

# Appendix 2. Rathdown No.2 District Plan

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## 1. Introduction

The Rathdown No.2 Rural District Plan was originally prepared as part of the 1999 County Development Plan. This plan will remain as part of the County Development Plan 2004, until such a time as is superseded by the adoption of a Bray Environs Local Area Plan.

## 2. Purpose of Plan

The Development Plan for the Rathdown No. 2 Rural District of north-east Wicklow addresses the following issues, inter alia:

- the designation of areas for amenity and nature conservation and the designation of boundaries for Special Amenity Area Order considerations.
- the designation of greenbelt areas between expanding urban areas
- the zoning of lands for development in the Bray Environs and at designated motorway interchanges.

## 3. Land Use Planning Issues in the Rathdown District

### 3.1 – ROLE OF RATHDOWN NO.2 RURAL DISTRICT

The Rathdown No.2 Rural District is an area which contributes significantly to the amenities and recreational requirements of County Wicklow's residents and tourists. Due to its location, it is coming under increasing pressure to accommodate additional population growth from the Dublin area, and also from Bray and Greystones. The district is also expected to provide industrial land to meet rising demand for high quality and well located industrial sites. There are four main issues which are, and will be, impacting upon the Rathdown No.2 Rural District, and these are set out below:-

#### (i) Recreational/Scenic Quality

A substantial section of the Rathdown No.2 Rural District is rural in character, very scenic and also very vulnerable. This area is an important recreational resource, both for the residents of Wicklow and those of the Dublin Metropolitan Area. This resource will come under increasing pressure in the future as leisure time and environmental appreciation increase. It is essential that Wicklow County Council strike the correct balance between preserving and enhancing the inherent attractiveness of the area, and encouraging development of the area as a recreational resource.

#### (ii) Special Amenity Area Orders (SAAOs)

There are a number of noted areas within the Rathdown No.2 Rural District which may be subject to irreparable and unsustainable change/alteration due to their vulnerability, use and location vis-à-vis Dublin/Bray unless properly managed. These areas include The Great and Little Sugar Loaf Mountains, Bray Head and the Dargle Glen. The making of SAAOs would give a greater degree of protection to these areas. It is recommended that a preliminary boundary be drawn about these areas with an objective to investigate the possibility of making SAAOs for them (See Map 4)

#### (iii) Development Pressure

There is significant development pressure on both Enniskerry and Kilmacanogue owing to their location and easy access to the Bray/Dublin areas. This has resulted in a tendency towards coalescence and could result in the entire Bray, Kilmacanogue and Enniskerry settlements forming part of a large urban conglomerate. This type settlement form should be discouraged and every effort will need to be made to ensure that such a trend will not continue. It is essential to ensure that the character of the existing villages is retained and reinforced and development pressure from other areas will therefore have to be controlled. This Development Plan defines development boundaries for Kilmacanogue and Enniskerry which will ensure that this objective is achieved.

#### **(iv) Bray Environs**

The Rathdown No. 2 Plan addresses the issue of Bray Environs and how it will relate to and compliment the sustainable development of Bray. It concludes that there are no significant lands within the Rathdown No.2 Rural District which are capable of accommodating residential development due to the nature of the landscape, the steep topography, proposed development plan designations and infrastructural constraints. It is also clear that the most appropriate area for residential development is the Old Connaught area in Dun Laoghaire/Rathdown. The development of other sites identified in the Bray Land Use Study, plus the review of the Bray Town Council Development Plan, should provide greenfield, infill and redevelopment opportunities for the future growth of the town. The issues of urban design and densities will be examined in detail in the current review of the Bray Town Council Development Plan.

Provision is made for the zoning of industrial land around the Fassaroe Junction and at Giltspur. This provision should meet the requirements of Bray up to and including the year 2016.

Kilruddery Estate is an important component of Bray Environs and an important cultural and recreational resource. The gardens and house in particular are an important heritage feature and have been listed for preservation (with a buffer zone around them). This zoned area should be protected from any future development pressure.

## **4. Policies**

- It is a policy to protect and conserve the scenic and rural amenities of the Rathdown No.2 Rural District.
- It is a policy to have particular regard to the protection and conservation of the amenities of Bray Head, the Great Sugar Loaf, the Little Sugar Loaf and the Dargle Glen.
- It is policy to provide for the suitable development of the villages of Kilmacanogue and Enniskerry, and the zoned expansion of Bray Environs in County Wicklow and County Dun Laoghaire Rathdown.
- It is policy that sporadic development will only be permitted in rural areas in special circumstances, as outlined in section 4.2.4 Chapter 3 of the County Development Plan. Such development will be encouraged to locate on suitable sites within settlements. Sporadic Development can be defined as scattered or isolated development which is “footloose” by nature i.e. it is not location specific and can locate in rural or urban locations.

## **5. Objectives**

### **5.1 – ZONING OBJECTIVES**

It shall be an objective to ensure that all development will be in accordance with the Rathdown No 2 Zoning Objectives Map No. 37 and as detailed in the Land Use Zoning Objectives Tables A and B.

It shall be an objective to provide for development within the environs of Bray in accordance with the zoning illustrated by Maps 37, 38 & 39 and Tables A and B.

It is an objective to consult with Dun Laoghaire Rathdown County Council to zone lands for residential development in the vicinities of Old Connaught and Wilford.

It is an objective to facilitate the provision of appropriate infrastructure to integrate lands on the north side of the County Brook with lands zoned for development on the south side.

Table A Rathdown No 2 Zoning Objectives

Zone Objective	
R1	To protect and improve residential amenities.
R2	To provide for new residential development at one house to the acre
R3	To provide for new residential development at one house to the acre
I1	To provide for appropriate industrial, warehouse, wholesale and large scale retail warehousing.
I2	To provide for appropriate industrial, warehouse and wholesale warehousing, including the development of the area for business, office, science/technology park. Where appropriate, extensive landscaping shall be carried out and the entire development shall be laid out to a high architectural standard of layout and building design
I3	To provide for employment uses such as offices, high tech activities, telemarketing, IT activities, R&D or light industry
I4	To provide for appropriate industrial, warehouse, wholesale and large scale retail warehousing uses or alternatively to provide for the development of a single undivided employment unit, either a business, office, light industrial, science and technology park set in open parkland with extensive landscaping, a high architectural standard of layout and building design, with provision to link into the public transportation routes and provide cycle and pedestrian circulation routes. Permitted uses shall include within this category, data processing, software development, technical and consulting, commercial laboratory, health care, research and development, media recording and general media associated uses, training, publishing, financial, administrative headquarters, film production, telemarketing, tele-servicing, light industry, offices, enterprise centre, industrial/enterprise training and education centre, office services, hotel/conference building, sport/recreational buildings and related activities. It may also provide for a small scale retail/commercial section which shall be used solely to provide for the needs of the development and not to serve the surrounding area and shall specifically exclude shopping centres/grocery stores or retail units involved with higher order goods. In addition, a very small element of residential development may be permitted where it is shown that it exists solely to serve/meet the needs of the development itself, will be operated and held in single ownership by the management company (or other similar structure) and shall not be let, sold or otherwise leased on the open market to individual or other purchasers. Provision shall be made to link this entire employment area to the business area zoned G3 to the south of this site.
A	To protect and improve rural amenities and character. To provide for the development of agriculture.
G1	To protect and improve rural amenities and character and to preserve the greenbelt between Bray, Greystones-Delgany, Kilmacanogue and Enniskerry.

**Zone Objective**

G2	To provide for greenbelt uses with an option for the life of the plan to provide for a single undivided employment unit which is a computer related activity and which is set in open parkland with extensive landscaping, a high architectural standard of layout and building design which is sympathetic to the sensitive location of the area and which provides for low site coverage.
G3	To provide for greenbelt uses with an option for the life of the plan to provide for a single high tech employment use compatible with the adjacent business park. Such a development shall be set in open parkland with extensive landscaping, a high architectural standard of layout and building design with low site coverage and shall be physically linked to the business park to the north of the site.
V	To protect and improve existing village character. To provide for appropriate residential, retail and commercial development.
H1	To provide for hotel and related leisure development where site coverage is low and the existing tree belt is preserved and regenerated.
H2	To provide for hotel use where site coverage is low and provide for extensive landscaping of the site

Table B Land Use Matrix

Land Use	RI	R3	V	I1	A	G1
Agricultural Buildings	X	X	O	X	√	√
Riding Stables	X	X	X	X	√	√
Forestry	X	X	X	X	O	O
Tourist Caravan Park	X	X	O	X	O	O
Garden Centres	O	X	O	O	O	O
Housing Estates	√	X	√	X	X	X
One Off Houses -	√	√	√	X	√	√
Special Case Exemption						
One Off Houses						
- No Exemption	√	√	√	X	X	X
Travellers Halting Site	O	X	O	O	O	O
Community Facilities	O	X	√	X	O	X
Education Facilities	O	X	√	X	O	O
Filling Stations	O	X	O	O	O	O
Extractive Industry	X	X	X	X	O	O
Industrial Buildings	X	X	O	√	O	O
Wholesale Outlets	O	X	O	√	X	X
Warehouses	O	X	O	√	X	O
Motor Sales Outlets	O	X	O	O	O	X
Offices	O	X	√	O	X	X
Local Retail Shopping	O	X	√	X	X	X
Large Scale						
Retail Warehousing	X	X	O	√	X	X
Financial and/or						
Professional Services	√	X	O	X	X	X
Commercial Vehicle Parks	X	X	√	O	X	O

√ Normally Permitted

O Not Normally Permitted but Open For Consideration

X Not Permitted

## **5.2 – RURAL DEVELOPMENT OBJECTIVES**

Residential development will generally not be permitted in the A or G zones other than the provision of a dwelling in special circumstances as provided for in Part I of the County Development Plan.

It is an objective to ensure that all lands within 137 metres of the N11 are kept free from development, except where there is existing development.

## **5.3 – VILLAGE DEVELOPMENT OBJECTIVES**

It is an objective to have regard to the development boundaries of Kilmacanogue and Enniskerry, as identified on Map 2.29 and in the Local Area Plan respectively within which development will be permissible where it respects the scale, character and density pattern of the existing settlement.

## **5.4 – AMENITY OBJECTIVES**

The Council, in co-operation and consultation with Bray Town Council, are committed to securing an SAAO for Bray Head. In addition, it is an objective of the Council to consider the making of Special Amenity Area Orders (either collectively or individually) for Bray Head, the Great Sugar Loaf, the Little Sugar Loaf and the Dargle Glen (as identified on Map No. 4) and to ensure that development which prevents the realisation of this objective is restricted in these areas.

It is an objective to consider the preservation of Kilruddery House and Gardens and to preserve the buffer area from development which would be injurious to the existence, setting or proper interpretation of Kilruddery House and Gardens.

## **5.5 – OTHER WORKS AND CONTROL OBJECTIVES**

Other works and control objectives, not detailed in this district plan are contained in Part I of the County Development Plan.