

Chapter 10 Action Areas

10.1 Introduction

Three action areas have been identified in this plan. All action areas are to be the subject of comprehensive (not piecemeal) integrated schemes of development that allow for the sustainable, phased and managed development of the action area during the plan period.

Separate applications for sections of each action area will not generally be considered until an overall action plan has been agreed in writing with the Planning Authority unless the proposal delivers commensurate facilities and infrastructure, and does not undermine the overall objectives of the Action Area.

The position, location and configuration of each use within any action area will be determined following evaluation of the site characteristics and surroundings, the optimal location for access routes and linkages to the existing fabric of the town and consultation with relevant agencies, including the Planning Authority. The total quantum of development in each use type set out for each action area will however require to comply with the criteria set out for that action area, as should phasing proposals where relevant.

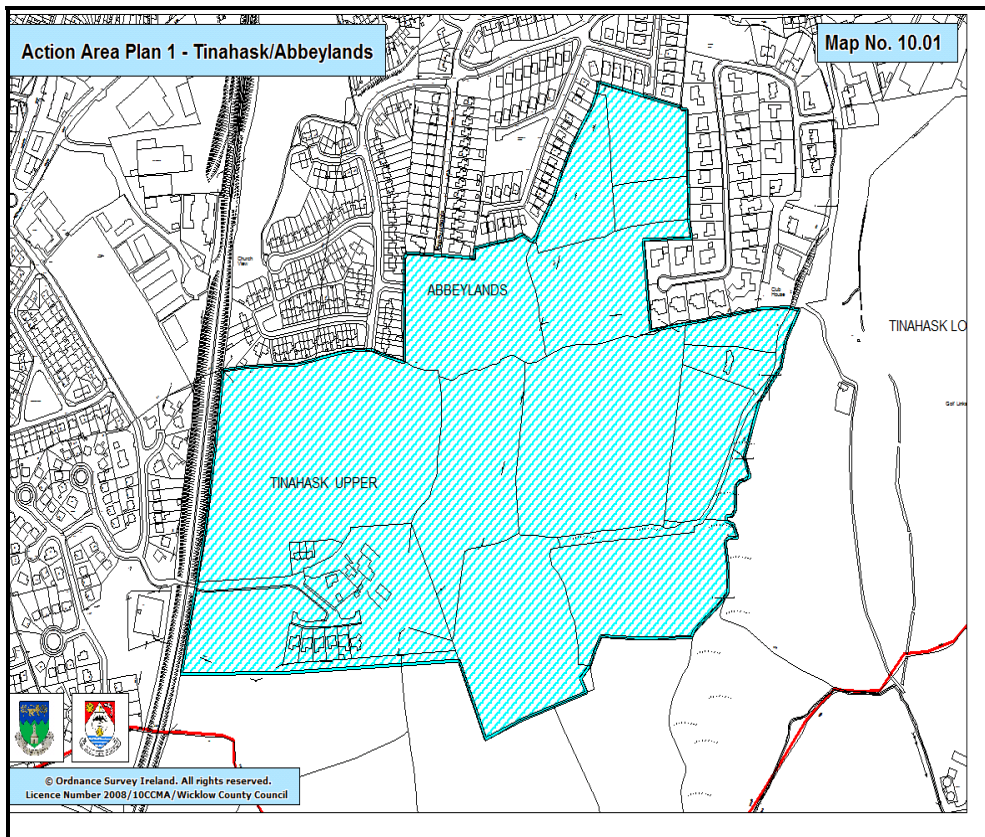
Any residential development occurring within an action area must be matched with the appropriate community / social and engineering infrastructure necessary to serve that quantum of housing. In the interests of encouraging sustainable transport, all large development proposals for Action Areas will require Local Transport Plans that illustrate that modal choice will be used in providing for local transport needs. Mobility Management Plans will be required for all significant commercial developments including enterprise, industrial and retail developments. These must also promote and enable modal choice at the developers expense if necessary.

By time related conditions, agreements or otherwise, the Council will regulate the building programme to ensure that the needs of the population do not exceed the provision of essential support systems and the Council will use its powers under the Planning & Development Acts (as amended) to effect this control.

10.2 AA1 Tinahask – Abbeylands

This Action Area is located in the townlands of Abbeylands and Tinahask Upper as shown on Map 1. This Action Area measures c. 32.5ha and is bounded to the north by the residential development, to the east by the golf club, to the south by undeveloped lands and to the west by the railway line. This Action Area shall be developed as a mixed residential, community and open space zone in accordance with the following criteria:-

- Principal vehicular access to this Action Area shall be provided from Action Area 2; other, secondary access routes from the adjacent road network shall also be provided as may be possible;
- A number of cycling / pedestrian access routes into the action area shall be provided from adjacent developed areas and in particular to the railway station;
- A maximum of 800 residential units shall be provided, in a range of development formats, densities, unit sizes and designs. To achieve a sense of place and allow for visual diversity any residential application should provide for a number of identifiable and distinct housing estates (not exceeding 200 units) each containing materially different house designs within an overall unified theme;
- A minimum of 7ha shall be reserved for the provision of primary and post primary schools, which may be located on a single campus, subject to consultation and agreement with relevant stakeholders, including the Department of Education and Skills;
- A local service centre (including retail and non-retail services), of scale commensurate with the needs of the future population of the Action Area shall be provided, on a site of c. 1ha;
- A minimum area of 4.5ha shall be developed as public open space, of which a minimum area of 3.5ha shall be laid for active sports uses; remaining open areas shall be laid out as informal parks and walks, and shall include at least 1 equipped children's play area;
- Any development proposals shall have regard to the setting and curtilage of structures and sites of heritage value, and habitats of biodiversity value and appropriate buffer zones-/mitigating measures shall be provided as required.



Map 10.01 Action Area Plan 1

10.3 AA2 Tinahask - Money Big

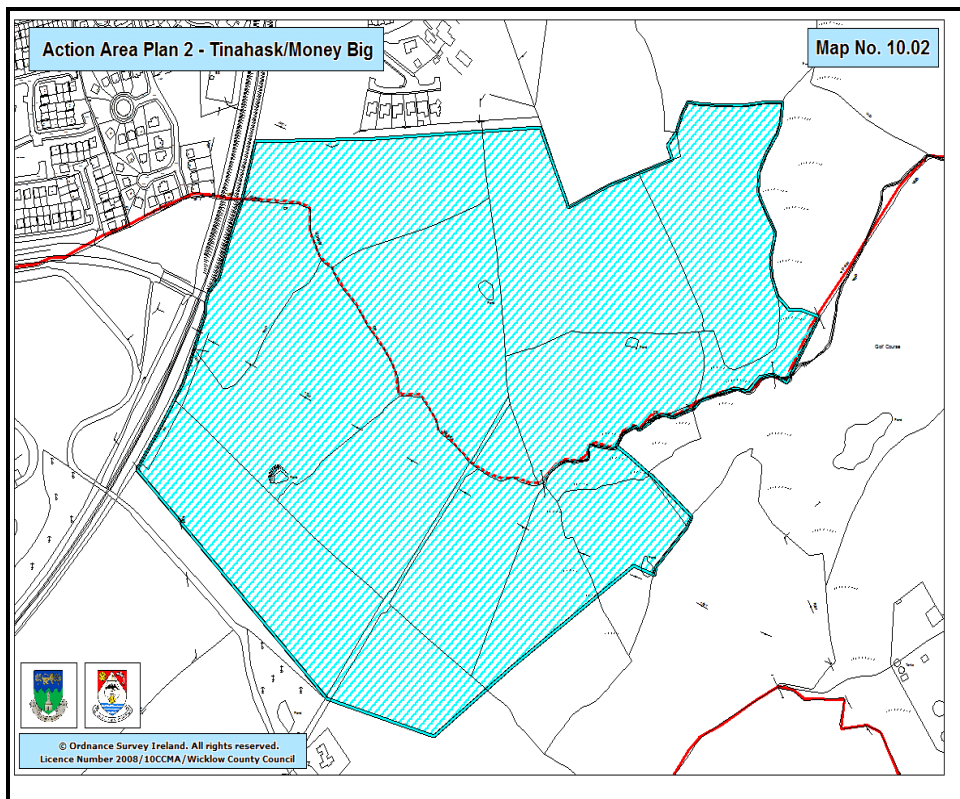
This action area is located on the south side of the town, the townlands of Tinahask Upper and Money Big as shown on Map 1. The site is bounded to the north by Action Area 1, to the east by the golf club and Roadstone site, to the south by open farmlands and to the west by the railway line. Access to this land is currently provided by an access road and railway bridge from the Knockmore roundabout. This action area measures c. 38.5ha and shall be developed as a mixed use residential, employment and community zone in accordance with the following criteria:

- The development of this action area shall be contingent on the provision of the following roads infrastructure as part of any development project:
 - provision of a Port Access Road along the indicative alignment shown in this plan;
 - improvement of the existing link road from the Knockmore roundabout to the site as required;
 - new area distributor roads through this action area to both AA1 and employment zoned lands to the south of AA2.

Such road provision and improvements shall be subject to detailed design and phasing, based on the quantum of development that is planned to occur in each phase of the development.

- This action area shall principally be developed as an employment zone, and not less than 20ha shall be devoted to employment uses;
- Not more than 350 residential units shall be provided, in a range of sizes and formats. To achieve a sense of place and allow for visual diversity any residential application should provide for a number of identifiable and distinct housing estates (not exceeding 200 units), each containing materially different house designs within an overall unified theme;
- A minimum area of 2.15ha shall be developed as public open space, of which a minimum area of 1.6ha shall be laid for active sports uses; remaining open areas shall be laid out as informal parks and walks, and shall include at least 1 equipped children's play area;
- A retail and services zone, on a maximum site area of 5ha to service both the future resident and working population of the action area, of scale commensurate with the needs of the future population shall be provided. This centre shall include such retail and non-retail services as shall be determined as warranted following the carrying out of a Retail Impact Assessment, as well as hotel / leisure facilities, education / training & community facilities;

- Any development proposals shall have regard to the setting and curtilage of structures and sites of heritage value, and habitats of biodiversity value and appropriate buffer zones-/mitigating measures shall be provided as required.



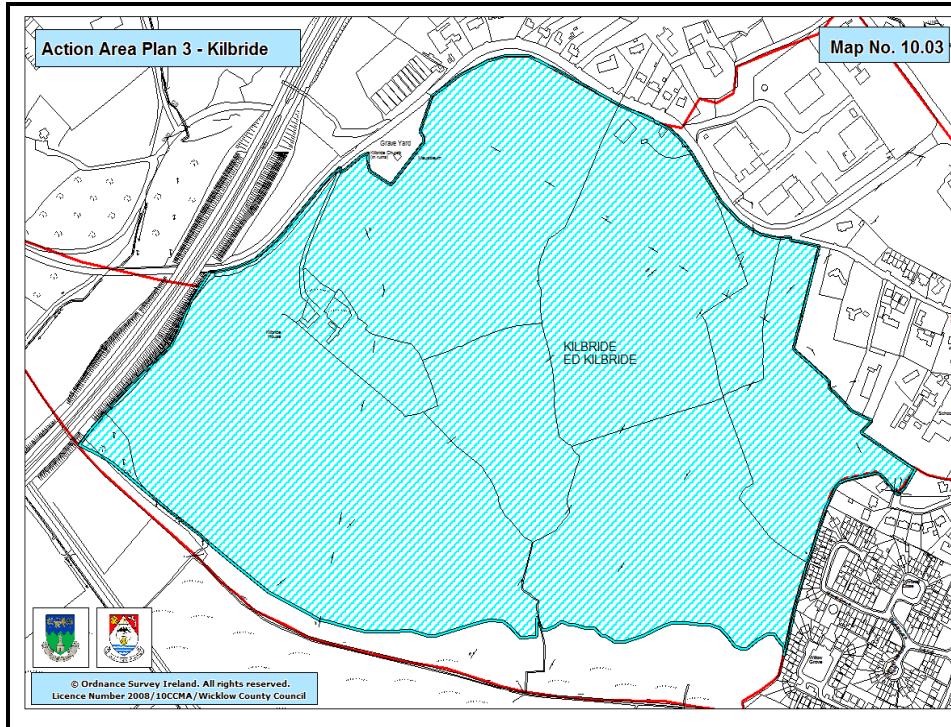
Map 10.02 Action Area Plan 2

10.4 Action Area 3 Kilbride

This Action Area is located in the townlands of Kilbride as shown on Map 1. This Action Area measures c. 60.8ha and is bounded to the north by Local secondary road L-6179 Ticknock – Kilbride (the Kilbride – old IFI plant road) to the east by existing developed areas mainly in residential and community / educational use, to the south by Arklow Marsh and to the west by the M11. This Action Area shall be developed as a mixed residential, community and open space zone in accordance with the following criteria:-

- Vehicular access to the Action Area shall be provided L-6179, with the roads configuration of the development providing / facilitating a possible future third Avoca river crossing; other, secondary access routes from the adjacent road network shall also be provided as may be possible;
- A number of pedestrian access routes into the action area shall be provided where possible from adjacent developed areas;
- A maximum of 1,500 residential units shall be provided, in a range of development formats, densities, unit sizes and designs. To achieve a sense of place and allow for visual diversity any residential application should provide for a number of identifiable and distinct housing estates (not exceeding 200 units), each containing materially different house designs within an overall unified theme.;
- A minimum of 7ha shall be reserved for the provision of primary and post primary schools, which may be located on a single campus, subject to consultation and agreement with relevant stakeholders, including the Department of Education and Skills;
- A neighbourhood centre, of scale commensurate with the needs of the future population of the Action Area shall be provided, on a site of c. 1.2ha. Such a centre may provide for one supermarket / discount retailer of up to 1,500sqm and a number of smaller local shops and services, including non-retail and professional services, in the order to 1,000sqm;
- A minimum area of 9ha shall be developed as public open space, of which a minimum area of 6.75ha shall be laid for active sports uses in a range of track, pitch and court types suitable for a variety of sports and shall include necessary car parking, lighting and changing facilities; remaining open areas shall be laid out as informal parks and walks, and shall include a number (minimum 2) of equipped children's play areas;

- Any development proposals shall have regard to the setting and curtilage of structures and sites of heritage value, and habitats of biodiversity value and appropriate buffer zones-/mitigating measures shall be provided as required.



Map 10.03 Action Area Plan 3