.
- 14.2.3 Open Space Provision: The Council will require an open space standard of 80 square metres of public open space per dwelling, and developers will be required to reserve a minimum of 10% of the area of a proposed development site as recreational open space. It should be noted that areas zoned as public open space on the Scheduled Town Zoning Maps will not generally constitute that open space to be associated with residential development.
- 14.2.4 Open space: Suitability: Where the development proposal is such that the open space provision by reason of its shape, location or size does not lend itself to use as beneficial open space, the developer will be required to make payment in respect of a charge by the Planning Authority. This will be related to the density, the value of the land and the cost of development of the open space. The developer will be liable to pay the charge in such a manner as the Planning Authority may direct and before work on site commences. The provision of the beneficial open space will then become the responsibility of the Planning Authority and will be made in relation to the needs of the community as a whole.

Development Control Guidelines:

- 14.2.5 Separation of Traffic: The Council considers that in appropriate cases, layouts for residential estates must, where possible include provision for the separation of pedestrian and vehicular traffic. The term "appropriate cases" refers to situations where pedestrian links to churches, schools, shopping centres or open space are envisaged. In the case of layouts of houses for elderly persons, separation of vehicular and pedestrian traffic will be encouraged.
- 14.2.6 Residential Development (Landscaping): A landscaping scheme should be designed as an integral part of all residential estates. Existing trees and hedges should be retained where possible and such trees should be carefully marked on the site for preservation before any development commences. All trees must be made safe. These features should also be indicated on the application for permission.
- 14.2.7 Underground Services: In housing estates, development of all services, including E.S.B and P & T cables should be placed underground to the maximum possible extent. Provision of sites for communal T.V. aerials, other than on public open spaces, will be encouraged, and should be provided for, where appropriate.
- 14.2.8 Residential Development (Privacy): New dwellings which closely overlook the rear curtilage of existing dwellings will not normally be permitted. It will be Council policy to ensure that new dwellings should be suited to their location.

14.3 Development Control Guidelines:

14.3 CONTRIBUTIONS AND BONDS:

14.3.1 Maintenance of Services: Where development includes the provision of services (e.g. roads, footpaths etc.) the Council will normally look for satisfactory security (i.e. bonds) from Developers in order to secure the provision and maintenance of such services.

14.3.2 Cost of providing Public Services: Where a development is facilitated by public services which have been or will be provided, a contribution towards the cost of providing such services shall be required, as provided by the Local Government (Planning and Development) Acts, 1963 to 1983.

14.4 Car Parking:

14.4.1 Car Parking Requirements (standards). In respect of all applications for development, planning permission will be conditional upon the implementation of the following off-street car parking standards:

- (a) Houses - one per dwelling.
- (b) Flats - one per unit.
- (c) Shops - one per 23.25 sq.m (250 sq.ft.) of gross floor space.
- (d) Offices- one per 46.5 sq.m (500 sq.ft.) of gross floor space.
- (e) Industry/Warehouse - one per 46.5 sq.m.(500 sq.ft.) of gross floor space.
- (f) Theatres, Cinemas and Stadia - one per five seats.
- (g) Ballrooms - one per 2.5 sq.m (27sq.ft.) of gross floor space.
- (h) Churches - one per five seats.
- (i) Hotels - one per two bedrooms.
- (j) Lounge Bars - one per 2.5sq.m (27sq.ft.) of public area.
- (k) Restaurants - one per 7.0 sq.m (72sq.ft.) of public area.

14.4.2 Relaxation of Car Parking Standards: In the case of Central Area Development in towns and villages 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 commencement of the development in such a manner as the Planning Authority may require.

14.5 Infill and Industrial Development, Site Coverage and Petrol Filling Stations:

14.5.1 Infill Development:

New buildings, particularly new houses or shops in existing streets will be required to conform to a high standard of design. It is Council policy to ensure that all such development blends in with the existing street. Conformity will be required in respect of building line, height, massing, fenestration, finish, roof pitch etc.

14.5.2 Site Coverage:

In the built-up commercial areas of towns it is desirable that an adequate proportion of the sites be left without covered structures for off-loading, air circulation and refuse storage etc. Generally, one-third of sites being developed for commercial purposes will be required to be left uncovered and a maximum*plot ratio of 1:2 will be imposed. Provision of rear access to business premises may also be required.

* Plot ratio is defined as the gross floor area of buildings on a site divided by the gross site area.

14.5.3 Industrial Development:

Industrial Development will be required to satisfy minimum requirements regarding siting, layout, access, design, landscaping, tree planting and architectural treatment. In addition, sufficient space shall be reserved within the curtilage of the site for the parking of all employees' and visitors' cars and for the loading and unloading of vehicles.

14.5.4 Petrol Filling Stations:

Apart from any traffic considerations, petrol filling and service stations will be permitted in locations where by reason of appearance, traffic, noise or fumes, they would have minimum impact on the amenity of the area.

14.6 Development in Rural Areas:

14.6.1 Single Houses in Rural Areas: Buildings in rural areas will be expected to conform to high standards of design. In the case of one-off houses, finishing should be carried out to the maximum extent using plain colours and a uniform material should predominate. Roofs should be finished in dark colours. Building proportion, orientation and siting should be along traditional lines so as to harmonise with the surrounding landscape.

14.6.2 Site Size and Frontage: In rural areas the following minimum standards will normally apply for single houses:

(a) The road frontage should be 31 metres (100ft.approx.) in length.

(b) The depth of the site should allow for the appropriate set-back from the roadside boundary in accordance with the requirements of paragraph 14.6.7 and should also permit for the location of septic tank and percolation areas at a minimum distance of 19 metres (60feet) from any house. In most cases this will require a site of 0.2 ha. (half an acre).

14.6.3 Roadside Parking: It is the policy of Offaly County Council that adequate parking be provided clear of the carriageway to accommodate the car parking needs which a development is likely to generate. Provision of adequate turning space for a private car should be provided on each site.

14.6.4 Provision of Entrances: In the interests of safety, all entrances to public roads shall be designed to give adequate sight lines.

14.6.5 Septic Tanks: Septic tanks and percolation areas will normally be required to be located behind new houses and to comply with the terms set out in the I.I.R.S. Publication - S.R.6: "Recommendations for Septic Tank Drainage Systems suitable for single houses".

14.6.6 Privacy: New dwellings which closely overlook the rear curtilage of existing dwellings will not normally be permitted. It will be Council policy to ensure that new dwellings should be suited to their location.

14.6.7 Building Lines: It is the policy of the Council that development along National, Regional, Main and County Roads conforms to the following minimum set backs:

<u>ROUTE TYPE</u>	<u>MINIMUM DISTANCE BETWEEN BUILDING LINE AND ROAD.</u>
National (Primary & Secondary)	25metres from fenceline.
Regional and Main	20metres from fenceline.
County	20metres from centreline of roadway.

Other building lines may be specified in recognition of local conditions.

Development Control Guidelines:

14.7 Development in Areas of Special Control:

- 14.7.1 Areas of Special Control: It is the policy of Offaly County Council to carefully control development in areas of high amenity. The areas concerned are:

(See Map 5).

Clonmacnoise.

Slieve Bloom Mountains.

River Shannon Area.

Grand Canal Area.

Pallas Lake.

Croghan Hill.

Chapter 12 sets out general policies for the development of these areas.

- 14.7.2 Anticipated Development in areas of Special Control: Within areas of high amenity it is expected that the major pressures for development will come from applications for single houses (and in some cases, groups of houses). For this reason the Council has adopted a comprehensive control policy for housing in these areas.

- 14.7.3 General Guidelines in Areas of Special Control: While the guidelines set out in this section are particularly relevant to high amenity areas, the general principles should also be borne in mind when building anywhere in the countryside.

- 14.7.4 Site Selection:

Guidelines on site selection in areas of Special Control:

Sites for houses in high amenity areas should be carefully selected. Particular attention should be paid to the following points:

The site should be such that the house blends in with the landscape and will not become visually prominent.

The house should not restrict a scenic view by breaking the skyline or waterline.

In the absence of a public sewer, the site should be capable of safely absorbing the effluent from a septic tank. Septic tanks are required to conform to the standards set out in "S.R. 6 (1975), Recommendations for Septic Tank Drainage Systems suitable for single houses" - 1975 - I.I.R.S.

It should be noted that such forms of disposal may be difficult to achieve on steep slopes such as can occur along esker ridges in the Clonmacnoise area and also in the Slieve Bloom Mountains.

- 14.7.5 House Design in areas of Special Control: The design of any house is largely a matter of personal taste but the observation of a number of principles in relation to the design of housing in rural areas will lead to a more pleasant environment for both residents and visitors. The principal points to be borne in mind when designing single dwellings in rural areas are:

Houses should generally be single storey with a long, low shape to allow for better integration into the environment. This is especially important in areas of flat landscape such as occur around Clonmacnoise. If dwellings are to be located on a slope, the house design may be adapted to the slope, be of split-level type or may be set back by cut-and-fill methods.

Houses should have pitched roofs, preferably with a pitch between 30degrees and 45degrees.

The roof materials should be dark in colour - black, dark blue, dark grey or dark brown are all usually suitable.

The walls should be lighter in colour than the roof, though it should be noted that in areas of broad landscape and long views, white is not always the most suitable colour as it tends to distract the eye.

Development Control Guidelines:

The numbers of materials and finishes used in the house should be kept to a minimum and elaborate, fussy mixtures of materials and finishes avoided. It may be noted that clay bricks are usually more suited to "Urban" environments and that the use of stone cladding requires care to avoid an "artificial" look.

Windows should be designed in proportion to the house and should all be of the same style. Windows in house extensions should follow the design of and retain the proportions of the house itself.

- 14.7.6 Groups of Houses in areas of Special Control: Where two or more houses are proposed for development on a single or adjacent site the following criteria should be observed:

Informal layouts should be used in preference to a regular linear layout which induces ribboning and is inappropriate to rural areas.

The design of each house in the group need not be identical but the individual designs should be related to each other through some common proportions, colour or material so as to achieve a unity within the group.

Houses should not all be built to the same minimum set-back but should vary in distance from the road.

Development Control Guidelines:

14.7.7 Site and Edge Treatment in areas of Special Control:

Proposals for the treatment of the site to ensure that it blends into the landscape should be included in every planning application for a new dwelling. Details of such treatment will differ from site to site but the following points should be noted:

As far as possible, the existing features of the site, including boundary hedges and walls, healthy trees and changes of slope should be retained.

Planting should be designed to screen the house and to frame any views from it. Trees should be selected from native species such as oak, rowan, ash, birch and hawthorn.

Driveways should follow existing lines of the landscape such as breaks in slope, field boundaries or existing tracks. Straight lines should generally be avoided.

Entrances and gateways should not be elaborate. Where possible, traditional edges, walls or hedgerows, should be returned around corners.

It is best to keep the top of the gate level with the top of the wall or fence.

Hard surfaced areas should be kept to a minimum.

Site boundaries should be properly finished to blend with the landscape using hedgerows, dry stone walling or unpainted timber post-and-rail fences as appropriate.

Most importantly, care should be taken to ensure that each site is completed and finished and that all rubble etc. is removed or disposed of in an appropriate manner.

Development Control Guidelines:

14.8 Roads and Traffic:

14.8.1 National Routes: It shall be the policy of the Planning Authority to maintain the traffic capacity and safety aspects of National Routes by curtailing development outside the towns and villages. Permissible development shall be restricted to uses considered essential for the management of the land and for the residential requirements of landowners and members of their families whose special circumstances require them to live on their land.

14.8.2 The restrictions will not apply between the established speed limits of the various towns and villages in the County where a National Secondary or National Primary Route forms a main street or part of a main street through the town or village.

Development Control Guidelines:

14.9 Advertising:

14.9.1 The need for advertising structures is recognised, as is the fact that properly designed structures need not detract from the appearance of buildings or the general surroundings. Nevertheless, advertising signs become displeasing or injurious to amenity where they are out of character or scale with their surroundings or when they clutter and dominate the environment.

14.9.2 For these reasons non-local brand advertising and the hoardings that accommodate such advertising will not normally be permitted in residential areas. Necessary direction and information signs relating to local services will be considered on their merits.

14.9.3 Advertising signs will be permitted in commercial, business, industrial and entertainment areas provided that:

(a) they are in character, scale and harmony with their surroundings.

(b) the safety and free flow of traffic is not interfered with.

(c) traffic signs will not be obscured.

(d) the amenities of the area will not be impaired.

Where signs are permitted, the use of traditional-type hanging signs which harmonise with the existing street-scape should generally be acceptable. The Council will endeavour to rationalise advertising within the 'urban' area, by encouraging the provision of special advertisement structures where advertisements for local services can be grouped in conformity with good design.

Development Control Guidelines:

14.10 Agricultural Development:

14.10.1 Development, which is not specifically exempted under the Local Government (Planning and Development) Acts, 1963 to 1983 and the Local Government (Planning and Development) Regulations, 1977 to 1984, requires Planning Permission. If a doubt arises as to whether a particular proposal is exempt, then Offaly County Council should be consulted.

14.10.2 Location: Agricultural development should be located in suitable areas. Agricultural development will not be permitted in areas where it would seriously intrude on surrounding residential areas.

Siting and Design: Non-exempted agricultural development must be designed and sited to minimise their effects on their surroundings by the use of suitable forms, materials and colour. Simple and familiar traditional forms associated with agricultural development are recommended.

Landscaping: Non-exempted agricultural development must be suitably landscaped, and planning applications should be accompanied by surveys showing the existing trees on the site and by drawings indicating the proposed landscape treatment of the site and its immediate surroundings.

14.10.3 Agricultural Waste Disposal: It is essential that applications for agricultural development make provision for the satisfactory storage, distribution and disposal of all waste generated by the proposed development. The Council's standards can be met by following the recommendations set-out in the Department of Agriculture publication "Guidelines and Recommendations on Control of Pollution from Farm-Yard Wastes", 1985, Department of Agriculture, Dublin.

Development Control Guidelines:

14.11 Temporary Dwellings, Caravans etc.

- 14.11.1 For the purposes of this Written Statement, temporary dwellings are taken to include caravans, chalets, mobile homes and huts. It is an objective of the Offaly County Council to prohibit the use of temporary dwellings for permanent residential purposes on the grounds that such structures are generally unsuitable for human habitation throughout the year. Exceptions will, however, be made in dealing with acute housing emergencies. In this case, any permission granted will be for a limited period only and such temporary homes should not be obtrusively sited. The placing of caravans and temporary structures on isolated sites will not be allowed to proliferate. However, the provision of such Caravan Parks and Chalet Estates as may be essential to meet social needs of specific groups in the community will be considered for limited periods. In the layout of such sites full account will be taken of the appropriate standards for same.

15. SPECIAL POLICY ISSUES:

- 15.1 Travelling People: Recent estimates indicate that there are a total of 82 travelling families in County Offaly (including the Urban Districts). Although the numbers tend to fluctuate over time, the most recent survey revealed that 38 of these families were in Council houses, 4 in group-housing, 1 in a special prefab, and 39 in caravans on the side of the road. Some 70% to 80% of these are camped at Tullamore. Offaly County Council together with the Urban District Councils of Birr and Tullamore, recognise that the plight of travelling people is a major social issue. A basic objective of the Council is to provide a good living environment for travelling people including recommended standards of accommodation, sanitary facilities, education and employment opportunities.

A halting site designed for 16 families is being provided in Tullamore and it is the policy of the Council to provide additional halting sites in different locations as and when the need arises.

APPENDIX A:

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Table 25: Preserved Buildings and Structures

Town	Building/Structure	Reason for Preservation	Ref. No.
Banagher	Church of Ireland	Architectural merit	1
	Round House, Main St.	Street Elevation of Round Bay	2
	Shannon Hotel, Main St.	Street Elevation of Round Bay	3
Clara	Catholic Church	Architectural merit	4
	Church of Ireland	Architectural merit	5
Dunkerrin	Church of Ireland	Architectural merit	6
	Church of Ireland wall	Street Elevation	7
Durrow	Durrow Abbey	Architectural merit	8
Daingean	Reformatory Wall	Street Elevation	9
	Gate Lodge to Reformatory	Front Elevation	10
Edenderry	Church of Ireland	Architectural merit	11
	Gate Piers of Church of Ireland	Street Elevation	12
	Catholic Church	Architectural merit	13
	Methodist Church	Architectural merit	14
	Statue of Marquis of Downshire	Historical Interest	15
Ferbane	Gallen Priory	Architectural Merit	16
Geashill	Geashill School	Architectural merit	17
	Pair of Cottages, Ballinagar Road	Elevation to Street	18
	Garda Station	Elevation to Street	19
	Church of Ireland	Architectural merit	20
Killeigh	Church of Ireland	Architectural merit	21
Kinnitty	Catholic Church	Architectural merit	22
	Church of Ireland	Architectural merit	23
Shannon-bridge	Lock Keeper's House	Elevation to Street	24
	Bridge	Architectural merit	25
Shinrone	Catholic Church	Architectural merit	26
	Church of Ireland	Architectural merit	27

TABLE 26: BUILDINGS AND STRUCTURES CONSIDERED
FOR PRESERVATION

KEY TO ABBREVIATIONS:-

A:- Architectural Merit

T:- Contribution to Townscape

H:- Historical Interest

Table 26

<u>TOWN</u>	<u>TYPE OF BUILDING</u>	<u>DESCRIPTION/ADDRESS</u>	<u>REASONS</u>
<u>BALLYBOY</u>	Church	Church of Ireland	A
	House	Dan and Molly house	A
<u>BALLYCUMBER</u>	Barracks	Former constabulary Barracks	A
<u>BANAGHER</u>	Church	Catholic Church	A
	Arch	Beside Williams Waller	T
	House	Three bay, two storey house, beside arch.	T
	House	"Home Needs"	T
	House	House to east of Banagher houses.	T
	House	"Hunt" house	T
	House	Large, circa 1800 house (next to set back house).	A
	House	House set-back with Porch	T
	Bank	Bank of Ireland	T
	House	"S. Lyons" house	T
	House	Hill House	A
	Factory building	Williams Waller Maltings	T
	House	"Railway Bar"	T
	House	Galbraith's	T
<u>CLARA</u>	House	House on West side of Green.	T
	Houses	House at top of hill, Moate Road, and mid 19th Century house to West, Moate Road.	T
	House	"Clara Mart" house.	T
	House	"Galvin" house	T
	Houses, etc.	"M. Carey" house, "White" house, entrance gates to Clara house, wall to Clashawaun.	T
	Houses	Clarach House, two rows of houses, south side to east of Railway arch.	T
	House/Hall	Town Hall	A.T.
	Railway Station	Railway Station	A
	Lehinch Monastery	Monastery	A

Table 26 Contd.....

<u>TOWN</u>	<u>TYPE OF BUILDING</u>	<u>DESCRIPTION/ADDRESS</u>	<u>REASONS</u>
<u>CLARA</u>	Bridge	Bridge of 1774	H,T
	House	Charlestown House	A
	House	Third house West of Catholic Church	T
	House	"Petit" house.	T
	House	"Farrell" house.	T
	House	Opposite entrance to Clara house	T
	Arch	Railway Arch	T
	Church	Old Catholic Church	T,A
	Convent	Convent Clara.	A
	Bridge & Gate	...at Convent	T
	House/Hall	Old Meeting House.	A
<u>CLOGHAN</u>	Church	Catholic Church	A
	House	"Cloghan and District Co-Op" House	T
	Houses	House on East side of square,	T
	House	Large house at East end of Tullamore Road.	T
	House	"Kilcommons".	T
	House	West of 'Kilcommons'.	T
<u>CLONBULLOGUE</u>	Church	Catholic Church	A
	Houses, etc.	house on North West side, Forge, St. Patrick's National School	T
			A
<u>DAINGEAN</u>	Church	Former Church of Ireland	A
	Houses	House at South and with yellow brick dressings, "Potter's Bar" house, two four bay, two storey houses, public house (no name), house next to Bar	T
	Houses	House at North end of east side, "Kearns" house, house to North of Post-Office, "Kennedy's House", house to South of Kennedy's, house to West of canal bridge	T
	Buildings	Three buildings North of Bridge - East side	T

<u>TOWN</u>	<u>TYPE OF BUILDING</u>	<u>DESCRIPTION/ADDRESS</u>	<u>REASONS</u>
<u>DAINGEAN</u>	Courthouse	Courthouse, Daingean	A
	Doorcase	..of house at North end, East Side, Main Street.	T
	Bridge	Canal Bridge	A,T
<u>EDENDERRY</u>	Church	Methodist Church	A
	House	Market House	A,T
	House	With tripartite windows, South Side, Fr. Kearns Street.	T
	House	North side, set back in Fr. Kearns Street.	T
	House	46, J.K.L. Street	T
	House	47, J.K.L. Street	T
	Castle	Blundell Castle	T
	House	House on avenue to Church of Ireland	T
	Houses (4)	Four houses on North side of Square	T
	Houses (4)	Four houses on East side of Square	T
	Houses (5)	Five houses to West of, and including "McDermott", Square.	T
	Houses	House with Gothic door- case, house to East of house with tripartite windows, No. 6, , NO. 9 and Station on South side of Fr. Kearns Street	T
	Houses	Five bay house with scroll keystone in doorcase, four bay house and No. 11 on North side of Fr. Kearns Street	T
	Houses	First and third house of Col. Perry Street	T

<u>TOWN</u>	<u>TYPE OF BUILDING</u>	<u>DESCRIPTION/ADDRESS</u>	<u>REASONS</u>
<u>EDENDERRY</u>	Houses	No. 3, 5 (E.S.B. Office) 6, "O'Regan Garage", 10, 14 15, 16, "Flanagan", 22, "Four County Tavern doorcase", "Old house", "Bank of Ireland" "Post Office", "Man's Shop", Dr. Emerson's house, "Peadar Farrell", "Ard-Crainn Inn", "M. Daly" doorcase, "Lowry" house, "Dempsey Travel", house, 68, 69, house to West of Burke Pharmacy, house with cut-stone lintels and jambs to the windows, Cottage to East of "Val's", house to West of "Val's" with drip labels, Edenderry National School, School of 1911, part of Union Workhouse, Presbytery, cross in Field, J.K.L. Street.	T
	House	Glebe House	T
	Harbour	Canal Harbour	T
<u>FERBANE</u>	Church	Ruins of Church of Ireland	A
	Houses	Public house to South on West side of cross roads, "Claffey" house, Ulster Bank, simple house with rectangular light, convent by bridge, Gailen lodge.	T
	Church	Catholic Church	A
	Doorcase	"Madden"	T
	House	"Hennessy" Public House	T
<u>GEASHILL</u>	House	Thatched house on road to Station	T
	Castle	Geashill Castle, ruins	A, H
	Cottages	Cottages on West-side of green, "J.D. Lee" house, brick house on North side of green, house with half- hipped roof, five cottages old School on South side of Green.	T
	Railway Station	Railway Station	A
<u>KILCORMAC</u>	Church	Catholic Church	A

<u>TOWN</u>	<u>TYPE OF BUILDING</u>	<u>DESCRIPTION/ADDRESS</u>	<u>REASONS</u>
<u>KILCORMAC</u>	House	Greenhills House	T
	Convent	Convent of Mercy	A
	Houses, etc.	"Williams" house, house to West of Convent "Carrolls" house, "Feighery" house, Garda Station, house set back on Broughal Road, Mill buildings on Broughal Road.	T
<u>KILLEIGH</u>	House	..on South side of Cross Roads.	T
	House	Killeigh House	T
	Forge, Houses, etc.	Forge, simple five bay house, pair of stone faced cottages, gate piers of former Catholic Church.	T
<u>KINNITTY</u>	Mausoleum	Pyramidal mausoleum	T,A
	School	Former Gothic School	T
	House	Glebe House	T
	Houses	House to East of old school, house facing West at East-end "Peavoy's" house, houses opposite "Peavoy's"	T
<u>PORTARLINGTON</u>	Church	Catholic Church	A
	House	Second house before Bridge .. North side	T
	House	"Penbroke"	T
	House	"Braemer"	T
	House	White house - set back	T
	Convent	Convent by Catholic Church	A,T
	Houses	House behind the "Hawthorn", house past the petrol pumps, two houses to East, single house (next), large five bay house on street line, a six-bay house, another six bay house, a four-bay house to East of School, all on North side.	T

<u>TOWN</u>	<u>TYPE OF BUILDING</u>	<u>DESCRIPTION/ADDRESS</u>	<u>REASONS</u>
<u>PORTARLINGTON</u>	Houses	A low house to West of Braemer, next house to West, a five bay house to East of the School,	T
	Houses	Mill building, house facing the Mill building, Italianate house opposite Catholic Church.	A,T
<u>RAHAN</u>	Houses.	Bridge "Corcoran" house, 18th Century house to West.	A,T,
<u>SHANNONBRIDGE</u>	Houses.	House beside Lock Keepers house "Luker" house, house with mid 18th Century doorcase, (West end on North side), second house to East of petrol pumps. Late 18th Century house to East of Village.	T
<u>SHANNONHARBOUR</u>	House	House to West of Canal Hotel	T
	Docks	Two graving docks	T,A
	House	...with Dutch gable	T
<u>SHINRONE</u>	House	Early 18th Century.. in field, South Side.	A,T
	House	"Tierney's"	T
	School	Old School, Shinrone	T
	Houses	House and other buildings to South of Church of Ireland Church.	T
	Houses etc.	House to West end of street, group of buildings by cross roads, large house at West end of village, house to East of former School house, "Halla na Paroiste", RDC houses, house on Roscrea Road (18th Century).	T

Table 27: Country Houses considered for Preservation.

<u>NAME</u>	<u>LOCATION</u>	<u>REASON</u>	<u>REFERENCE NO.</u>
Annaghmore	South of Tullamore	Architectural Merit	1
Annaghvilla	Kilcormac	"	2
Ballyboughlin	West of Clara	"	3
Ballybritt Castle	Ballybritt	"	4
Ballybritt House	Ballybritt	"	5
Ballycumber House	Ballycumber	"	6
Ballyeighan	Ballyeighan	"	7
Bellair	Ballycumber	"	8
Bloomville House		"	9
Cadamstown House	Cadamstown	"	10
Cangort		"	11
Castlebernard	Kinnitty	"	12
Charleville, Castle	Tullamore	"	13
Claremount		"	14
Clareen		"	15
Cloghan Castle	Banagher	"	16
Curralanty		"	17
Derry House	West of Blueball	"	18
The Doon	Doon	"	19
Dungar House	Roscrea	"	20
Durrow Abbey	North of Tullamore	"	21
Eglish Castle	Eglish	"	22
Emmel Castle		"	23
Garry Castle		"	24
Gloster	North West of Roscrea	"	25
Hollow House	North of Tullamore	"	26
Jonestown House	North-West of Edenderry	"	27
Kilclare	North of Tullamore	"	28
Kilguff	Near Tyrellspass	"	29
Laughton		"	30
Leap Castle	South of Clareen	"	31
Lisderg House	Belmont Bridge	"	32
Milltown Park		"	33
Mossfield	East of Birr	"	34
Rathenny		"	35
Rathrobin		"	36
Twickenham House	Ballycumber	"	37

Table 27: Country Houses considered for Preservation.

<u>NAME</u>	<u>LOCATION</u>	<u>REASON</u>	<u>REFERENCE NO.</u>
Shepherds Wood	Tullamore	Architectural Merit	38
Strawberry Hill	North of Cloghan	Architectural Merit	39
Toberdaly		" "	40
Woodfield	Tullynisk, Birr	" "	41
Woodfield	Clara	" "	42

Seventeenth Century Houses:

Ballintemple Old Glebe House.		Architectural Merit	43
Ballycowan		" "	44
Castletown Grogan	West of Ballycumber	" "	45
Dungar Castle		" "	46
Laughton		" "	47
Lisclooney Castle	West of Clononey	" "	48

Table 28: National Monuments in State Care in County Offaly

Name	National Monument No.	Monument	Ordnance Survey 6" Ref. No.	Parish
Castletown and Glinsk	510	15th Century Church and 10th Century High Cross.	37:8:4	Kinnitty
Churchland and Clonmore	497	Abbey and Church site	29:1:2	Seir Kieran
Clonfinlough	336	Prehistoric decorated stone (bronze age)	6:13:6	Clonmacnoise
Clonin	532	Earthwork (rath)	11:1:5	Ballyburley
Clonmacnoise	81 205	Monastic settlement founded in 545 by St. Ciaran. Churches, crosses, Round Tower	5:12:2	Clonmacnoise
Durrow Demesne	313	High Cross. Site of Abbey founded in 553 by St. Columcille	9:9:1	Durrow
Gallen	504	Church, Priory and Grave slabs	14:12:6	Gallen
Rahan Demesne	82	Churches and Earthworks	16:6:5	

Table 29: Monuments protected by Preservation Orders in County Offaly

Name	Date of Preservation Order	Monument	Ordnance Survey 6" Ref No.	Parish
Ballynahinch	5/1/33	Ballinderry Crannog	1:8:3	Kilcomrerragh
Clononey More	15/10/40	Ruins of Clonony Castle, Keepard Bawn - 16th Century	22:2:4	Gallen
Cole	1/1/37	Coole Castle (ruins)	15:13:2	Wheery or Killagally
Broughal	22/2/56	Ring Fort	23:14:6	Ballyboy
Ballykean	23/1/57	Ring Barrow (O'Dempsey's Ring)		
Glebe and Ballanagh	4/6/76	Hillfort		
Shannonbridge	1974	Old Batteries		Adjoining Co. Offaly
Bawnmore	25/10/84	Ringfort	26:40:52	Geashill
Clonlock	25/10/84	2 Ringforts	11:38:27	Castlejordan

Table 30: Monuments protected by Listing Order in County Offaly

Name	Date of Listing Order	Monument	Ordnance Survey 6" Ref. No.	Parish
Lynally Glebe	3/2/60	Early Monastic site	16:12:4	Lynally
Loughaun (Tihilly)	12/7/61	Early Monastic site	8:16:2	Durrow
Coolaghans-Glaster	18/4/72	Barrow	30:13:1	Lusmagh
Knockbarron	5/12/75	Motte and Bailey	30:7:4	Drumcullen
	5/2/75	Ringfort		
Cannakill and Croughinhill	30/4/76	Church, Cairn and remains of earthworks.	10:7:2	Croghan
Leap	30/4/76	Castle		
Aghancon	'77	Ringforts Barrow	43:6	
Ballyconnagh	'83	Ringbarrow	39:13	
Derryvilla	'83	Linear Earthworks	34:2	

Table 31:

Monuments and Sites of Archeological and Historical Interest
in County Offaly.

(It is an objective of Offaly County Council to consider the
preservation of the items listed in this Table where necessary).

Table 31:

No.	Townland	Parish	O.S. 6" Sheet	Map Name or Co-Ordinates	Reference
1(a)	<u>Cairns</u>				
1.	Croghanhill	Croghan	10:7:2	Carn	Hill-top mound. <u>Survey Megalithic Tombs</u> , Vol. III p.XIX
2.	Lug	Durrow	9:13:3	22.9 left; 48.3 top	Central Cist with cists - Excavated. IRSAI (1936), 191
3.	Ballywilliam (Aghacon)	Ettagh	39:9:1 38:12:3	1.1 left; 24.6 base 0.8 left; 24.3 base	Cist Graves? N.P. & Mons
1(b)	<u>Standing Stones</u>				
1.	Ballybritt	Aghancon	43:2:1	Farm of Albert Shortt	Stone-lined cist with inhumation found nearby. <u>IRSAI</u> (1938), 161
2.	Ballycumber	Lemanaghan	7:12:3	near Inchaloan Island	Three Standing Stones encircling a mound. IRSAI (1870), 28
3.	Ballydrohid	Kilbride	16:8:6	0.3 right; 26.7 top	Stone 5' high. Possibly part of a circle. O. Davies 1942, See also IRSAI (1870), 28
	Ballykilmurry - See Mounds				
4.	Ballynamona	Durrow	9:10:4	28.5 left; 39.5 top	Clogh Stucogh. <u>IRSAI</u> (1870), 28

Table 31:

No.	Townland	Parish	O.S. 6" Sheet	Map Name or Co-Ordinates	Reference
5.	Cloncanon	Monasteroris	12:14:1	Standing Stone	O.S.6" (1912)
6.	Clonkeen	Clonsast	19:16:2	Fin Mac Cool's Stone	O.S.6" (1913)
7.	Esker	Lemanaghan	6:4:6	King's Stone	N.P. & Mons.
8.	Esker	Lemanaghan	6:4:6	King's Stone	N.P. & Mons.
9.	Killeen More	Geashill	17:15:5	Ninehole Stone	Two Stones - one possibly a bullaun - <u>IRSAI</u> (1869), 349
10.	Laughil	Lemanaghan	6:4:6	King's Stone	N.P. & Mons.
	Meelaghans - See Killeen More				
1(c)	<u>Stone Circle</u>				
1.	Ballydrohid	Kilbride	16:8:6	86.0 left; 23.1 top	Remains of stone circle? <u>IRSAI</u> (1870-1), 27
2.	Emmel West (or East)	Templeharry	44:11:	Unmarked	Stone circle around slab of rock. I.T.A. Survey 1943
3.	Kilcreman	Roscrea	43:11:4	Kyle Hill - near summit	4' high stone, a few yards away. I.T.A. Survey 1943

No.	Townland	Parish	O.S. 6" Sheet	Map Name or Co-Ordinates	Reference
1(d)	<u>Mounds</u>				
1.	Ballybeg	Ettagh	42:3:6	27.5 right; 15.7 top	O.S.6" (1911)
2.	Ballyburly	Ballyburly	11:2:2	36.0 left; 3.0 top	Barrow? O.S.6" (1912)
3.	Ballycallaghan	Durrow	9:10:2	31.2 left; 35.5 top	Round Barrow. O. Davies, 1942
4.	Balleek	Durrow	9:10:1	24.7 left; 23.3 base	Barrow? O. Davies, 1942
5.	Balleek	Durrow	9:9:6	17.2 left; 17.3 base	Piece of flint found here. O. Davies, 1942
6.	Ballykilmurry	Kilbride	16:3:3	67.2 left; 0.5 top	3 Standing Stones near tumulus. <u>IRSAI</u> (1870) 27f.
7.	Ballymacrossan	Ballykean	33:2:2	35.5 left; 2.5 top	O.S.6" (1913)
8.	Ballymacwilliam	Ballymacwilliam	11:3:3	Mote	UJA (1853), 276f.; (1861-2), 147, 239
9.	Barnagrotty	Borrisnafarney	46:16:3	4.0 right; 14.8 base	O.S.6" (1911)
10.	Clonarrow or Riverlyons	Kilclonfert	18:8:5	9.5 right; 27.9 top	O.S.6" (1912)
11.	Cumber Upper	Kinnitty	39:4:1	21.3 right; 4.3 top	O.S.6" (1912)
12.	Derrybeg	Geashill	25:2:1	26.7 left; 6.0 top	Davies 1942

Table 31:

Table 31:

No.	Townland	Parish	O.S. 6" Sheet	Map Name or Co-Ordinates	Reference
13.	Durrow Demesne	Durrow	9:9:4	circa 3.5 left; 20.8 base	Close to fort. Davies, 1942
14.	Glaskill	Borrisnafarney	46:12:4	17.7 right; 20.4 base	O.S.6" (1911)
15.	Kilclonfert	Kilclonfert	10:9:2	10.0 left; 32.5 top	Mound/fort? Davies, 1942
16.	Killina	Rahan	16:11:1	53.2 left; 28.5 base	Poss. another South of this Davies, 1942
17.	Kilmalogue	Clonyhurk	34:5:6	17.2 left; 24.3 top	O.S.6" (1913)
18.	Loughan	Durrow	8:16:2	77.0 left; 49.5 top	Davies, 1942
19.	Loughan	Durrow	8:16:2	78.0 left; 53.0 base	Davies, 1942
20.	Millbrook	Ballykean	25:10:3	43.6 left; 30.7 top	Davies, 1942
21.	Money	Ballyboy	31:14:3	46.0 left; 9.5 base	O.S.6" (1912)
22.	Moorock	Lemanaghan	7:7:6	25.6 right; 24.4 top	O.S.6" (1910)
23.	Oldcroghan	Croghan	10:7:1	Gunnamore Mound	Davies, 1942
24.	Spink	Letterluna	37:5:3	17.0 left; 21.3 top	O.S.6" (1912)
25.	Temora	Ballyboy	31:6:3	Knockadoon	O.S.6" (1912)
26.	Toora	Shinrone	41:8:4	17.3 right; 23.3 top	O.S.6" (1911)

No.	Townland	Parish	O.S. 6" Sheet	Map Name or Co-Ordinates	Reference
II (a)	<u>Raths</u>				
1.	Attinkee	Galley	22:10:4	24.9 left; 19.8 base	on Doon Hill. O.S.6" (1912)
2.	Balleek Beg	Durrow	9:9:2	14.8 left; 23.4 base	Diam. 69 ft. Davies, 1942
3.	Balleek Beg	Durrow	9:9:6	15.8 left: 20.6 base	Fort 120 ft. x 96 ft. Davies, 1942
4.	Ballindown	Eglish	35:2:3	Fortmoylena	Hillocks to North-East N.P. & Mons.
5.	Ballybought	Durrow	9:5:1	1.3 left; 21.3 top	Some remains of rath. Davies
6.	Ballybruncullin	Rahan	8:13:1	1.7 left; 10.7 base	Another rath north of this and another behind St. Carthage's Church. O.S.6" (1910)
7.	Ballycollin Lower	Ballyboy	31:7:2	31.7 right; 21.7 top	O.S.6" (1912)
8.	Ballyegan	Kilcolman	38:6:5	34.0 left; 29.0 top	O.S.6" (1912)

Table 31:

Table 31:

No.	Townland	Parish	O.S. 6" Sheet	Map Name or Co-Ordinates	Reference
9.	Ballykilcross	Kilbride	2:15:6	29.8 right; 2.0 base	O.S.6" (1912)
10.	Ballylin	Wheery or Killagally	14:4:6	1.6 right; 10.5 top 1.3 right; 13.8 top	Raths near road. O.S.6" (1912)
11.	Ballylannon	Ballyboy	31:11:2	35.0 right; 28.5 base	Possible Souterrain in Rath O.S.6" (1912)
12.	Ballynacarrig	Ballyboy	32:5:5	9.4 left; 25.5 top	O.S.6" (1912)
13.	Ballynacarrig	Ballyboy	32:5:5	13.3 left; 23.7 top	O.S.6" (1912)
14.	Ballynakill Big	Ardnurcher or Horseleap	2:15:2	31.2 right; 9.1 base	Another Rath NW of this. O.S.6" (1912)
15.	Boultry	Kilcomin	45:1:3	18.6 left; 1.7 top	O.S.6" (1911)
16.	Bracklin Big	Ballycommon	9:15:1	48.5 left; 9.0 base	Davies, 1942
17.	Busherstown	Castletown-ely	47:1:6	21.7 left; 10.7 top	Others in this td. O.S.6" (1911)
18.	Cappagowlan	Killoughy	32:1:2	10.8 left; 2.2 top	O.S.6" (1912)
19.	Cloghanmore	Drumcullen	36:6:5	30.8 left; 25.5 top	Rath? O.S.6" (1840)
20.	Clonbeg	Kilcolman	38:11:2	33.5 right; 28.3 base	O.S.6" (1912)

No.	Townland	Parish	O.S. 6" Sheet	Map Name or Co-Ordinates	Reference
21.	Clonlack	Castlejordan	11:10:2	38.4 left; 27.8 base	O.S.6" (1912)
22.	Clonlack	Castlejordan	11:10:2	38.5 left; 29.5 base	O.S.6" (1912)
23.	Clonrah & Glaster	Lusmagh	29:16:6	5.8 right; 0.5 base	O.S.6" (1913)
24.	Clonygowan	Ballykean	26:15:6	34.6 right; 2.7 base	O.S.6" (1913)
25.	Clonymohan	Castletown-ely	45:9:5	13.0 left; 18.3 base	O.S.6" (1911)
26.	Clonymohan	Castletown-ely	45:13:2	13.6 left; 11.4 base	O.S.6" (1911)
27.	Coolagary	Geashill	27:5:1	6.8 left; 17.0 top	O.S.6" (1913)
28.	Cooldorragh	Lemanaghan	7:6:4	27.0 left; 26.2 top	Another rath circa 300 yds. to SE. O.S.6" (1910)
29.	Coole	Drumcullen	35:8:2	9.0 right; 19.7 top	O.S.6" (1912)
30.	Corraclevin	Dunkerrin	45:5:4	On left margin; 27.5 top	O.S.6" (1911)
31.	Corracullin	Lemanaghan	7:1:5	10.4 left; 13.0 top	O.S.6" (1910)
32.	Crinkill	Birr	38:2:3	43.5 left; 3.7 top	O.S.6" (1912)
33.	Curralanty	Kilmurry-ely	42:1:6	Pound Fort	O.S.6" (1911)
34.	Derrygarra	Clonsast	28:1:4	7.6 left; 12.0 top	O.S.6" (1913)

No.	Townland	Parish	O.S. 6" Sheet	Map Name or Co-Ordinates	Reference
35.	Deerpark	Tisaran	14:13:1/2	7.6 left; 10.7 base	O.S.6" (1912)
36.	Derrygunnigan	Geashill	25:15:4	46.0 left; 4.5 left	Rath? O.S.6" (1912)
37.	Doon Demesne	Lemanaghan	6:8:5	Cave, Cave Hill	Souterrain in rath. <u>IRSAI</u> (1861), 222 f.
38.	Down	Killaderry	10:11:3	68.7 left; 26.0 base	98 ft. diam. Davies, 1942
39.	Dungar	Corbally	43:10:1	29.0 left; 23.0 base	O.S.6" (1911)
40.	Durrow Demesne	Durrow	9:9:4	3.7 left; 21.0 base	on Sheeaun Hill Davies, 1942
41.	Esker	Lemanaghan	7:5:1	4.7 left; 16.5 top	Another W of this. O.S.6" (1912)
42.	Franckford	Dunkerrin	45:10:2	32.0 left; 23.5 base	O.S.6" (1911)
43.	Franckford	Dunkerrin	45:14:2	37.5 left; 12.5 base	Another rath nearby. O.S.6" (1911)
44.	Glascloon	Seir Kieran	43:4:2	9.3 left; 19.2 top	Mound? nearby. O.S.6" (1911)
45.	Glasderry More	Ettagh	38:15:5	34.3 right; on base margin	O.S.6" (1912)
46.	Glaskill	Lynally	16:15:4	52.0 left; 4.4 base	Small fort?/folly? Davies 1942

Table 31:

Table 31:
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No.	Townland	Parish	O.S. 6" Sheet	Map Name or Co-Ordinates	Reference
47.	Gormagh	Durrow	9:13:5	13.3 left; 5.5 base	Diam. 27 ft. Davies, 1942
48.	Gortacur	Killoughy	24:13:5	14.3 left; 0.8 base	Rath. O.S.6" (1912)
49.	Gorteen	Roscomroe	43:3:1	44.3 right; 7.0 top	O.S.6" (1911)
50.	Gortnamuck	Ballyboy	31:10:3	40.5 left; 26.3 base	Rath - 2 banks Mound nearby. O.S.6" (1912)
51.	Gortnamuck	Ballyboy	31:7:4	46.0 left; 31.5 base	Rath - one bank O.S.6" (1912)
52.	Irishtown	Kilcolman	38:8:4	16.0 right; 25.5 top	Another rath S of this O.S.6" (1912)
53.	Keeloge	Shinrone	42:9:6	17.8 left; 16.2 base	2 other raths in this td. O.S.6" (1911)
54.	Kildangan	Durrow	16:4:3	88.5 left; 0.3 top	Diam. 90 ft. Davies, 1942
55.	Killaghintoher	Lemanaghan	7:10:3	39.5 left; 22.9 base	O.S.6" (1910)
56.	Killavilla	Roscrea	43:10:6	39.5 left; 17.3 base	Rath. See also PRIA LIC (1947), 75 Stone head from near here now in the National Museum
57.	Killeen	Aghancon	38:13:1	2.2 left; 9.7 base	Rath - another S of this O.S.6" (1912)

No.	Townland	Parish	O.S. 6" Sheet	Map Name or Co-Ordinates	Reference
58.	Killeigh	Geashill	25:10:3	44.0 left; 33.5 top	Rath - Ball Alley in it. Davies, 1942
59.	Killcooly	Killoughy	24:13:1	1.6 left; 10.3 base	O.S.6" (1912)
60.	Kilmucklin	Kilbride	8:7:6	63.5 left; 25.0 top	Internal Diam. 49 x 56 yds. Davies, 1942
61.	Lackagh Beg	Lemanaghan	6:12:1	15.7 right; 27.7 base	Rath? - another SW of this. O.S.6" (1912)
62.	Laughill	Lemanaghan	6:8:2	8.3 right; 16.0 top	Rath? - near King's Stones O.S.6" (1912)
63.	Lisdavuck	Castletown-ely	47:9:1	1.4 left; 25.2 base	O.S.6" (1911)
64.	Lisheen	Eglis	35:11:1	44.8 right; 29.0 base	Rath/Enclosure O.S.6" (1912)
65.	Lissanierin	Aghancon	39:13:5	13.8 left; 5.2 base	Rath O.S.6" (1912)
66.	Loughan	Finglas	45:13:3	21.8 left; 8.8 base	Rath O.S.6" (1911)
67.	Loughwheelion or Moneyadda	Aghancon	43:1:1	3.0 left; 4.2 base	Rath O.S.6" (1911)

Table 31:

No.	Townland	Parish	O.S. 6" Sheet	Map Name or Co-Ordinates	Reference
68.	Lowerton Beg	Killoughy	24:13:3	21.0 left; 9.8 base	Fort 53 x 50 yds. Davies, 1942
69.	Magherabane	Letterluna	37:1:6	22.5 left; 11.5 top	O.S.6" (1912)
70.	Millbrook	Ballykean	25:10:3	44.3 left; 31.0 top	Platform Rath: Diam. 15 yds. Davies, 1942
71.	Moorock	Lemanaghan	7:7:6	25.1 right; 28.8 top	Another rath S of this O.S.6" (1910)
72.	Mullagharush	Kilclonfert	10:1:5	8.0 left; 14.0 top	Rath 70 x 36 yds. Davies, 1942
73.	Newtown	Roscomroe	39:6:3	45.5 left; 21.0 top	O.S.6" (1912)
74.	Pigeonstown	Letterluna	36:8:2	10.5 right; 19.8 top	Rath - 2 others SE of this. O.S.6" (1840)
75.	Raheenmore	Kilclonfert	10:10:1	Raheenmore	Diam. 37 yds. Davies, 1942
76.	Rath Beg	Kilcolman	38:10:2	60.5 right 23.8 base	O.S.6" (1912)
77.	Rath More	Kilcolman	38:15:1	40.5 right; 9.0 base	Large rath O.S.6" (1912)
78.	Rathmurragh	Killoughy	24:13:6	16.5 left; 5.0 base	O.S.6" (1912)

Table 31:
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No.	Townland	Parish	O.S. 6" Sheet	Map Name or Co-Ordinates	Reference
79.	Rosnagowloge or Tirinchinan	Kilbride	9:14:6	43.5 left; 0.5 base	Platform rath Int. Diam. 176 ft. Davies, 1942
80.	Srahanbreagagh	Ettagh	38:16:1	20.4 right; 12.4 base	Another rath South of this O.S.6" (1912)
81.	Straduff	Lemanaghan	7:13:5	7.8 left; 7.0 base	Rath? O.S.6" (1910)
82.	Tulla and Crumlin	Kinnitty	39:7:2	34.9 right; 19.8 top	Rath? O.S.6" (1912)
II(b)	<u>Crannogs</u>				
1.	Clonmacnoise	Clonmacnoise	5:12:2	Immediately North of " <u>The Seven Churches</u> " <u>Churches</u>	Mentioned in the <u>Annals</u> of the Four Masters, 1579? N.P. & Mons.
2.	Ballycurragh	Aghancon	39:9:5	13.3 left; 19.2 base	Oval clay platform in bogland. 30 m. x 10 m. x 1 m.
3.	Millbrook (Killeigh)	Ballykean	25:10:3	44.6 left; 30.8 top	a) circular platform c. 17 m. diam. x 2 ft.h. b) smaller mound in field to N

Table 31:

No.	Townland	Parish	O.S. 6" Sheet	Map Name or Co-Ordinates	Reference
II(c)	<u>Enclosures</u>				
1.	Ballybought	Durrow	9:9:2	Relic Fort	Entry on NE between 2 orthostats Davies, 1942
2.	Ballybrack	Roscrea	45:7:4	44.0 right; 24.7 top	O.S.6" (1911)
3.	Ballycon	Ballynakill	19:1:5	15.0 left; 8.3 top	Rectangular enclosure traces, N of the Gryd.- Davies, 1942
4.	Ballykean	Ballykean	26:8:4	The Sconce	O.S.6" (1913) Square fort
5.	Ballyphilip	Aghancon	43:2:5	32.0 left; 11.0 top	Another enclosure S of this O.S.6" (1911)
6.	Broughal	Ballyboy	31:2:3	39.0 left; 0.5 top	O.S.6" (1912)
7.	Broughal	Ballyboy	23:14:6	40.5 left; 3.3 base	O.S.6" (1912)
8.	Bushertown	Castletown-ely	47:2:4	24.3 left; 9.5 top	O.S.6" (1911)
9.	Castlereagh	Lemanaghan	7:9:1	1.0 left; 23.8 base	O.S.6" (1910)
10.	Clashagad Upper	Dunkerrin	45:14:3	43.0 left; 9.5 base	Other enclosures/raths in this td. and in Clashagard Lower O.S.6" (1911)

Table 31:

No.	Townland	Parish	O.S. 6" Sheet	Map Name or Co-Ordinates	Reference
11.	Cloghan	Ettagh	38:12:1	18.0 right; 26.5 base	Another SE of this O.S.6" (1912)
12.	Cloncollog	Kilbride	17:10:6	38.5 left; 17.0 base	O.S.6" (1912)
13.	Clontaglass	Ballyboy	31:1:6	21.0 left; 11.5 top	O.S.6" (1912)
14.	Curragh Lower	Drumcullen	31:14:5	33.0 left; 5.8 base	O.S.6" (1912)
15.	Dalgan	Geashill	26:2:6	40.0 left; 8.5 top	O.S.6" (1913)
16.	Killooly	Killoughy	24:9:4	0.6 left; 17.5 base	O.S.6" (1912)
17.	Knockbane	Borrisnafarney	46:12:5	14.4 right; 18.4 base	O.S.6" (1911)
18.	Knockbane	Borrisnafarney	46:16:2	12.7 right; 14.2 base	O.S.6" (1911)
19.	Laughil	Drumcullen	31:14:6	45.5 left; 4.5 base	O.S.6" (1912)
20.	Moneenagunnell	Tisaran	14:14:4	23.5 left; 6.2 base	O.S.6" (1912)
21.	Mullaghakaraun	Reynagh	21:16:3	On right margin; 10.0 base	O.S.6" (1912) Six stone foundations inside
22.	Pass	Drumcullen	36:2:5	36.5 left; 11.4 top	O.S.6" (1840)
23.	Rathgibbon Nth.	Drumcullen	36:1:5	11.0 left; 15.2 top	O.S.6" (1840)
24.	Rathgibbon Nth.	Drumcullen	36:1:5	Raheen	O.S.6" (1840)
25.	Rathure Sth.	Drumcullen	36:5:1	On left margin; 16.5 top	O.S.6" (1840)

No.	Town and	Parish	O.S. 6" Sheet	Map Name or Co-Ordinates	Reference
26.	Whigsborough	Eglish	30:7:3	23.7 right; 22.7 top	O.S.6" (1913)
III(a)	<u>Churche;</u>				
1.	Annaghtrick	Killoughy	32:3:1	Church (in ruins)	Church - late mediaeval? 18th century gravestones. N.P. & Mons.
2.	Ballinlowart Sth.	Clonsast	28:9:2	Church (in ruins)	Church 23 ft. x 69 ft. Davies, 1942
3.	Ballinree	Drumcullen	35:12:3	Killyon Abbey (in ruins)	See <u>Gwynn and Hadcock</u> , p.398
4.	Ballybrack	Roscrea	45:6:6	Church (in ruins)	In enclosure O.S.6" (1911)
5.	Ballybritt	Aghancon	43:1:3	Church (in ruins)	O.S.6" (1911)
6.	Ballykean	Ballykean	26:7:6	Church (in ruins)	Mediaeval <u>Ossory</u> , (1880-83), 81.
7.	Ballymacwilliam	Ballymacwilliam	11:3:3	Church (in ruins)	Late mediaeval graveslabs N.P. & Mons.
8.	Ballynakill	Ballynakill	11:16:4	Church (in ruins)	N.P. & Mons.
9.	Banagher	Reynagh	21:16:4	Church (in ruins)	Ruined Prot. Ch. incorporate some of the Mediaeval Church of St. Mary IRSAI (1870), 277 f.

Table 31:

Table 31:

No.	Townland	Parish	O.S. 6" Sheet	Map Name or Co-Ordinates	Reference
10.	Bracklin Big	Ballycommon	9:11:6	Church (site of)	Foundations of Church Davies, 1942
11.	Church Hill	Rahan	24:2:1	Church (in ruins)	Davies, 1942
12.	Cloniffeen	Clonmacnoise	13:11:1	Templeduff Graveyard	Church ruins. Childrens Burial Ground.
13.	Clonlyon Glebe	Clonmacnoise	14:7:1	Mullanakill Church (in ruins) Relicnapasti	Ruins of Church Childrens Burial Ground N.P. & Mons.
14.	Clonmore	Geashill	17:12:1	Balleenlawn Ch. (Site of)	Traces of foundations of Church Davies, 1942 Bulldozed 1970,
15.	Clonsast Upper	Clonsast	27:7:2	Clonsast Church (in Ruins)	Fd. by St. Bearcham in late 17th century. Little remains St. Broghan's Thorn and Stone South of this <u>Gwynne Hadcock, p.377</u>
16.	Clonyhurk	Clonyhurk	33:7:3	Church (in Ruins)	O.S.6" (1913)
17.	Cloncreen	Clonsast	19:12:4	Church (in Ruins)	O.S.6" (1912)
18.	Coolcor	Ballyburly	4:13:6	Church (in Ruins) Monastery (Site of)	Earthworks only O.S.6" (1911)
19.	Cooleeshill	Corbally	43:15:1	St. Kieran's Church- yard St. Kieran's Well	In circular enclosure O.S.6" (1911)

No.	Townland	Parish	O.S. 6" Sheet	Map Name or Co-Ordinates	Reference
20.	Cully	Killoughy	24:1:3	Convent (in Ruins)	Local tradition that this built by St. Carthach of Rahan. Togher from Cully to Rahan. Remains slight but modern. N.P. & Mons.
21.	Drumroe	Castletown-ely	47:2:4	Church (in Ruins)	O.S.6" (1911)
22.	Eglish	Eglish	30:15:3	Church (in Ruins)	O.S.6" (1913) Castle site nearby
23.	Frankford or Kilcormac	Ballyboy	31:3:5	R.C.Ch.	Present Ch. occupies site of St. Mary's Priory fd. by Odo O'Mulloy c. 1406/1454. Late 15th cent. Missal and breviary from here in T.C.D. <u>Gwynn & Hadcock</u> , p.289 f. See Crosses/Slabs and Miscellaneous Section.
24.	Graffan	Templeharry	44:11:6	Church (in Ruins)	O.S.6" (1911)
25.	Kilbride	Kilbride	16:8:5	Church (in Ruins)	Church 15th-16th cent. Fine East Window. Davies, 1942
26.	Kilclonfert	Kilclonfert	10:9:2	Church (in Ruins)	Slight remains of Kill Castle beside Church. Davies, 1942 see Holy Wells.

Table 31:

Table 31:

No.	Townland	Parish	O.S. 6" Sheet	Map Name or Co-Ordinates	Reference
27.	Kilcolman	Kilcolman	38:7:4	Insulae Vitae Abbey (in Ruins)	7th cent. foundation of Colman of Doire Mor. Official Gd. to <u>Tullamore</u> p. 14
28.	Kilcomin	Kilcomin	41:16:3	Church (in Ruins) St. Cuimins Seat	O.S.6" (1911)
	Kilcormac - See Frankford or Kilcormac td.				
29.	Killaderry	Killaderry	10:15:5	Church (Site of) Graveyard	Church foundations traceable. Monumental gate of 18th century. Davies, 1942
	Killeigh - See Millbrook townland				
30.	Killowney Big	Gallen	22:3:5	Killowney Church (in Ruins)	<u>IRSAI</u> (1857), 380 f See Cross Slabs Section.
31.	Killurin	Geashill	24:7:6	Killurin Ch. (in Ruins)	<u>Ossory</u> (1880-83), 82
32.	Kilmanaghan	Kilmanaghan	2:13:4	Church (in Ruins)	O.S.6" (1912)
33.	Kilmochonna	Lusmagh	29:11:1	Church (in Ruins)	O.S.6" (1913)
	Kylebeg or Banagher - see Banagher				
34.	Knockbarron	Drumcullen	36:7:4	Drumcullen Church (in Ruins)	Late mediaeval church. 18th cent. tombstones <u>IRSAI</u> (1918-19), 74 f - see <u>Cross/Slabs</u>

Table 31:

No.	Townland	Parish	O.S. 6" Sheet	Map Name or Co-Ordinates	Reference
35.	Lackagh More	Lemanaghan	6:8:6	Togher Monastery (in Ruins)	O.S.6" (1912)
36.	Lemanaghan	(a) Lemanaghan	15:2:6	St. Managhan's Church (in Ruins)	Fd. by St. Manchan of Leith (olit 665). Romanesque Church. IRSAI (1874), 134 f. See slabs. Shrine from here in Boher R.C.Ch.
37.	Letter	(b) Lemanaghan Letterluna	15:3:4 37:1:4	St. Mella's Cell Church (in Ruins)	Pre-Romanesque Oratory also Tober Lugna O.S.6" (1912)
38.	Lissanisky	Kilbride	8:2:6	St. Bridget's Abbey (in Ruins) Convent (in Ruins)	Enclosures around Church. Davies, 1942
39.	Millbrook	Ballykean	25:10:3	Abbey (in Ruins) Convent (in Ruins) Entrenchment	Fd. by St. Senchell (Olit 548 A.D.). Enclosed by circular bank. Abbey of Cannonesses Regular of St. Augustine fd. in 13th cent. Franciscan Friary fd. 1393. Little remains except that in Prot. Ch., 19th cent. dwelling houses and ivy clad wall.
40.	Grogan and Corroe	Boher	7	Liss Church	-

Table 31:

No.	Townland	Parish	O.S. 6" Sheet	Map Name or Co-Ordinates	Reference
29.	Garbally	Killoughy	24:9:1	Garbally Castle (in Ruins)	Castle possibly 16th cent. Worked stones from castle in adjoining cottage. Davies, 1942
30.	Garrycastle	Reynagh	29:4:6	Garry Castle (in Ruins) 2 Turrets	Castle of MacCoghlan built circa 1450, destroyed in 16th cent. <u>IRSAI</u> (1874-5), 161
31.	Garrymona	Geashill	26:8:3	89.0 left; 20.5 top	Sq. tower remains. Davies, 1942
32.	Kilcolgan More	Wheery or Killagally	15:9:3	Kilcolgan Castle (in Ruins) Tower (in Ruins)>2	Kilcolgan Court of the Mac Coghlan's. Stone dated 1649 over gate. <u>IRSAI</u> (1874-5), 163
33.	Kilcoursey	Kilbride	8:6:3	Kilcoursey Castle (in Ruins)	N.P. & Mons.
34.	Killooly	Killoughy	23:12:6	Killooly Castle (in Ruins)	Castle ruins. N.P. & Mons.
35.	Leitra	Clonmacnoise	13:4:4	Leitra Castle (in Ruins)	N.P. & Mons.
36.	Lemanaghan	Lemanaghan	15:2:6	Lemanaghan Castle (in Ruins)	Mac Coghlan/O'Molloy castle. Sheela-na-Gig. N.P. & Mons.

Table 31:

No.	Townland	Parish	O.S. 6" Sheet	Map Name or Co-Ordinates	Reference
37.	Lisclooney	Tisaran	22:1:1	Lisclooney Castle (in Ruins)	O'Dalachain/MacCoghlan castle. Tower house added to in 17th century N.P. & Mons.
38.	Monasteroris	Monasteroris	11:4:6	Pigeon House?	Built by de Bermingham in 14th century. Midland Regional Survey
39.	Moyally	Kilmanaghan	1:8:6	Moyally Castle (in Ruins)	O.S.6" (1912)
40.	Moystown Demesne	Tisaran	22:1:4	2.0 left; 12.0 top	Mac Coghlan castle. N.P. & Mons.
41.	Oldcroghan	Croghan	10:7:1	O'Conor Faly's or Croghan Castle (in Ruins)	Acquired 1514 by the Moore of Mellifont <u>Kildare</u> (1915-17) p.385
42.	Pallas Park	Killoughy	24:6:3	Pallas Castle (in Ruins)	Fragments only of large double-ditched enclosure. O.S.6" (1912)
43.	Ratlihen	Killoughy	24:13:2	Rathlihen Castle (in Ruins)	N.P. & Mons.
44.	Srah	Kilbride	17:5:5	Srah Castle	Built 1588 by John Briscoe <u>Kildare</u> (1964), 9f Fine tower house with good details, hall added.
45	Ballycumber	Boher	7	Turret - Ruined Castle.	-

Table 31:

No.	Townland	Parish	O.S. 6" Sheet	Map Name or Co-Ordinates	Reference
IV(c)	<u>Earthworks</u>				
1.	Fertaun	Lynally	16:15:2	Cromwell's Lines	Old trenches Davies, 1942
2.	Killurin	Geashill	24:8:4	Ancient Entrenchments	O.S.6" (1912) bulldozed 1971
3.	Monasteroris	Monasteroris	11:4:6	Pigeon House (in Ruins)	Earthworks O.S.6" (1912)
4.	Screggan	Lynally	16:15:6	Cromwell's Lines	O.S.6" (1912)
5.	Screggan	Lynally	16:15:6	Ancient Entrenchment	O.S.6" (1912)
6.	Shanvally	Lynally	24:3:2	Ancient Entrenchment	O.S.6" (1912)
7.	Killeigh	Geashill	25	Earthworks, ancient Entrenchments.	-
V(a)	<u>Roads/Toghers</u>				
1.	Ballinvally	Geashill	25:10:4	Ancient Road	O.S.6" (1912)
2.	Ballykean	Ballykean	26:7:6 26:11:2,5 26:7:5	O'Dempsey's Road O'Dempsey's Road(Site of) O'Dempsey's Ring	This road may not be very old. Davies, 1942
3.	Clonmacnoise	Clonmacnoise	5:12:1	Opposite <u>Seven Churches</u>	On Nth. bank of Shannon <u>IRSAI</u> (1868), 84
4.	Clonsast Upper	Clonsast	27:6:5/6	from about 26.0 left; 22.5 top to 42.5 left; 28.0 top	St. Broghan's Road - partly excavated. IRSAI (1945), 56f

No.	Townland	Parish	O.S. 6" Sheet	Map Name or Co-Ordinates	Reference
46.	Whigsborough	Eglish	30:7:3	Castle (in Ruins)	La Porte Castle remains. N.P. & Mons.
IV(b)	<u>Motte-and-Bailey</u>				
1.	Ballyboy	Ballyboy	31:4:4	Moat	O.S.6" (1912)
2.	Ballykillen	Ballynakill	11:16:6	Mote	Motte built in large ringfort. <u>O'Riordain</u> p.20
3.	Ballymooney	Geashill	18:13:1	4.0 left; 46.5 top	Motte?/Platform Rath? <u>Davies</u> , 1942
4.	Down	Ballykean	26:14:3	Moat of Down	O.S.6" (1913)
5.	Drumcooly	Monasteroris	12:9:5	Mote	O.S.6" (1912)
6.	Durrow	Durrow	9:9:1 8:12:3	Durrow Moat	Hugh de Lacey killed when building this. <u>Kildare</u> , (1964), 5
7.	Garr	Castlejordan	4:9:3	Moat Hill	O.S.6" (1912)
8.	Lynally Glebe	Lynally	16:12:4	Lynally Moat	<u>Kildare</u> , (1964), 5 Stone foundations of tower on top.
9.	Raheen	Ballykean	26:11:1	Raheen Castle (Site of)	<u>Kildare</u> , (1964), 5
10.	Rathlihen	Killoughy	24:13:2	12.0 left; 49.2 top	<u>Davies</u> , 1942

Table 31:

Table 31:

No.	Townland	Parish	O.S. 6" Sheet	Map Name or Co-Ordinates	Reference
5.	Croghanhill	Croghan	10:3:6	From Bsp. Mac Caille's Church	to Glenmore Well Davies, (1942)
6.	Derrycoffey	Croghan	3:14:3	40.0 left; 8.0 base	Togher in bog N.P. & Mons.
7.	Lemanaghan	Lemanaghan	15:3:4	Togher	<u>IRSAI</u> (1874-5), 139f
8.	Togher	Ballyburly	10:8:6- 11:5:4	The Togher of Croghan	O.S.6" (1910)
V(b)	<u>Holy Wells</u> <u>Some Holy Wells in County Offaly</u>				
1.	Ballybeg/ Croghanhill	Croghan	10:3:6	Glenmore Holy Wells	Two Wells - see Croghanhill in <u>Roads/ Togher</u> O.S.6" (1910)
2.	Birr	Birr	35:10:1	St. Brendan's Well	<u>Official Guide to Tullamore</u> p. 14f
	Carrick - See Kilcamin td.				
3.	Charleville Demesne	Lynally	16:12:3	Christ's Well	beside "Christ's Stone" O.S.6" (1912)
4.	Clonlyon Glebe	Clonmacnoise	14:7:4	Bridget's Well	near Mullanakill Church N.P. & Mons.

Table 31:

No.	Townland	Parish	O.S. 6" Sheet	Map Name or Co-Ordinates	Reference
	Croghanhill - see	Ballybeg above			
5.	Durrow Demesne	Durrow	9:9:1	St. Columbkille's Well	Barrel-vaulted Well-house <u>IRSAI</u> (1896), 315
6.	Garrycastle	Reynagh	29:12:3	Lady's Well All Saint's Well Tobernasool	O.S.6" (1912)
7.	Kilcamin	Gallen	22:14:3	Kilcamin Holy Wells	in Kilcamin and Carrick td. O.S.6" (1912)
8.	Kilclonfert	Kilclonfert	10:9:5	St. Glavin's Well	Dry-built well house Davies, 1942
9.	Killeigh	Killeigh	25:10:3	The Seven Blessed Wells of Killeigh	Now neglected. <u>Kildare</u> , (1918-21), 23f
10.	Killina	Rahan	16:11:4	St. Anthony's Well	Well house built partly of orthostats Davies, 1942
11.	Knockbarron	Drumcullen	36:7:2	St. John's Well	St. John's Stone (natural) nearby <u>IRSAI</u> (1918), 74f
12.	Lemanaghan	Lemanaghan	15:2:6	St. Managhan's Well	East of Churchyard <u>IRSAI</u> (1874-5), 139f
13.	Screggan	Lynally	16:15:3	25.8 right; 8.0 base	Ardnagross Well with Well House Davies, 1942

No.	Townland	Parish	O.S. 6" Sheet	Map Name of Co-Ordinates	Reference
14	Toberleheen	Geashill	18:9:1	Children's Well. St. John's Well Lady's Well	O.S. 6" (1912):
15	Frankfort	Ballyboy	-	St. Cormac's Well	-
16	Scarry	-	-	St. Cormac's Well	
17	Eglish	-	-	Tobernapearla	
18	Rathlihen	Mountbolus	-	Lady Well.	
V(c)	<u>Miscellaneous</u>				
	Pieta				
1.	Frankford:	Ballyboy	21:3:5	Kilcormac R.C. Church	16th Century Pieta - Our Lady of Kilcormick. Tiocht na Midhe (1955), 18.
	<u>Stone Head</u>				
2.	Rathdrum	Ballycommon	9:16:6	Rathdrum Hse.	Crude oval head - poss from Castle. Davies, 1942
	<u>Ballaun</u>				
3.	Annagharvey	Geashill	18:13:1	Annagharvey Graveyard.	At the moat and churchyard <u>IRSAI</u> (1870), 28.
	<u>Deserted Village</u>				
4.	Cannakill	Croghan	10:7:3	Village (Site of)Mound	Deserted Manorial Village. <u>Irish Geog. Studies</u> , Fig.10.2 p.173.

Table 31:

No.	Townland	Parish	O.S. 6" Sheet	Map Name or Co-Ordinates	Reference
5.	<u>Habitation Site</u> Tullamore	Kilbride	17:10:1	St. Catherine's Church	Habitation Site noticed in humus near Church Davies, 1942
7.	<u>Childrens Burial Ground</u> Barrysbrook	Ballyburly	10:8:4	Children's Burial Ground	Possibly in a Rath O.S.6" (1910)
8.	<u>Mass Rock</u> Balleek	Durrow	9:10:4	24.2 left; 40.6 top	Mass Rock. Davies, 1942
9.	<u>Field Banks</u> Croghanhill	Croghan	10:3:6	approx. 27.5-25.5 right 11.6 top	Ancient Field Banks Davies, 1942
10.	<u>Other Miscellaneous</u> Edenderry	Edenderry	12	Scene of hangings at Blundell Wood.	-

Table 32: Areas and Sites of Scientific Interest in County Offaly

A. Lakes, Rivers etc.

<u>Ref. No.</u>	<u>NAME</u>	<u>NATIONAL GRID REF. NO.</u>	<u>INTEREST</u>
A 1	Little Brosna River	M 98 11	Habitat for Wildfowl of international importance.
A 2	Annaghmore Lough	N 30 15	Ecological, Botanical, geological
A 3	Fin Lough	N 03 29	Ecological, botanical, ornithological, of wildfowl importance.
A 4	Lough Coura	N 09 13	Ecological, botanical. Dried up lake where ecological changes can be traced.
A 5	Lough Nanog Esker	N 00 28	Ecological, Botanical, ornithological. Small lough between esker ridge, and raised bog.
A 6	Pallas Lough	N 27 19	Ornithological, zoological, botanical, ecological. Inland Fisheries stocked lake with reeded areas and open water for wildfowl. Shoreline marsh vegetation of interest.
A 7	Lough Boora	N 16 18	Geological
A 8	Raheen Lough	N 46 18	Ornithological. Wildfowl area.
A 9	Grand Canal	N525 311 to N579 326	Ecological, botanical.
A10	Charleville Lake	N 34 22	Ornithological, botanical, ecological.
A11	Incherky Island and the Shannon River	M 98 14	Ornithological. Important over wintering ground for wildfowl.

Table 32: Areas and Sites of Scientific Interest in County Offaly cont/d....B. Bogs

<u>Ref. No.</u>	<u>NAME</u>	<u>NATIONAL GRID REF. NO.</u>	<u>INTEREST</u>
B12	Raheenmore Bog	N 44 32	Ecological, botanical. Raised bog of international importance.
B13	Mongan's Bog	N 03 30	Ecological
B14	Roscrea Bog	S 16 90	Ecological
B15	Woodfield Bog	N 25 36	Ecological, Botanical. Raised Bog with rare species and different habitats.
B16	Ballintemple Bog	S 01 84	Ecological
B17	Ballycumber Bog	N 16 29	Ecological, botanical. Good example of raised bog.
B18	The Derries	N 10 06	Ecological, botanical, wet raised bog with birch scrub and scots pine.
B19	Lough Roe Bog or Clara Bog	N 25 30	Ecological, botanical.
B20	Screggan Bog	N287 195	Ecological

C. Wood, Meadows etc.

<u>Ref No.</u>	<u>NAME</u>	<u>NATIONAL GRID REF. NO.</u>	<u>INTEREST</u>
C22	Charlevilla Woods	N 32 23	Ecological, botanical. Extensive oak woodland
C23	Cloghan Demesne Wood	M 97 12	Ecological, botanical. Mixed deciduous woodland.
C24	Clorhane Hazel Wood	M 93 27	Ecological, botanical and geomorphological. Limestone pavement with rich grassland and hazel woodland.
C25	Mount St. Joseph Woods	S 08 90	Botanical, ecological and zoological. Oak woodland on esker ridge. Population of otters.

Table 32: Areas and Sites of Scientific Interest in County Offaly.

Cont/d....

<u>Ref. No.</u>	<u>NAME</u>	<u>NATIONAL GRID REF. NO.</u>	<u>INTEREST</u>
C26	Woodville Woods	N 07 07	Ecological, botanical. Mixed deciduous woodland.
C27	Golden Grove Woods	S 12 92	Ecological, botanical. Planted Beech Wood.
C28	Knockbarron Wood	N 18 07	Ecological, botanical. Mixed deciduous woodland.
C29	Ballyduff Wood	N 32 27	Ecological, botanical. Beech woodland.
C30	Derrykeel Meadows	N 16 04	Ecological, botanical. Calcareous peat meadows.
C31	Roscrea Meadow	S 16 90	Ecological, botanical. Site for rare species.
C32	Meadows north of Moneygall	S 01 84	Ecological, botanical. Wet meadows and peat bog.
C33	Camcor Wood	N 22 04	Ecological, rare alder woodland.

D. Eskers:

<u>Ref. No.</u>	<u>NAME</u>	<u>NATIONAL GRID REFERENCE NO.</u>	<u>INTEREST</u>
D34	Rahugh Ridge (Kiltober Esker)	N 38 32	Ecological, Geomorphological.
D35	Ballyduff Esker	N 28 27	Ecological, Geomorphological.
D36	Kilcormac Esker	N 26 21	Geomorphological, ecological, botanical. Long esker ridge with different plant communities.
D37	Clonfin Lough Esker	N 06 29	Geomorphological, botanical, ecological. Esker grassland.
D38	Ross and Glenns Eskers	N 06 08	Ecological, geomorphological.
D39	Esker Bridge	N 55 27	Geomorphological, botanical, ecological. Esker ridges, grassland and verges.

Table 32: Areas and Sites of Scientific Interest in County Offaly cont/d...

<u>Ref. No.</u>	<u>NAME</u>	<u>NATIONAL GRID REF. NO.</u>	<u>INTEREST</u>
D41	Trumpet Hill	N 28 27	Geomorphological, botanical ecological. Esker ridge supporting hazel woodland and grassland.
D42	Eskers near Rapemills.	N 05 90	Geomorphological, botanical, ecological. Rich esker grassland areas.
D43	Escair Riadia		Geomorphological, botanical and ecological.

E. Mountains, Hills and Misc.

<u>Ref. No.</u>	<u>NAME</u>	<u>NATIONAL GRID REF. NO.</u>	<u>INTEREST</u>
E44	Croghan Hill	N 48 33	Geological, geomorphological, extinct volcano in Midland plain.
E45	Slieve Bloom Mountains	N 25 02	Ecological, botanical, extensive blanket bog.
E46	Camus Callows, Clonmacnoise.	N 02 31	Ecological - Floor plain grassland and reed swamp.

Table 33: Tree Preservation Orders made by Offaly County Council

<u>Ref. No.</u>	<u>LOCATION</u>	<u>DATE OF TREE PRESERVATION ORDER</u>
T.P. 1	Clonmacnoise	6th August, 1970
T.P. 2	Faddenmore, Belmont	29th January, 1976
T.P. 3	Castleroan, Dunkerrin	10th January, 1981
T.P. 4	Tullybeg, Rahan	6th November, 1981
T.P. 5 - T.P. 11 inc.	Monasteroris, Edenderry (7 separate T.P.O's)	29th October, 1982
T.P. 12	Lay Walk, Geashill	31st January, 1984



HISTORICAL COUNTY DEVELOPMENT PLANS

OFFALY CDP 1995

1.2 Employment and Workforce

The number of persons at work in Co. Offaly classified by sector and industrial grouping for the years 1986 and 1991 are set out in Table 5. Employment in both Agricultural and Industry fell continuing the trend experienced between 1981 and 1986. A slight growth was recorded in the services sector. Employment in the Services Sector in the County at 36.7% is significantly lower than the rate for the State (62%) and also that for the Midland Region (40%).

Sector	Industrial Group	1986
Agriculture 3,954 (22.9%)	Agriculture, Forestry & Fishing	3,954
Industry 6,760 (39.2%)	Mining, Quarrying & Turf Production.	1,522
	Building & Construction	1,055
	Manufacturing	3,467
	Industries	149
	Electricity, Gas & Water	567
Services 6,493 (36.73%)	Transport Communications & storage	543
	Commerce Insurance	2,573
	Professional Services & Personal	2,649
	Public Administration & Defence	728
Total		17,208

Table 5 Employment by Sector and Industrial Grouping, 1986.

1.2.2 The major change in employment in Co. Offaly that has occurred in the past ten years has been the job losses in Bord na Mona. Between 1983 and 1993 the workforce in Bord na Mona in the County fell from 2,211 to 721. The loss of 1,500 permanent jobs on a workforce population ratio is the equivalent to losing 30,000 jobs in Dublin. The area has been described as being a classic 'Conversion Area' (using the term defined in E.C. 2052/88 Art 9.2.) warranting an E.U. sponsored investment programme in retraining and enterprise development.

1.2.3 Unemployment

In 1986, 18.8% (4,002 persons) of the labour force were classified as being out of work. The most recent figures available for March, 1994 record 4,750 persons resident in Offaly registering as unemployed

1.2.4 Labour Force

The estimated workforce (based on the populations projections in Table 4) for Co. Offaly up to the year 2006 is given in Table 6.

Area	1991	1996	2001	2006
Co. Offaly	20,914	21,879	22,438	22,592

Table 6 Workforce Projection for Co. Offaly 1991 - 2006

1.2.5 If a base unemployment target rate of 10% is set for the year 2001, this would imply a need to create an additional 3,664 jobs in the County by that date or approximately 523 jobs per annum between 1994 and 2001. This is required to meet the anticipated increase in the workforce and to reduce the backlog of unemployment of over 20% to the target rate of 10%.

- 1.2.6 It is beyond the scope of this plan to bring about the necessary changes to meet these job targets. Much will depend on the economic climate and the extent of Government sponsored initiatives in the form of investment and retraining to redress structural weaknesses in the local economy as well as significant investment by the private Sector. The potential for growth in employment in the services sector including tourism has been identified by the Council and it is from this sector that significant increases in job opportunities should emerge given the creation of favourable economic conditions. It has been the trend that every job in the industrial sector gave rise to two jobs in the services sector; thus many of the new jobs to be created in the County must emanate from this sector.
- 1.2.7 The Council's primary function in relation to employment is to ensure the provision of adequate infrastructural facilities, the zoning of sufficient land and to actively participate in the acquisition and development of sites where appropriate.
- 1.2.8 The Council considers that it has a further significant role to play in acting as a Co-ordinator for the different development agencies and a facilitator for local employment initiatives.
- 1.2.9 Special Employment Initiatives
County Enterprise Boards were established in 1993 to focus development and support local enterprise in order to build and sustain the local economy. Grant aid may be provided to assist the establishment of small projects in the manufacturing and internationally traded service areas. The Offaly County Enterprise Board has published a Three Year Action Plan 1994 - 1997 in which enterprise and job creation objectives are set out.

- 1.2.10 The LEADER Programme which operated successfully on a two-year pilot scheme in Co. Offaly between 1992 and 1994 was responsible for providing grant support of £2.4m to 185 projects. The scheme empowered local communities and encouraged enterprise at this level; and its re-establishment is therefore desirable.
- 1.2.11 The recent designation of North Offaly as an area of rural disadvantage will favour development in this area. This part of Co. Offaly has been targeted for an area based approach to long term unemployment through participation in the Local Development Programme under the National Development Plan 1994 - 1999.
- 1.2.12 The designation of 17.44 acres (7.04 hec.) in the centre of Tullamore for re-development under the Urban Renewal Act 1986 gave rise to the successful re-development of these central areas. The new Urban Renewal Scheme will be a further boost to development in the town.
- 1.2.13 Following recommendations made by the N.E.S.C. and the E.S.R.I., County Offaly was favoured with special status for a three year period from 1989 to 1991 for industrial promotion under the Industrial Development Acts. Even though the scheme was successful, the underlying trends which warranted its introduction still persist. The Council considers that special measures are still required to increase job creation in Offaly.

- 1.4.6 In total these resources form a positive base for the development of tourism in the County and are an asset to be enjoyed by the County's population in general. They are however subject to a variety of pressures from many forms of development which can directly damage and destroy the resource. The Council's Tourism Plan "A Development Plan for Offaly Tourism" (Adopted in 1989) stresses the need for protection of the County's amenity resources, so as to maximise the contribution of tourism to the local economy.

1.5 Agriculture and Rural Resources

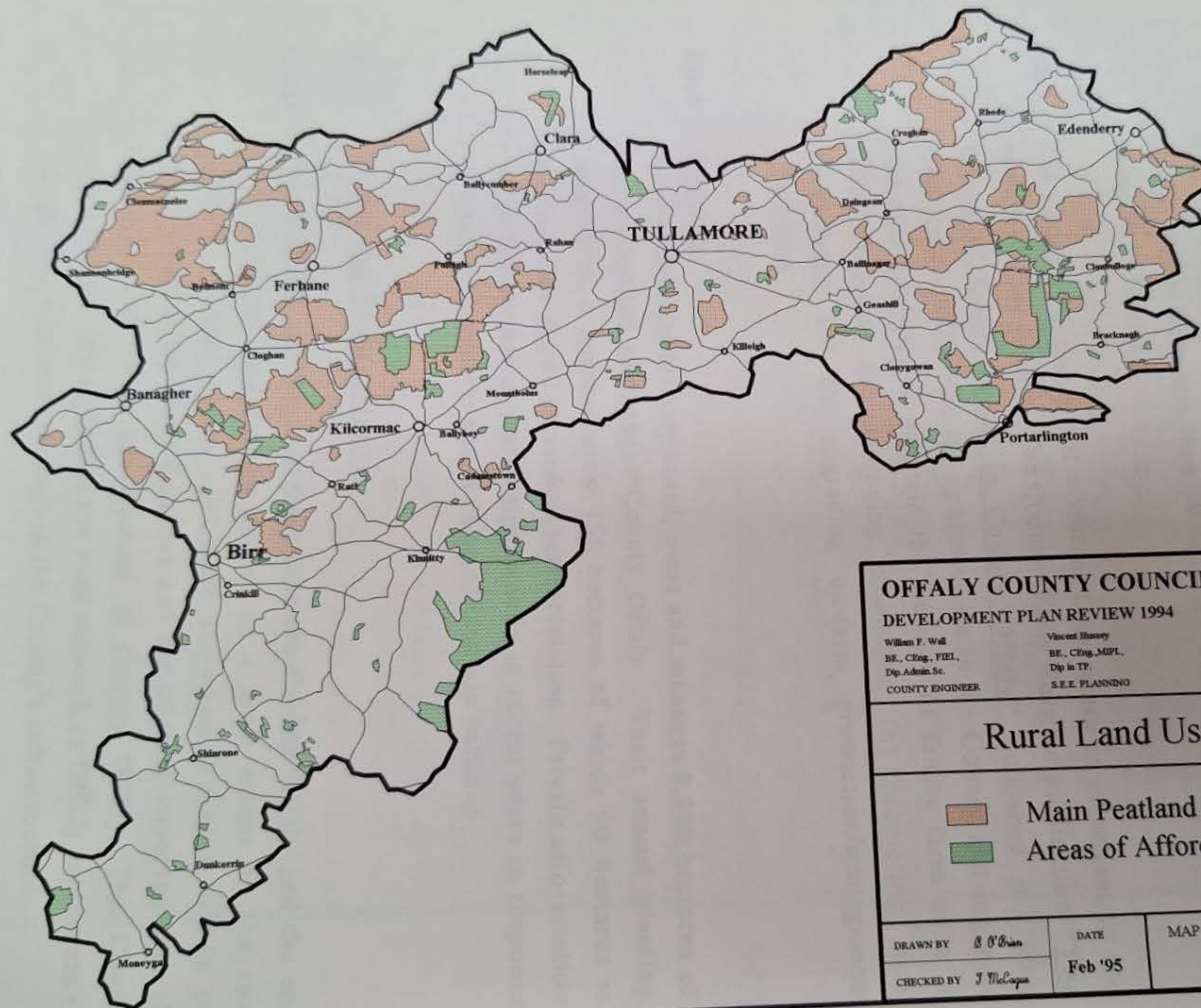
- 1.5.1 County Offaly has traditionally been a predominantly agricultural County and while the numbers engaged in agriculture has declined, its significance in the County's economy remains. It is estimated that just over 20% of the labour force are employed in Agricultural activities in the County, whereas the National average is estimated to be of the order of 12%. Approximately 1,500 farmers in the county generate additional income from off-farm employment.

1.5.2 Land Use

Statistics obtained from Teagasc, indicate that in 1994, 120,534 hectares or 60% of total land area in the County is used for agriculture. Woods and plantations account for a further 4.5% involving principally the State forests in the Slieve Bloom Mountains with the remainder comprising in the main peat lands and the lands taken up by towns and villages. Map No. 1 indicates the location of the principle peat and forest areas within the County.

1.5.3 Soil Characteristics

Results of a study conducted for the Council on the phosphorus retention characteristics of lowland mineral soils in County Offaly demonstrated that they have a low capacity to absorb Phosphorus. In addition, peat soils in the County are susceptible to leaching when large applications of Phosphorus are made thus making them unsuitable for the disposal of animal waste.



OFFALY COUNTY COUNCIL
DEVELOPMENT PLAN REVIEW 1994

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Rural Land Use

- Main Peatland Areas
- Areas of Afforestation

DRAWN BY *B. O'Brien*
 CHECKED BY *J. McCague*

DATE
 Feb '95

MAP No.
1

SCALE
 0 1 2 3 4 5 km

2.5.21 Pallas Lake

The scenic and recreational value of Pallas Lake is recognised as is the value of its unspoilt rural setting of this area. The Council intends to carefully control development in the area in order to preserve its attractiveness. The Council also intends to safeguard the visual character of the approach roads and to act, if necessary, to safeguard the traffic carrying capacity of these roads.

2.5.22 Clara Bog and Eskers

Clara bog is an internationally renowned bogland which is a designated Nature Reserve. Moreover the Esker system adjacent to the bog is recognised to be critically important to the functioning of the bogs soak system. The Council will, through its Development Control system seek to protect and safeguard this area from development which would damage or detract from its scientific, environmental and ecological value.

2.6 Boglands

2.6.1 The Council recognises the importance of raised bogland as a major natural resource and its critical role in employment provision in the County. The development of the County's peat resources will be promoted and facilitated. However the Council will continue to promote a policy of seeking the conservation of a representative sample of peatlands and the protection of peat land habitats. The Council recognises the potential for utilisation of protected areas for tourist, amenity, educational and research purposes. The Council will liaise with the various governmental and non-governmental agencies involved in a effort to secure the conservation of at least 4% of the original peatland area of the County.

2.6.2 The Council will co-operate with the Wildlife Service of the Office of Public Works and the Peatland Conservation Council to have a study undertaken in order to identify, on a sound scientific basis the peatlands which should be conserved. This would both strengthen the hand of the Council in ensuring the conservation of appropriate areas of peatland and at the same time, identify peatland that could be developed commercially.

2.6.3. The Council will seek the formulation of a comprehensive integrated land use plan for the future development and utilization of the large areas of cutaway bog which now exist in the county. In addition, the plan should cater for development of the further areas of cutaway bog which will arise over the next 30 years as turf/peat production comes to an end on the County's industrial boglands. There are 32,400 hectares (80,000 acres) of peatland in Bord na Mona ownership in County Offaly. Because of the significant areas of land involved, it is important to avoid piecemeal or uncoordinated use/development of this major resource.

2.7 Afforestation

2.7.1 Applications for planning permission for afforestation projects will be examined on the basis of their environmental compatibility, including impact on the landscape as well as on areas of historical and cultural heritage or of scientific or fisheries interest. In general, those areas under the specific protection of the **Wildlife Act 1976** will be excluded from forestry developments. The impact on the public roads network in the area will also be taken into consideration and contribution towards the cost of public expenditure facilitating such developments may be required.

2.8 Mining & Quarrying

2.8.1 The Council recognises the importance of gravel extractions in the economic life of the County and its importance as a valuable source of employment in parts of the County. It is also recognised however that exploitation of deposits can have a seriously damaging environmental impact on the scientific recreational and amenity value of the County's natural landscape particularly its Esker network. The suitability of any such enterprise shall be assessed on the basis of the sensitivity of the local environment to such impacts, the scale of the development proposed and the capacity of the road network in the area to accommodate associated traffic.



HISTORICAL COUNTY DEVELOPMENT PLANS

OFFALY CDP 2003-2009



Offaly County Development Plan

Infrastructure

S 10 (2)(b) of the Act requires that the Development Plan shall include objectives for the provision or facilitation of infrastructure including transport, energy, communication facilities, water supplies, waste recovery and disposal facilities (regard being had to the Waste Management Plan for the area) waste water services and ancillary services.

Satisfactory infrastructure is a key element in facilitating new development.

Environment

Section 10(2)(c) of the Act provides that a Development Plan shall include objectives for:

"the conservation and protection of the environment including, in particular, the archaeological and natural heritage and the conservation and protection of European sites and any other sites which may be prescribed for the purposes of this paragraph"

Five major pressures on the environment were identified by the E.P.A.

- (i) Emission of greenhouse gases which cause climate change;
- (ii) Pollution of inland waters from urban, industrial and agricultural sources;
- (iii) Continued growth in volumes of non-agricultural, commercial and municipal waste;
- (iv) Vehicle and other emissions endangering local air quality; and
- (v) Threats to natural resources.

Orderly and sustainable development cannot be planned or managed in isolation from these considerations. The County Development Plan must address these concerns.

Archaeological Heritage**European Sites (cSAC)****Other Natural Heritage Designations**

The development plan will identify and afford protection to Archaeological Heritage, European Sites (cSAC & SPA), Natural Heritage areas, Statutory Nature Reserves, Wildlife Sanctuary, Ramsar (Wetlands) sites, World Heritage Sites, Biogenetic Reserves, Landscape Conservation Areas, Tree preservation Orders and Salmonoid Rivers. In addition the plan may identify other non-statutory sites for protection/conservation.

Integration

Section 10(2)(d) of the Act requires that a Development Plan shall include objectives for:

"the integration of the planning and sustainable development of the area with the social, community and cultural requirements of the area and its population."

This objective provides linkage between the Development Plan of the Local Authority and the CDB strategy. A primary function of the strategy is to bring the socio-economic and physical planning processes together. The land-use policies of the Development Plan must be informed by and reflect the socio-economic and cultural considerations of the CDB strategy. While the mandatory objectives as set out in the Act do not provide for economic considerations, these are clearly central to proper planning and sustainable development and must underpin the strategy, policies and specific objectives of the plan. However, in this context, the underlying approach should be that the Development Plan should take account of those matters that are particularly relevant to land-use.

Preservation of Landscape Character

Section 10(2)(e) of the Act requires that a Development Plan shall include objectives for:

"the preservation of the character of the landscape where, and to the extent that, in the opinion of the planning authority, the proper planning and sustainable development of the area requires it, including the preservation of views and prospects and the amenities of places and features of natural beauty or interest."

The preservation of the character of the landscape can be secured by a variety of means including:

- (i) Zoning designations as set out in the Development Plan.
- (ii) Amenity designations as set out in Part XIII of the Act; and
- (iii) Other statutory and non-statutory designations including EU and international designations.





Protection of Structures and Preservation of Areas

Sections (2)(f) and (g) of the Act require that a Development Plan shall include objectives for:

"the protection of structures, or parts of structures, which are of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest."

and

"the preservation of the character of architectural conservation areas."

These objectives relate to Records of Protected Structures and Architectural Conservation Areas, the detailed requirements for which are set out in Part IV of the Planning & Development Act 2000 (Architectural Heritage, S.51-92). The Act subsumes and re-states many of the provisions of the Local Government (Planning and Development) Act 1999. Guidelines have been issued with regard to Protected Structures by the Minister for Arts Heritage, Gaeltacht and the Islands.

Regeneration

Section 10(3)(h) of the Act requires that a Development Plan shall include objectives for:

"the development and renewal of areas in need of regeneration."

This objective relates to the need to bring redundant and derelict land and buildings back into active use. It accords with the principles of sustainable development by reducing the need for greenfield development, supporting the urban fabric and reusing existing resources.

Traveller Accommodation

Section 10(2)(i) of the Act requires that a development plan shall include objectives for:

"the provision of accommodation for Travellers, and the use of particular areas for that purpose."

The Housing (Traveller Accommodation) Act 1998 provides the legislative framework within which the accommodation needs of Travellers will be met. The Act requires Local Authorities to prepare and adopt five year programmes to meet the existing and projected accommodation needs of Travellers in their areas. Accommodation to be provided will range from standard Local Authority housing, group housing, permanent residential caravan parks (halting sites) and transient halting sites.

Zoning policies will need to be drawn up in a flexible manner to reflect the urgent need to secure Traveller accommodation.

Regard must be had to:

"Guidelines for Residential Caravan Parks for Travellers".

"Guidelines for Accommodating Transient Traveller Families" - issued by the Department of the Environment and Local Government in 1997 and 2000 respectively.

"Group Housing for Travellers" April 2002.

Amenities

Section 10(2)(j) of the Act provides that a Development Plan shall include objectives for:

"the preservation, improvement and extension of amenities and recreational amenities."

Part XIII of the Act deals with amenities and makes provision, inter alia, for:

- (i) Areas of Special Amenity;
- (ii) Landscape Conservation Areas;
- (iii) Tree Preservation Orders; and
- (iv) Public Rights of Way.

Part IV of the First Schedule to the Act also refers to amenities and includes provision for landscape protection; preservation of public rights of way, provision of public open space; provision of recreation space; and control of roadside advertisement structures.





2.5 Conservation and Amenity

2.5.1 Areas of High Amenity

The Council recognises the economic, social, cultural and recreational importance of protecting and enhancing the amenities of the County. It is considered that the amenity/recreational attractions of the County will support employment, improve environmental and educational awareness and opportunities, and raise living standards. The Council will co-operate with other bodies to achieve the strategic development of this sector.

2.5.2 Areas of High Amenity (Location)

It shall be Council policy to protect and preserve the County's primary areas of high amenity namely the Slieve Bloom Mountains, Clonmacnoise Heritage Zone, the River Shannon, Lough Boora Parklands, Grand Canal, Croghan Hill, Raheenmore Bog, Pallas Lake and Clara Bog and Eskers. These areas are indicated on Map No.s 4A, 4B, 4C.

2.5.3 Lough Boora Parklands

Lough Boora is made up of a number of smaller sites including three different wetland areas, two angling lakes and the famous Lough Boora Mesolithic Site. There are also areas of forestry, pasture, flower-rich natural grassland and wilderness areas. This area is shown in Map No.s 4A, 4B, 4C.

The last known population of naturally occurring Grey Partridge in Ireland survives in this area and should be taken into account when considering any development application in this area. The Council recognises the increasing significance of the developments, which have taken place on the cutaway bogs in West Offaly, culminating in the development of the Lough Boora Parklands by Bord Na Mona during the 1990s. In relation to the further development of the Parklands it must be tightly controlled if the negative impact of insensitive development is to be prevented.

The Council will therefore, through its Development Control system seek to carefully control development to preserve the attractiveness and protection of habitats within the area. The Council recognises the need for further investment in Lough Boora Parklands and in particular intends to pursue the integration of the different elements of the site using recreational forestry as a possible medium. In addition, the Council will support efforts to secure an appropriate designation for Lough Boora.

2.5.4 Long Distance Walking Routes

The Council will designate and seek to protect long distance walking routes within the County and participate in their development.

2.5.4.1 Slí Mór and Slí Dála

Two ancient routes traverse County Offaly, the Slí Mór and Slí Dála. It is an objective of the Council to protect these routes and sign post them along public roads.

2.5.5 Slieve Bloom Mountains

Slieve Bloom Mountain area is the only substantial upland area in County Offaly. Approximately one-third of the mountains, some 12,000 hectares lies within County Offaly, the remainder being in County Laois. The value of the Slieve Bloom derives from the contrast they offer to Offaly's otherwise flat landscape. The mountains afford the visitor a range of spectacular views, forests and riverside walks, picnic sites, historic and archaeological site and areas of scientific interest. The entire mountain area has been designated as an Environment Park and it is an objective of the Council to realise fully the tourist, recreational and educational potential that the area has to offer.

2.5.6 Slieve Bloom Mountains - Policy

The overall policy of the Council towards the mountains will be to co-operate with other bodies in encouraging development of the amenity and recreational potential of the area while at the same time, preserving the quality and character of the environment. The Council will encourage development of the villages as a means of enhancing the level of local services and to form a basis for the development of a viable tourism industry in the mountains. The Council accepts that there is need to devise an overall strategy for the integrated development of the Slieve Bloom area and to secure an appropriate balance between competing land uses e.g. farming, forestry, recreation,





Landscape Classification Areas

Forestry

- Areas suitable for Afforestation
- Cutaway Bogs
- Slieve Blooms
- Areas unsuitable for Afforestation
- Protected Areas
- Acid Sensitive Protocol
- Areas Sensitive to Erosion
- Water Supply Catchment Areas

2.6 Boglands

2.6.1 Value of Boglands

The Council recognises the importance of raised bogland as a major natural and archaeological resource and its critical role in employment provision in the County. The development of the County's peat resources will be promoted and facilitated. However the Council will continue to promote a policy of seeking the conservation of a representative sample of peatlands and the protection of peatland habitats. The Council recognises the potential for utilisation of protected areas for tourist, amenity, educational and research purposes. The Council will liaise with the various governmental and non-governmental organisations involved in an effort to secure the conservation of at least 4% of the original peatland area of the County.

2.6.2 Bog Conservation Study

The Council will co-operate with Dúchas and the Irish Peatland Conservation Council to have a study undertaken in order to identify on a sound scientific basis the Peatlands, which should be conserved.

This would both strengthen the hand of the Council in ensuring the conservation of appropriate areas of peatland and at the same time, identify peatland that could be developed commercially.

2.6.3 Plan for After-use of Industrial Peatlands (Cutaway Bogs)

The Council will seek the formulation of a comprehensive integrated landuse plan for the future development and utilisation of the large areas of cutaway bog, which now exists in the county. In addition, the plan should cater for development of further areas of cutaway bog, which will arise over the next thirty years as turf/peat production comes to an end of the county's industrial boglands. There are 32,400 hectares (80,000 Acres) of peatland in Bord Na Mona ownership in County Offaly. Because of the significant areas of land involved, it is important to avoid piecemeal or unco-ordinated use/ development of this major resource.

The area under cutaway bog has the potential to re-define the image of County Offaly as a scenic area with a predominance of rural type uses such as grassland, forestry, wetlands, wilderness and recreational areas. It is essential that any other uses should be carefully integrated into this pattern.

An indicative pilot study completed by ERM on behalf of the Eco-Region Group points the way towards a possible method of integrating a number of sites. An area for a pilot scheme has been identified in Lough Boora Parklands which will afford the possibility of linking the existing amenity areas, such as Finnermore Lakes, Lough Boora, Turraun Nature Reserves, Loch Clochan, Drinagh, The Derries, the Grand Canal and the River Brosna. The scheme is subject to the assessment of site suitability, completion of an ecological survey and the implementation of a management plan.

2.7 Retail and Commercial Developments:

The retail sector is important as both a fundamental service for the whole community and as a major employer. The Council recognises the importance of developing retailing within service centres in towns and villages. In accordance with the Retail Guidelines 2000 and the Offaly Retail Strategy, 2002, the Council recognises that new retail developments are best located within the existing shopping areas of the towns and villages and not in the form of 'out of centre' type development. The Council recognises the important function in urban areas of local shops located in local centres or neighbourhood centres.





3.12.5 Co Location of Antennae:

In order to avoid an unnecessary proliferation of masts, the Council encourages owners and operators to facilitate the co-location of antennae on existing support structures and masts.

3.12.6 Health and Safety (Mobile Telephony)

In relation to health and safety aspects, it is a requirement for operators to provide a statement of compliance with the International Radiation Protection Association (IRPA) Guidelines (Health Physics, Vol. 54, No. 1 (Jan) 1988) or the equivalent European Pre-standard 50166-2 which has been conditioned by the licensing arrangements with the Department of Transport, Energy and Communications and to furnish evidence that an installation of the type applied for complies with the above guidelines.

3.13 Renewable Energy

3.13.1 National Climate Change Policy

In accordance with the Governments Green Paper on Sustainable Energy and the National Climate Change Strategy, the Council recognises the importance of assisting in the development of alternative energy sources for environmental and energy policy reasons. It will be the policy of the planning authority to encourage the provision of electricity generation from wind energy. Windfarms shall comply with the Windfarm Guidelines issued by the Department of the Environment 1996.

3.13.2 Wind Energy

The Council will respond to planning applications for renewable energy development on a case by case basis. In general the Council will encourage wind energy in so far as such developments would not have an adverse affect on residential amenities, views or prospects, public rights of way, wildlife, habitats, special areas of conservation, protected structures, bird migration paths, aircraft flight paths by reason of noise, electromagnetic interference or visual impact. Applications for such developments will not be encouraged in Areas of High Amenity.

3.13.3 Wind Farm Location

In general,

- Wind farms will not be permitted in NHAs, SACs or in areas above the 400-foot contour, or in areas of special control.
- Locations on cut away bog in close proximity to the existing National Grid will be the preferred location for such installations.
- Other locations in rural areas will be open to consideration.
- Applications for Windfarms will not be encouraged in areas of high amenity.

3.14 Illegal Dumping

The Council prohibits the illegal dumping of wastes and litter throughout the county and particularly outside the county landfill site at Derryclure.

3.15 Recycling

The Council will encourage the provision of recycling systems of an appropriate scale in all new developments as part of its continued commitment to the expansion of recycling facilities.

3.16 Local Amenity Schemes

3.16.1 List of Locations for Schemes

The potential of Local Amenity Schemes both to enhance the environment and also to provide employment is recognised. It is an objective of the Council to develop and co-ordinate schemes at the following locations subject to the availability of finance. Where applicable, the Council will co-operate and consult with Dúchas in the carrying out of these schemes.





HISTORICAL COUNTY DEVELOPMENT PLANS

OFFALY CDP 2009-2015



A Gradual Shift Towards Using Renewable Energy would mean:

- Reduced CO2 emissions.
- Secure and stable energy supply for the long term.
- Reduced reliance on expensive fuel imports.
- Investment and employment in our indigenous renewable energy projects, often in rural and underdeveloped areas.

8.1.1 Renewable Energy - Policy Context at a National Level

- National Climate Change Strategy (2007-2012) as provided for in the National Development Plan (2007-2013).
- Energy White Paper "Delivering a Sustainable Energy Future for Ireland" (2007). This sets out the broad energy policy framework for the long-term development of the energy sector, including power generation and energy use in transport and the built environment. The energy paper recognises that energy policy must make a substantial contribution to reducing greenhouse gas emissions through energy efficiency improvements, changes in the fuel mix and the increased use of renewable energy.
- National Energy Efficiency Action Plan, submitted to the European Commission in October 2007 (due to be published in 2009).
- Amended Building Regulations for new houses and apartments built from July 2008.
- Consultation Paper on National Energy Efficiency Action Plan for Ireland 2007-2010.

Sustainable Energy Ireland (SEI), formerly the Irish Energy Centre, was set up by the Government in 2002 as Ireland's national energy agency. SEI's mission is to promote and assist in the development of sustainable energy. This includes:

1. Advising Government on policies and measures on sustainable energy
 2. Implementing programmes agreed by Government
 3. Stimulating sustainable energy policies and actions by public bodies, the business sector, local communities and individual consumers.
- (Refer to www.SEI.ie)

8.1.2 National Targets on Renewable Energy

Renewable energy sources comprise approximately 2% of Ireland's total energy consumption (2007). The

Government's Energy White Paper (2007) puts forward a target in achieving an increase in the percentage of all electricity consumed on a national basis from renewable sources to **15% by 2010 and 33% by 2020**. (Note: In 2005 13.97% of gross electrical consumption of EU countries was from renewable energy sources¹. It is an objective of the EU to raise this contribution to 22.1% by 2010).

8.1.3 Local Level

A Midlands Energy Agency has been established (which includes the functional area of Offaly). Its role is to promote energy conservation and the use of renewable energy sources.

The Council will continue to take a positive approach to the acceptance and development of renewable energy facilities, where appropriate. Applications will be dealt with on a case-by-case basis.

8.2 Renewables - Sources

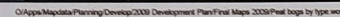
8.2.1 Wind Energy

The principal renewable inland resource which is accessible to technology at the present time is wind energy. The Department of the Environment, Heritage and Local Government has produced Wind Energy Guidelines (2006) which the Council has regard to.

Site suitability is an important factor in determining the suitability of wind farms (turbines), having regard to possible adverse impacts associated with for example residential amenities, views or prospects, public rights of way, wildlife, habitats, special areas of conservation, protected structures, bird migration paths, aircraft flight paths or disturbance by reason of noise, electromagnetic interference or visual impact.

The Council is therefore required to achieve a reasonable balance between responding to overall positive Government policy on renewable energy and enabling the wind energy resources of the Planning Authority's area to be harnessed in a manner that is consistent with proper planning and sustainable development. In this regard, the Council has produced a **Wind Energy Strategy** for the county which is an appendix to this plan. Map 8.1 is taken from the strategy and shows the Wind Energy Strategy for the County, in particular showing areas which are suitable for Wind Energy Developments, subject to policies outlined in the strategy and to all other relevant provisions of this plan.

¹ http://ec.europa.eu/energy/res/index_en.htm





The following DEDs are designated as CLÁR areas in County Offaly: Broughal; Killyon; Ballincor; Gorteen; Clonmacnoise; Mounterin; Barna; Roscomroe; Derryad; Croghan; Cangort; Templeharry; Eglis; Knockdrin; Dunkerrin; Tulla; Hinds; Aghancon; Ettagh and Kilclonfert (Refer to Map 10.1). The Council supports the improvement of services for people living and working in rural areas and will facilitate such improvements where appropriate and necessary.

Agriculture and Food

The agri-food sector continues to be one of the most important and dynamic indigenous manufacturing elements in the Irish economy. It consists of 131,000 family farms and industrial units spread throughout the country. In 2006, the sector accounted for just over 8% of Gross Domestic Product and employment and almost 1% of total exports (Department of Agriculture, 2007).

Under the National Development Plan 2007-2013, a number of funding measures have been introduced to support the diversification of farms in Ireland. Grant aid of 70% is available to recognised bodies such as An Bord Glás and An Bord Bia for the marketing and promotion of organic farming.

Grant aid of 50% is available to farmers, groups, companies or co-operatives for the provision of facilities for grading, packing, storage and distribution of organic produce.

STRATEGY

The Council will encourage the continued use of agricultural farm holdings whilst also supporting the diversification of farms. The Council acknowledges that the diversification of uses on rural landholdings may be necessary in order to ensure the continued viability of agricultural ways of life and that cross subsidisation between uses and activities may be necessary in order to make rural farm holdings viable.

10.1 Settlement

The Council recognises that rural villages and the open countryside are attractive areas for people to live and work in (Refer to Chapter 4, Settlement Strategy for policies relating to settlement in the county). The open countryside is traditionally linked to farming and its associated land uses which generally relate to the management of land and of livestock. Such uses

include tillage, dairying and harvesting crops. The Council **encourages the continued tradition of farming** and its associated uses where it already exists and also will seek to facilitate the diversification of the rural economy through alternative enterprise sources.

10.2 Peatlands

The Council recognises the importance of raised bogland as a major natural and archaeological resource and its critical role in employment provision in the county. The development of the county's peat resources will be promoted and facilitated. The Council also recognises the potential for the utilisation of protected peatland areas for **tourist, amenity, educational and research purposes**. The Council will liaise with the various governmental and non-governmental organisations involved in an effort to secure the conservation of at least 4% of the original peatland areas of the county.

Bord na Móna owns approximately 7% of the peatlands of Ireland. The term 'cutaway' is used to describe the land area left after the major portion of the original peat deposit has been removed or exploited for fuel (Refer to Map 10.2).

The Council recognises that the boglands require a strategy to set out the possible landuses that can compliment and enhance both the **employment and tourism sectors and the environment alike** for the county.

Peatlands offer the opportunity to contribute to the diversification of the rural economy through a number of measures including a number of employment uses.

They could potentially accommodate large scale energy production in the form of wind farms and **bio energy fuel sources** (Refer to Chapter 8, Energy and Communications). The Council will encourage the sustainable and appropriate use of the peatlands for employment generating uses when all other planning and environmental considerations are met. A number of the peatlands within the county are protected through international and national designations (Refer to Chapter 15, Natural Heritage). The Council will seek to achieve a balance in developing such a valuable land resource whilst also protecting the heritage and environmental value of these areas where required.



10.6 Environment

In addition to its productive/employment aspect, the practice of agriculture still largely manages the rural environment and landscape, which provides an amenity for the general public.

Plate 10.3 Agricultural Landscape in Offaly



Farming practices and activities can place pressure on the environment. In recent years, environmental considerations have played an increasing part in EU agriculture policy. Efforts are being made by the Department of the Environment, Heritage and Local Government (DOEHLG) to **facilitate agriculture and its associated practices** in line with the protection of the environment. The Department of Agriculture Food and Forestry operates a number of environmental measures such as the Rural Environmental Protection Scheme (REPS), Farm Waste Management Scheme, Dairy Hygiene Scheme and Extensification⁵.

In addition, farmers receiving payments under various EU supported measures must comply with certain environmental standards as part of the conditions for such aid. The Department's booklet 'Good Farming Practice' sets down the environmental requirements applicable to the schemes.

While the Council recognises the significance of the county's agricultural sector, it also acknowledges that certain aspects of the sector's environmental impact requires to be controlled.

⁵ This refers to measures that farmers may adopt and which have the objective of reducing the amount of farm products that farmers produce and/or of improving environmental and animal welfare conditions.

10.7 Forestry

The overall aim of national policy in relation to forestry is to develop the sector to a scale and in a manner which maximises its contribution to national economic and social well-being on a sustainable basis, and which is compatible with the protection of the environment (Ireland Rural Development National Strategy, 2007-2013).

The Midland district⁶ has a total forest area of just over 30,000ha and a productive area of 28,000ha., accounting for about 8% of the total Coillte productive forest area nationally (Coillte Midland Strategic Plan 2006-2010). The Council will seek to accommodate afforestation throughout the county where it is deemed appropriate, both native broadleaf and coniferous species and in accordance with the proper planning and sustainable development of the county.

10.8 Energy

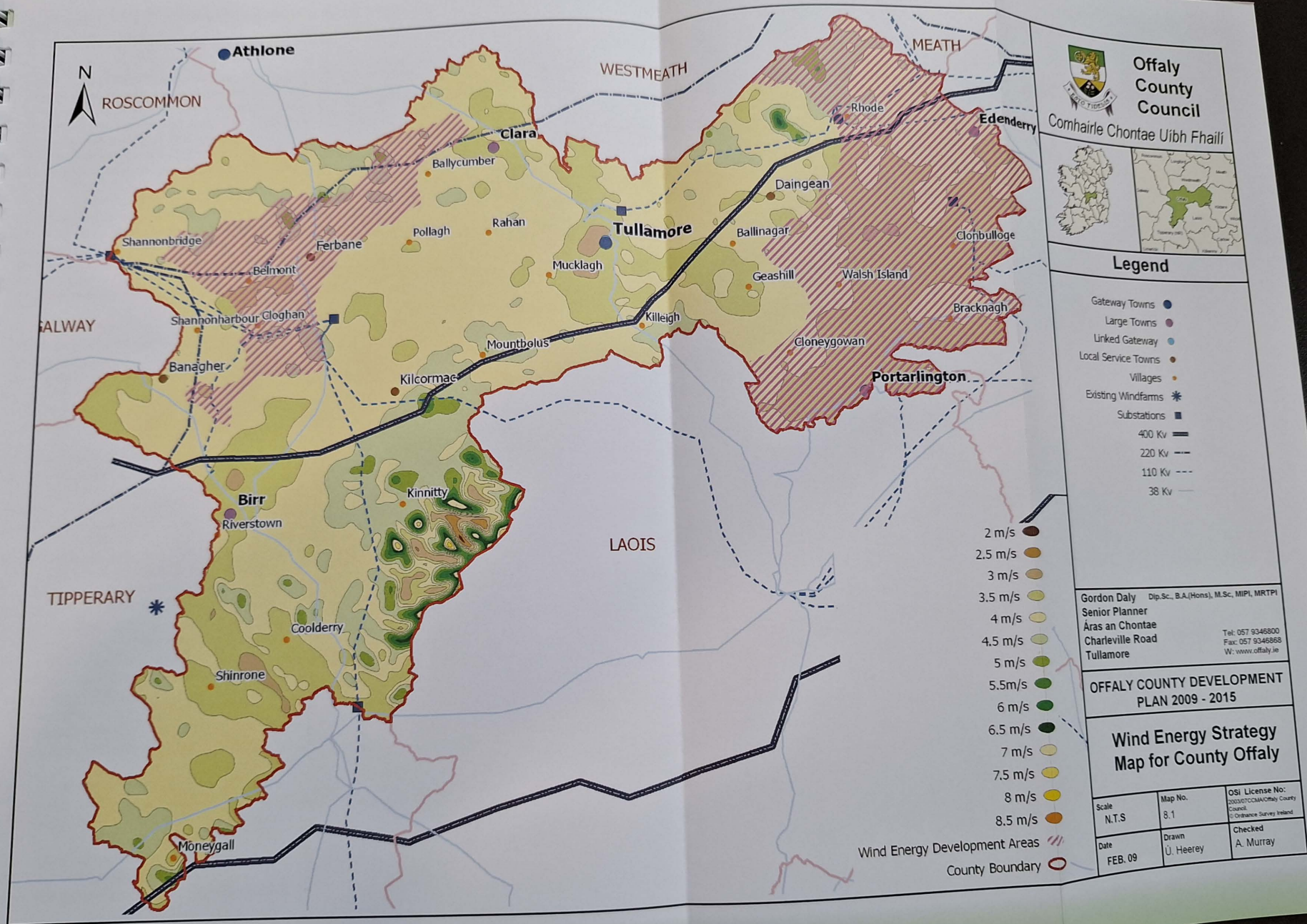
The Council must seek to contribute to meeting targets in relation to reducing the consumption of non-renewable fuel sources. In this regard, the Council recognises that the rural economy can contribute to this sector and will facilitate, where appropriate, the development of alternative fuel sources in the county (Refer to Chapter 8, Energy and Communications).

The Council will encourage and facilitate the development of local or community based renewable projects in the county, notwithstanding their suitability and additional considerations such as compliance with relevant guidelines, location, nature of use and scale where it can be demonstrated that such proposals are feasible. Such projects may take the form of a wind farm (Refer to Chapter 8, Energy and Communications).

10.9 Bio Energy

Energy production from biomass can reduce greenhouse gas emissions, provide a secure native fuel source and provide some diversification out of traditional farm enterprises. Most EU countries have launched programmes to promote biofuel production. The Council will support the development of the bio-energy industry in the county, including rural areas, where appropriate.

⁶ For the purposes of Coillte's District Strategic Plan 2006-2010, the Midlands District comprises Offaly, Laois and Kildare.





8.2.2 Large-Scale Renewable Energy

It is recognised that areas which are suitable for the exploitation of large-scale renewable energy, most notably in the provision of wind farms, may also coincide with some of the county's designated **sensitive and scenic areas**. The Wind Energy Strategy, which is an appendix to this plan addresses this issue.

8.2.3 Hydro Energy

Hydroelectric power can be defined in simple terms as turbines that are driven by falling water which have the potential to generate power. No large scale hydroelectric stations exist within the county at present, which is most likely attributed to the county's predominantly flat landscape.

8.2.4 Biomass

Methods utilised to convert energy from biomass fuels include:

- Gasification or combustion of fuels (e.g. wood, short rotation wood coppice, municipal solid waste).
- Anaerobic digestion (of animal slurries, wastewater, abattoir waste etc).

In general terms, these renewable energy sources are considered positively, however any such proposals will be considered on individual merit, having regard to national, regional and local policy, including in particular, the Midlands Waste Management Plan.

8.2.5 Solar Energy

Solar energy can provide a sustainable source of energy for buildings and reduces demand for electricity supply from the national grid. Solar energy is achieved by the manner in which glass and other materials and structures are utilised to capture and magnify the sun's energy. Three basic techniques are used today to harness solar energy and gain maximum benefit of solar energy in buildings:

- Passive Solar
- Active Solar Heating
- Solar Photovoltaic (PV) Systems

The Council encourages such methods in the provision of renewable energy, subject to design and other considerations, over the plan period.

8.2.6 Ground Source Heating Systems

The Council will encourage the provision of ground source heat pumps, also known as geothermal heat

pumps. These are used for space heating and cooling, as well as water heating for both residential and commercial developments.

8.2.7 Waste (Energy)

Proposals for waste to energy development on a smaller scale will be considered, having regard to the provisions of this County Development Plan and the proper planning and sustainable development of the area.

8.2.8 Small-Scale Renewable Energy

The classification of small-scale renewable energy sources are in line with the Department of the Environment, Heritage and Local Government's Planning and Development Regulations (exempted development), 2007. The provision of each of the following for **domestic use** is exempt from planning permission, **subject to certain conditions** as set out in the Planning and Development Regulations 2001 (as amended):

- Stand-alone wind turbines
- Building mounted wind turbines
- Building mounted solar panels
- Stand alone solar panels
- Ground source heat pumps
- Air source heat pumps
- Biomass (includes fuel storage tanks / structures)

New Planning & Development Regulations came in to effect on 2nd July 2008 which provide exemptions for wind turbines, met masts, combined heat and power (CHP) plants, solar panels and biomass boiler units, subject to certain conditions for industrial, commercial and public buildings.

8.3 Energy Efficiency

Energy efficiency is paramount if Ireland is to assist in mitigating its vulnerability to climate change and to volatile fuel prices. The EU Directive on the Energy Performance of Buildings (EPBD), as transposed into Irish legislation in 2006, contains a range of provisions aimed at improving energy performance in residential and non-residential buildings both new build and existing. The incorporation of good design into developments is considered as being the key in achieving optimum energy performance of buildings. As part of the Directive, a **Building Energy Rating (BER)** certificate, which is effectively an energy efficiency label, will be required at the point of sale or rental of a building, or on completion of a new building.



HISTORICAL COUNTY DEVELOPMENT PLANS

OFFALY CDP 2014-2020

3.7 Energy Policies

EP-01 It is Council policy to support national and international initiatives for limiting emissions of greenhouse gases and to encourage the development of renewable energy sources.

EP-02 It is Council policy to facilitate the continual development of renewable energy sources having regard to the proper planning and sustainable development of the area concerned, the protection of amenities, landscape sensitivities, European Sites, biodiversity, natural heritage, and built heritage, and where such proposals comply with policy contained in the County Development Plan, in the interests of proper planning and sustainable development.

EP-03 It is Council policy to encourage the development of wind energy in suitable locations, on cutaway bogs within the wind energy development areas open for consideration identified in Map 3.2, in an environmentally sustainable manner and in accordance with Government policy, having particular regard to the Wind Energy Strategy for the County and Section 3.5.1, which states that appropriate buffers should be provided, which shall be a minimum of 2km from Town and Village Cores, European designated sites, including Special Areas of Conservation (SAC) and Special Protection Areas (SPA), and national designations, Natural Heritage Areas (NHA). Wind Energy developments on cutaway bogs should generally be developed from the centre out.

The Area around Corracullin Bog, (Area 4 in Wind Energy Strategy), is omitted from the Wind Energy Development Area.

EP-04 Cumulative effects of wind farm development can arise as the combined consequences of proposals for more than one wind energy development within an area or proposal(s) for new wind energy development(s) in an area with one or more existing or permitted developments. Offaly County Council will monitor cumulative impact assessments of wind energy proposals over the lifetime of the plan and cumulative impacts will be a material consideration in the assessment of any planning application for wind energy development.

EP-05 It is Council policy that applications for wind energy development outside of the wind energy development areas open for consideration identified in Map 3.2 will not normally be permitted except when it can be demonstrated that the proposal falls into the following category:

Category A: Single Turbines that are sited close to and specifically relate to the operations of an industrial/commercial premises or a school, hospital or other community-related premises. Supporting evidence must be provided detailing that the development will only facilitate and is only related to the operation of the business or community facility.

Each proposal within this category will be open for consideration outside of the wind energy development areas and subject to site specific assessment in accordance with relevant guidance.

EP-06 It is Council policy to promote energy conservation and efficiency measures and to facilitate innovative building design that promotes energy efficiency and use of renewable energy sources in accordance with national policy and guidelines.

EP-07 It is Council policy to promote, encourage and facilitate the provision of micro-renewable energy and auto-generation subject to the protection of residential amenities.

3.4.4 Waste to Energy

Proposals for waste to energy development will be considered, on suitable sites, having regard to proper planning and sustainable development. Remote sites with 'antecedent' uses could be appropriate for these types of development. This type of development may be particularly suitable to combined heat and power developments. Subject to the assessment of the impacts on the environment and on the road network in the immediate area, such developments are generally subject to the Integrated Pollution Prevention and Control Licensing system, where environmental assessment will be the responsibility of the EPA.

3.5 Wind

Of the renewable forms of energy generation, wind is the most advanced with the highest penetration on the Irish energy grid. According to the Irish Wind Energy Association, Ireland's total installed wind capacity is now 2195.41MW, generated from 191 wind farms in the 26 counties, and it contributed nearly 20% of our electricity needs in 2012 (April 2013).

In recent years the technology of larger wind turbines has been developed to take advantage of lower wind speeds. These new turbines have taller hub heights and greater blade length to hub ratios. This technology makes the development of wind energy in Offaly, where wind speeds are generally a low 7m/s at 100m, possible. The turbines constructed in Mount Lucas have hub heights of 100m and blade tip heights of 156m. Offaly County Council consider that turbines of similar scale may be suitably sited on cutaway¹ and other unobtrusive sites around the county.

Site suitability is an important factor in determining the suitability of wind farms (turbines), having regard to possible adverse impacts associated with for example residential amenities, landscape, including views or prospects, wildlife, habitats, designated sites, protected structures or bird migration paths and compatibility with adjoining land uses.

¹ See Policies EP-03 & EP-04 and Objective EO-01

The Council is therefore required to achieve a reasonable balance between responding to overall positive Government policy on renewable energy and enabling the wind energy resources of the Planning Authority's area to be harnessed in a manner that is consistent with proper planning and sustainable development.

3.5.1 Wind Energy Strategy

The Wind Energy Strategy Map, at the rear of this chapter, shows the Strategy for Wind Energy development in the County, in particular showing areas where applications for Wind Energy developments will be open for consideration, subject to site specific considerations and layout.

In Areas Suitable for Wind Energy Development, as identified in Map 3.2,² the development of Wind Farms and smaller wind energy projects shall be open for consideration, where projects can demonstrate that they will not have likely significant effects on the conservation objectives of European Sites.

In all other areas Wind Energy Developments shall not normally be permitted – except as provided for under exemption provisions and as specifically described in Section 5.4 of the Wind Energy Strategy and Policy EP – 04.

It should be noted that turbines will not be permitted in the Slieve Blooms, on the county's esker system, the Shannon Callows or on Croghan Hill and wider areas as identified on the Wind Energy Strategy map. In areas outside of the identified areas for wind energy development, applications for wind energy development will not normally be permitted.

Cutaway Bog

The characteristics of cutaway bog appear to be particularly suitable for wind development. The individual sites on cutaway bogs are large and generally uninterrupted by hedgerows, streams, or other natural features. Many are already connected to each other via corridors i.e. bog railway routes, which will allow for transmission infrastructure and roadways to be built

² See Policies EP-03 & EP-04 and Objective EO-01

4.20 Environment Policies

Climate Change

EnvP-01 It is Council policy to reduce emissions to the air of greenhouse gases in order to contribute to a reduction and avoidance of human induced climate change. The Council supports and is committed to the National Climate Change Strategy and, in general to facilitating measures which seek to reduce emissions of greenhouse gases. In this regard, the Council will support any initiatives taken to provide for more sustainable forms of energy use. Refer to Chapter 3, Energy Strategy for further relevant policies on energy.

Water Protection

EnvP-02 It is Council policy to comply with the provisions of the EU Water Framework Directive in order to fulfil obligations relating to water quality in the county and to implement the provisions of the River Basin Management Plans i.e. Eastern River Basin District, Shannon River Basin District and South East River Basin District. To this end, the Council will continue to co-operate with other statutory authorities / agencies and stakeholders in the preparation and implementation of existing water quality monitoring and management plans and also implementation of River Basin District Management Plans. In the assessment of development proposals due regard shall be given to the requirements of the plans.

EnvP-03 It is Council policy to protect groundwater sources in the form of Source Protection Zones. Proposals to develop within these zones will be required to demonstrate that adequate protection of groundwater quality will be put in place.

High Status Water Quality Sites

EnvP-04 All proposed development which may have an impact on a high status water quality site (as determined by the EPA) will require site specific assessment to determine localised pressures and demonstrate suitable mitigation measures in order to protect these sites where appropriate.

Energy

EnvP-05 It is Council policy to pursue procurement policies which shall take account of the lifetime energy cost of equipment and facilities. It shall be the policy of the Council to actively engage in energy use reduction programmes as laid out in the Energy Plan.

Air Quality

EnvP-06 It is Council policy to maintain good air quality in the county.

Environmental Awareness

EnvP-07 It is the policy of the Council to promote environmental responsibility and to make resources available to the public to this end.

Waste Management

EnvP-08 It is Council policy to ensure the provision of quality cost effective waste infrastructure and services, which reflect and meet the needs of the community and to ensure that the 'polluter pays principle' is observed in all waste management activities.

EnvP-09 It is Council policy to ensure that all permitted development shall be such that the requirements of Waste Management regulations shall be observed. Due regard shall also be given to the requirements of the current Waste Management Plan for the Region.

EnvP-10 It is Council policy to apply and enforce where appropriate, relevant EU and Irish environmental legislation. Permitted developments shall be required to comply with all such legislation.