

## 5. Roundwood Settlement Plan

### Settlement Profile

Roundwood is situated in County Wicklow west of the N11 route on the R755 Regional Road, approximately 13km west of Ashford, 10km from Newtownmountkennedy, approximately 9km north of Laragh and 20km south of Bray. Roundwood adjoins the Vartry Reservoir and along with Laragh, serves as a principal gateway to the Wicklow Uplands. Roundwood contains a National School, Catholic Church, five public houses/restaurants, local convenience shops, GAA facility, community centre, caravan park, Post Office and health clinic.

Roundwood is generally regarded as being one of the highest villages in Ireland at approximately 230 metres above sea level and is situated in an attractive setting with views of the Vartry Reservoir and surrounding mountainous landscape. The settlement slopes gently towards the reservoir while the gradient to the west of the main street is steeper. The original Vartry Scheme including the Lower Reservoir, the Water Treatment Works, and tunnel to Callowhill and pipes to Dublin was constructed from 1862 to 1868. The Upper Reservoir was only commenced in 1908 but due to contractual difficulties and the outbreak of World War I was not completed until 1923.

Roundwood dates back to 1250, but at the time it was known as Leirim. It did not acquire the name of Roundwood until 1713. In 1837 there were only nineteen houses in Roundwood. Subsequent to this Roundwood experienced increased growth, once the road was changed and the artificial reservoir was constructed in the bed of the Vartry. The first National School in Roundwood opened in 1862 at Oldtown. The school then moved to the premises on the Main Street in 1923 and then to the former Fair Green in 1984. The new Saint Laurence's National School is located in Togher More near the main street. The Catholic Church was built in 1871 and is a very fine example of gothic revival architecture.

The urban form of Roundwood is linear with the existing town centre along both sides of the R755 with the majority of houses being concentrated to the northwest of the settlement. This can largely be attributed to the construction of the County Council developments in 1970s in this area. There are a number of well-established, medium density housing developments situated to the west of the Main Street, while a number of private houses have been constructed to the north and south of the settlement. The former Vartry Golf course and Roundwood Park Demesne form a natural boundary to the south of the settlement.

No Flood Risk Assessment Map has been created for Roundwood as no lands have been identified by the OPW's Preliminary Flood Risk Assessment or by the Planning Authority at this strategic stage as being within at risk of flooding, i.e. in Flood Zone A or B. All lands are within Flood Zone C with a low probability of flooding.

### Key Infrastructure

**Water Supply:** Roundwood is served by a single bored well. The capacity is limited and only has capacity to serve current needs. An augmented supply would be required to accommodate the growth targeted in this plan.

**Waste Water Treatment:** The existing wastewater plant in Roundwood has a capacity of 1600 Population Equivalent (PE) and is operating in excess of its capacity.

**Roads:** Roundwood is principally situated around the pole defined by Regional Road R755 (Bray/Laragh Road) and Local Road L1059 (Lough Dan Road), and the junction of R755 and R764 (Ashford Road) to the south of the settlement. Traffic flows well through the town, apart from limited congestion caused by on-

street parking and school traffic (at the junction with L1059). The R765 (Newtownmountkennedy Road) and R764 are very narrow in places and lack pedestrian links between the Town Centre and Reservoir Loop walk. R755 is very narrow in places, and requires footpaths for most of the distance to the GAA club. While there are no public transport services in Roundwood, a scheduled private bus service to Bray, Dublin and Glendalough is in operation. There is a need to develop the permeability of the existing and emerging settlement by the provision of pedestrian and cycling links throughout the town, and in particular pedestrian links between the town centre and all residential lands.

### **Roundwood Specific Development Objectives**

These objectives should be read in conjunction Part 1 of this Volume 'Introduction to Level 6 Settlements Plans'.

1. Improve and provide roads, footpaths and cycleways where required and at the following locations:
  - along the L-5059 between the town centre and St. Laurence O'Toole National School;
  - along the R765 from junction with R755 towards 'Waters Bridge';
  - along the R755 from Health Clinic to GAA Club;
  - along the R755 from Roundwood Caravan Park to the Vartry Ground;
  - along L5077 from junction with R764 to the old schoolhouse;
  - at the junction of R764 /R755; and
  - along the R764 from Kavanagh's Vartry House to Roundwood Park gates.
2. To facilitate the provision of pedestrian and cycling linkages within and between existing and new housing/mixed use development throughout the settlement.
3. To provide for a footbridge at Mullinaveigue Bridge on the R755 to connect the Vartry Reservoir Loop Walks for pedestrians.
4. Due to the inherent risk of leakage from waste-water pumping chambers or treatment plants, these installations and any other development that would have a significant risk to the Vartry reservoir will not be permitted within 200m of the reservoir shore.
5. All development proposals shall appropriately address the protection of waterways connected to the Vartry Reservoir, which is designated a proposed Natural Heritage Area (pNHA) and is hydrologically linked to protected European sites downstream.
6. To maintain views eastwards from the main street of the Vartry Reservoir; development proposals for lands between the main street and the reservoir shall be designed to maintain views following evaluation and agreement of principal vistas.
7. To protect established trees and boundaries within the area.
8. To provide for additional car parking and a set-down area, on the lands across the road from the school identified as **RD1** on Map No. 1.
9. To provide for a town centre extension and a 'village green' on the lands identified as **RD2** on Map No. 1. in accordance with the following criteria:
  - A minimum of 500sqm of commercial floor space shall be provided, particularly in the form of new street / village green facing ground floor retail / retail services / professional service uses.

- A 'village green' with a minimum width of 15m with hard and soft landscaping, located between the nearer edge of the footpath of the main street to the eastern edge of the plan boundary at the Reservoir buffer. No more than 50% of the lands within the objective boundary shall be developed prior to the provision of the 'village green'.
  - Vehicular/pedestrian/cycle access/links from the main street to the Primary development lands to the south (**RD5**) and provision of pedestrian/cycle access/links to the Secondary development lands to the north (**RD3**) and towards the Reservoir.
10. On the lands identified as **RD5** on Map 1, to ensure that any development proposals allow for future connectivity to the lands to the north and south (**RD2** and **RD4**)
11. To provide for secondary development uses on the lands identified as **RD3** on Map No. 1 and the following shall also be provided:
- Pedestrian and cycle access/link to the **RD2** Primary Development Area to the south.
  - 0.2ha of children's play area at an appropriate location close to the Primary Development Area.
  - Reserve the existing tree lined corner (0.7ha) along the R755 road from development.
12. To provide for secondary development uses on the secondary lands identified as **RD4** on Map No. 1 and the following shall also be provided:
- 1.37ha of active open space on the tertiary development lands, these lands shall be leveled, drained and rendered suitable for active open space use. No more than 50% of the secondary development lands shall be developed prior to the provision of the active open space.
  - Development proposals shall allow for future connectivity to the lands to the north (**RD5**).
13. On the secondary lands identified as **RD6** on Map No. 1 (measuring 5.5ha), only employment and open space development shall be permitted. A maximum area of 2ha may be developed for employment / enterprise uses; the format, scale and usage of this employment area shall be appropriate to the location in a Level 6 Rural Town and shall accord with the employment strategy set out in Chapter 5 of the Plan. No employment development may occur until the active open space area has been laid out and developed for sporting use (with necessary ancillary facilities such as car parking) or transferred to a sporting body.



