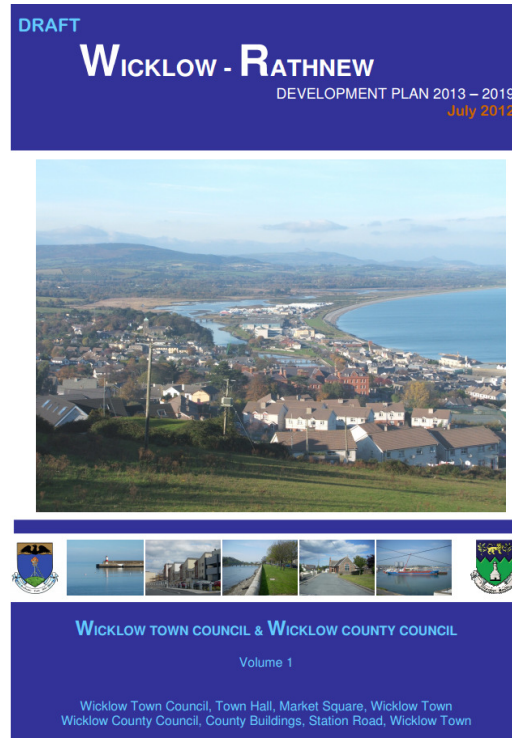


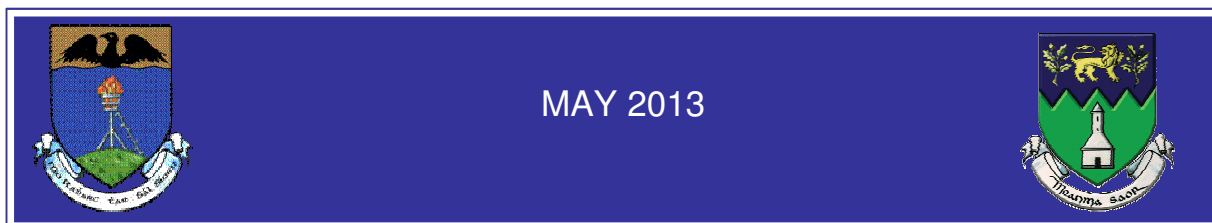
# PROPOSED AMENDMENTS TO THE DRAFT WICKLOW – RATHNEW DEVELOPMENT PLAN

2013 – 2019



Including

Addendum II to the Environmental Report  
Addendum II to the Appropriate Assessment Screening  
Addendum I to the Flood Risk Assessment



WICKLOW TOWN COUNCIL & WICKLOW COUNTY COUNCIL

Wicklow Town Council, Town Hall, Market Square, Wicklow Town.  
Wicklow County Council, County Buildings, Station Road, Wicklow Town.



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**PART A**

**Proposed Amendments to the  
Draft Wicklow - Rathnew Development Plan 2013 - 2019**

## **Section 1**

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### **1.0 Introduction**

The Draft Wicklow - Rathnew Development Plan 2013-2019 went on public display for a 10-week period between 20<sup>th</sup> July and 28<sup>th</sup> September 2012. 37 submissions/observations were received in response to that public consultation process.

Following this period of public consultation, the Manager prepared and distributed to the elected members of Wicklow Town Council and Wicklow County Council in January 2013, a report on the submissions and observations received, including his opinion thereon and any recommended amendments to the draft plan.

Having considered the Draft Wicklow - Rathnew Development Plan 2013-2019 and the Managers Report on submissions received, it was resolved by the elected members at the Wicklow Town Council meeting on the 3<sup>rd</sup> of April 2013 and by the members of Wicklow County Council at the meeting on the 8<sup>th</sup> of April 2013 to amend the Draft Development Plan. At the meetings the Councils resolved that some of these amendments constitute a material alteration to the Draft Wicklow - Rathnew Development Plan and that the proposed amendments would be placed on public display for a period of not less than 4 weeks in accordance with Section 12(7)(b) of the Planning and Development Act 2000, as amended.

In accordance with Section 12(7)(aa) of the Act, the Planning Authority has determined that the Proposed Amendments require to undergo Strategic Environmental Assessment but that they do not require an Appropriate Assessment under the Habitats Directive as potential impacts on the Natura 2000 network can be screened out. A flood risk assessment has also been carried out on all of the proposed zoning amendments.

### **1.1 Purpose of this Document**

The function of this report is to set out the proposed amendments in order for the public and other interested bodies to consider same and make a submission on any proposed amendment if so desired. Written observations or submissions regarding the proposed amendments to the Draft Wicklow - Rathnew Development Plan are invited from members of the public and other interested parties. Written submissions or observations must be received between **1<sup>st</sup> May and 31st May 2013**.

### **1.2 Next Stage**

The Manager will then prepare a report on all valid submissions or observations received during the above time period and subsequently submit this to the elected members for their consideration. Having considered the proposed amendments to the draft plan and the Manager's Report, the elected members may make the new Wicklow - Rathnew Development Plan 2013-2019 in September 2013 and it will have effect 4 weeks after it is made.

### **1.3 Format of document**

This is Part A with the proposed amendments to the draft plan which are set out in Section 2 of this part. They include changes to the text of the Draft Wicklow - Rathnew Development Plan Written Statement, Appendices and accompanying maps. The proposed amendments are set out chapter by chapter, in the order in which they appear in the draft plan. There are a number of chapters that have no proposed amendments. There will also be a number of minor changes consequent from the proposed amendments that are not included here. These changes consequent to the amendments are considered not to be material and are mainly editing and formatting changes for example; list numbering changes, page and numbering changes.

Part B comprises of Addendum II to the Environmental Report, which assesses the significance of Environmental Impacts (if any) arising from the proposed amendments. Part C comprises of Addendum II to the Appropriate Assessment Screening which assesses the impacts (if any) on the Natura 2000 network and Part D is Addendum I to the Flood Risk Assessment which assesses the flood risk of the proposed rezoning amendments.

Amendments to the existing text are shown in **red font** to indicate new and amended text and **blue strikethrough** to indicate deleted text. Responses to the proposed amendments with regard to the SEA, AA and FRA are shown in *green italics*. Amendments to the existing Land Use Zoning Map and the Heritage Map are shown clearly on a map, where a zoning is proposed to be changed the existing and the proposed are highlighted and where there is a proposed deletion or addition to the map this is clearly highlighted.

This document should be read in conjunction with the draft Wicklow – Rathnew Development Plan 2013 – 2019 issued in July 2012 and the Manager's Report on the Draft Plan issued in January 2013. This document, along with all other relevant documents are also available for viewing and downloading on-line at [www.wicklow.ie](http://www.wicklow.ie) or available in hard copy at the offices of Wicklow Town Council, Wicklow County Council and Wicklow Town Library.

**PLEASE NOTE –**

**ONLY SUBMISSIONS MADE ON THE PROPOSED AMENDMENTS AND/OR THE REPORT ON THE LIKELY SIGNIFICANT EFFECTS ON THE ENVIRONMENT / NATURA 2000 NETWORK OF IMPLEMENTING THE PROPOSED AMENDMENTS WILL BE TAKEN INTO CONSIDERATION AT THIS STAGE OF THE PLAN MAKING PROCESS.**

## **Section 2      Proposed Amendments**

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### **GENERAL**

#### **Amendment No. 1**

Throughout the development plan and all associated documents anywhere “Wicklow” appears it should read “Wicklow **Town**”, anywhere “Wicklow – Rathnew” appears it should read “Wicklow **Town** – Rathnew”

#### **Amendment No. 2**

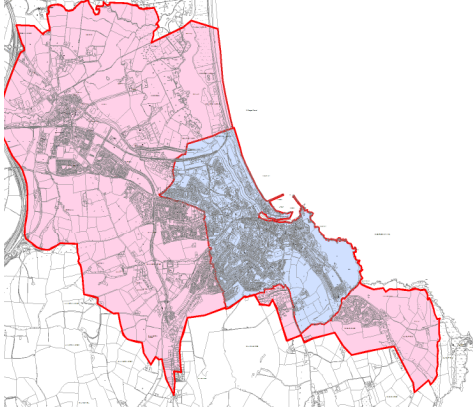
Throughout the development plan and all associated documents amend the name of ~~Action Area 2~~ to ‘**Marlton Action Area**’.

**Amendment No. 3**

(page 2)

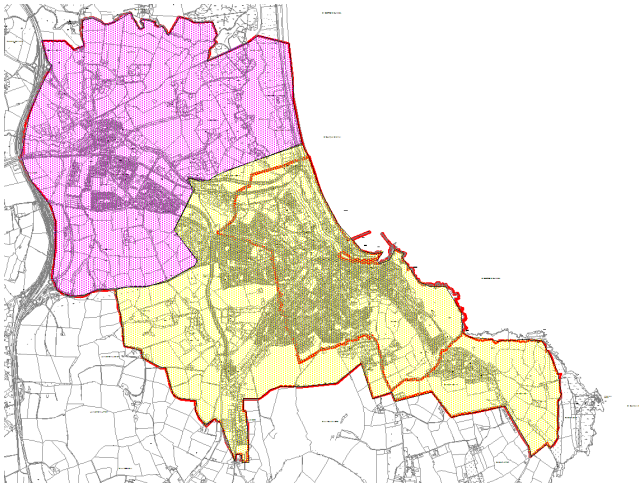
**From**

Wicklow Town and Environs Boundaries



**To**

Wicklow Town and Environs and Rathnew and Environs Boundaries.



**Map No.1.1 Wicklow Town and Environs and Rathnew and Environs Boundaries**

 Wicklow Town and Environs

 Rathnew and Environs



North

## **CHAPTER TWO**

### **Amendment No. 4**

(page 14)

#### **2.1 Vision**

For Wicklow Town, Environs and Rathnew to be a prosperous and growing community in the garden County of Wicklow, offering a unique and high quality of life by providing for a sustainable and local work/life balance within a quality environment for all who live, work and visit the area.

This will be achieved through the following Key Strategic Objectives:

- Strengthening and consolidating Wicklow Town as the County town to ensure that it remains the economic and social hub of the community by making the town a more attractive place to live and do business, by improving the public realm, by encouraging infill development and brownfield regeneration, by protecting the built and natural heritage and by improving movement throughout the town. **While protecting the character and uniqueness of the Main Street, it is necessary to provide for the development of Wicklow Town so as to provide for the requirements of modern retailers and business. Identifying suitable locations within the plan area that are deliverable within the time scale of this plan to cater for major retailers' needs is crucial for Wicklow Town to grow as a Primary Growth Centre and County Town.**
- Re-enforcing and protecting the identity of Rathnew as a separate stand alone entity in the wider settlement; by providing local services in an attractive, thriving village and to facilitate the ~~the educational potential of~~ **for innovation, enterprise and education at** Clermont Campus for the benefit of the local and regional community.
- Integrating land use planning and transport planning, with the dual aim of reducing the distance that people need to travel to work, shops, schools and places of recreation and social interaction and facilitating the delivery of improved public transport
- To enhance existing housing areas and to provide for high quality new housing at appropriate locations and to ensure the development of a range of house types, sizes and tenures in order to meet the differing needs of all in society and to promote balanced communities
- Cultivating the port and manufacturing employment tradition in the settlement while facilitating a broad range of enterprise development thereby avoiding dependence on a specific sector
- To recognise and protect through policies of the Plan, the unique character, built heritage, seaside location, maritime history, natural environment of the area, ensuring that this heritage can continue to contribute positively to the overall quality of life, recreation and tourism role of the settlement and by developing existing traditional coastal and estuarine walks.
- Ensuring that the quality and setting of the natural environment is protected and strengthened through the Plan so that maximum associated ecosystem services in terms of flood attenuation, biodiversity, quality of life, tourism and recreation may be realised for the benefit of the local and wider community.
- Supporting social and community development and in particular, to link the development of new housing to the delivery of necessary community facilities, including schools, playing pitches, health facilities and other community services
- To recognise the needs of all society and ensure that all strategies, policies and objectives do not inhibit or exclude any individuals or groups from being part of their community's development

- Maximising the use of existing infrastructure and targeting new investment in infrastructure to that which can generate the highest returns to the community
- To address the climate change challenge as a plan dynamic, directly in the areas of flooding and renewable energy and indirectly through integrating climate change and sustainable development into all aspects of plan policy and objectives.

### **Amendment No. 5**

(page 15)

#### **2.2.3 Housing and Phasing**

In order to accommodate this potential growth in population, the plan must make provision for growth in the housing stock. This will entail ensuring that there is sufficient zoned and serviced land available for the construction of new housing. While the duration of this plan is only until 2019, in accordance with current guidance from the DoECLG and RPGs, this plan will make provision for adequate zoned and serviced land to meet residential needs for the next nine years i.e. up to 2022.

The objective of this plan is to ensure balanced and proportionate development which will underpin and reinforce the status of Wicklow Town as the county town and Primary Growth Centre as outlined in National Planning Strategies.

Household size: Clearly it is necessary to predict future household size in determining how much new housing is required. These predictions have been provided for Wicklow by the RPGs as shown on the table below.

Excess factor: More housing units are always required to be provided over and above the minimum amount as some houses may be used as second / holiday homes and some units may be vacant at any time for example due to normal market friction. An excess factor of 6% is utilised in this plan.

**Amendment No. 6**

(page 17 and 18)

**2.2.4 Economy and Employment**

The RPGs indicate that outside of the core Dublin employment zone, Bray and Wicklow Town should act as anchors for regional enterprise. It is the strategy of this plan to put in place a framework to facilitate substantial growth in employment, in particular to allow Wicklow **Town** – Rathnew to develop as the major employment hub in this sub-region of the County.

~~In particular, the amount of zoned employment land must be align with this strategic goal. There has been a tendency in the past to zone an abundance of lands for employment uses in the hope that this will bring so many options to prospective employers that jobs would flow rapidly into the town. However, there is no evidence that this has been the case, even during the boom years and indeed the spread out nature of employment zoned lands has also lead to a number of new employment developments being located at the very edges of the settlement. This has obvious negative impacts such as:~~

- ~~- inefficient use of resources in bringing services to such sites;~~
- ~~- the need to rely on the private car to access such sites given their distance away from residential areas;~~
- ~~- the haphazard growth of the settlement, at the edges first, rather than from the centre out.~~

There is currently sufficient land zoned in the three plans for theoretically provide for **31,000 new jobs**, not including jobs that might be provided on 'town centre' zoned land or land zoned for education, community or residential uses, as shown on the table below.

**Table 2.3 Existing employment zoned land**

Location	Zoning	Action Area	Area	Amount developed	Amount free	Jobs potential
Rosanna Lower 1	E	AA1	15.67	0	15.67	3,761
Newrath 1	E	AA1	10.04	0	10.04	2,410
Newrath 2	E	AA11	3.56	0	3.56	854
Newrath 3	CC	AA11	3.54	0	3.54	850
Newrath 4	CC	AA1	48.08	0	48.08	11,539
Rosanna Lower 2	E1	AA1	3.24	0.4	2.84	114
Merrymetting 1	E1	AA1	3.74	2.34	1.4	56
Milltown North	E		29.9	11.9	18	720
Ballybeg 1	E		1.88	0	1.88	75
Ballybeg 2	E		2.9	2.9	0	0
Ballynabarny / Broomhall	E		31.65	0	31.65	1,266
Ballybeg 3	E1		4	0	4	160
Ballynabarny	E1		11.5	0	11.5	460
Merrymetting	E	AA2	8	1.08	6.92	1,661
Bollarney North	E	AA3	7.8	4.2	3.6	864
Hawkstown Lower	E	AA4	3	0	3	720
Ballynabarny	E	AA9	4	0	4	160
Knockrobin / Bollarney Murrough	E		16.7	11	5.7	228
Ballybeg 4		AA10	19.3	7.3	12	2,880
Ballynerrin Lower	E1	AA6	7.9	0	7.9	316
The Murrough	MU	AAP1	18	10	8	1,920
<b>Total</b>						<b>31,013</b>

For the new plan, given:

- the growth target for the settlement of Wicklow **Town** – Rathnew and its employment catchment area for 2022
- the role of the settlement as a major employment pole in the County
- an assumption that the labour force participation rate will remain around 50%
- the desire to significantly increase the number of jobs in the settlement such that the 'jobs ratio'<sup>1</sup> increases from 45% in 2006 to 80% by 2022
- a total of c. **9,400 jobs** would be required to be available in the settlement in 2022.

In line with sound planning principles, it is the aim of the strategy that a significant proportion of new jobs created will be located in existing built up areas, through redevelopment of brownfield sites, infill, change of use to employment generating uses and intensification of activities on existing employment sites.

The employment strategy is particularly focussed on the development of the following areas:

- Wicklow town centre and Rathnew village centre;
- The Murrough and other lands serviced by the new Port Access Road; and
- Clermont Campus.
- **Lands adjacent to the M11 interchanges which provide safe access to primary routes.**

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<sup>1</sup> This is the ratio of the number of jobs in the town to the number of people in the labour force

**Amendment No. 7**

(page 21)

(Note: Table 2.5 and Table 2.6 is the same as Table 3.3, page 28 and Table 5.2, page 60 )

**2.2.7 Land zoning principles****Proposed Housing Land**

Having regard to the inherited surplus of zoned housing land from previous plans, this plan has reduced that amount of zoned housing land to **187.39** ~~203~~ha as set out in Table 2.5 below

**Table 2.5 Proposed housing land for the Wicklow ~~Town~~– Rathnew DP 2013 - 2019**

Locations	Zoning	Area (ha)	Theoretical Maximum Capacity
Bollarney	R1	1.549	62
Broadlough Estate	R1	2.25	90
Broadlough Estate	R2	0.32	9
Ballyguile	R2	0.9	25
Greenhills Road	R2	1.724	48
Abbey School	TC	0.72	23
Church Lane	R2	0.58	7
Marlton	R2	0.1527	6
AA3 Murrough	R1	4.729	189
Convent lands	R1	3.4	96
Convent lands	R2	2.401	277
Whitegates	MU	9.892	136
Kilmantin House	R1	0.2072	8
AA1 Clermont – Tinakelly AA	R2	3.881	109
AA1 Clermont – Tinakelly AA	TC	3	127
AA1 Rathnew Clermont – Tinakelly AA	R2	16	448
AA1 Rathnew Clermont – Tinakelly AA	R1	5.716 7	229 280
AA2 Marlton AA	R1	9.61	384
AA2 Marlton AA (25ha inc School Site)	R2	32 23.4	655
Knockrobin & Bollarney	R2	10	274
Burkeen & Merrymeeting	R2	13	353
Keatingstown & Broomhall	R2	29	822
Ashtown	R3	8	158
Marlton Road	R4	2.438	24
Ballyguile	R3	2.95	59
Ballyguile	R4	1.327	13
Ballybeg	R2	18 13	497 364
Rathnew	TC	2	61
Rathnew	R2	8 4.16	227 116
Greenhills Road (Mariner's Point)	R4	5.2	52
Ballyguile Beg	R4 (NH4)	2	15 (max)
Ashtown (WRFC)	R4	2.6	26
Infill	RE, TC & VC		250
Total		203.07 187.39	5,759 5,566
Phase 1 (2013-2019)			3,980
Phase 2 (post 2019)			5,759 5,566

### Proposed employment land

Having regard to the inherited surplus of zoned employment land from previous plans, this plan has reduced that amount of zoned employment land to ~~86.3~~ 95.59ha as set out in Table 2.6 below.

**Table 2.6: Proposed employment land for the Wicklow Town – Rathnew DP 2013 – 2019**

Location	Zoning	Undeveloped land (ha)	Employment type
Rosanna Lower 1	E1	9.74	Business Park / Manufacturing
Newrath	E1	13.91	Business Park / Manufacturing
Rosanna Lower 2	E3	2.97	Retail warehousing
Milltown North	E1	10.67	Business Park / Manufacturing
Merrymetting 1	E3	1.46	Retail warehousing
Merrymetting 2	E1	5.42	Business Park / Manufacturing
Ballynabarny 1	E1	12.63	Business Park / Manufacturing
Ballynabarny 2	E2	4.36	Warehousing
Ballybeg	E2	4.12	Warehousing
Ballynerrin Lower	E3	7.88	Retail warehousing
Along PAR	E2	10.5	Warehousing
Along PAR (CZ Zone)	E2	2.64	Warehousing
Ballynerrin (roundabout)	E2	0.45	Objective PF2
Rathnew	E1	3.84	Business Park / Manufacturing
Ballybeg (N11)	E1	5	Business Park / Manufacturing
<b>Total</b>		<del>86.3</del> 95.59	

## **CHAPTER THREE**

### **Amendment No. 8**

(page 27)

#### **3.2 Residential Zoning**

##### **New Residential Zones**

This plan will provide for c. 187.39 ~~203~~ hectares of 'greenfield' zoned residential land. Taken in conjunction with potential infill development in the town/ village centre and existing residential areas, the provisions of the plan provide for a residential development capacity of c. 5,566 ~~5,759~~ units, with a range of densities as set out in Table 3.3 to follow. Some of these lands are located in designated 'Opportunity Areas' and 'Action Areas'.

All 'opportunity areas' and '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.

Table 3.3 Residential / mixed use zonings

Locations	Zoning	Area (ha)	Theoretical Maximum Capacity
Bollarney	R1	1.549	62
Broadlough Estate	R1	2.25	90
Broadlough Estate	R2	0.32	9
Ballyguile	R2	0.9	25
Greenhills Road	R2	1.724	48
Abbey School	TC	0.72	23
Church Lane	R2	0.58	7
Marlton	R2	0.1527	6
AA3 Murrough	R1	4.729	189
Convent lands	R1	3.4	96
Convent lands	R2	2.401	277
Whitegates	MU	9.892	136
Kilmantin House	R1	0.2072	8
<del>AA1</del> Clermont - Tinakelly AA	R2	3.881	109
<del>AA1</del> Clermont - Tinakelly AA	TC	3	127
<del>AA1</del> Rathnew Clermont - Tinakelly AA	R2	16	448
<del>AA1</del> Rathnew Clermont - Tinakelly AA	R1	<del>5.716</del> 7	<del>229</del> 280
AA2 Marlton AA	R1	9.61	384
AA2 Marlton AA (25ha inc School Site)	R2	<del>32</del> 23.4	655
Knockrobin & Bollarney	R2	10	274
Burkeen & Merrymeeting	R2	13	353
Keatingstown & Broomhall	R2	29	822
Ashtown	R3	8	158
Marlton Road	R4	2.438	24
Ballyguile	R3	2.95	59
Ballyguile	R4	1.327	13
Ballybeg	R2	<del>18</del> 13	<del>497</del> 364
Rathnew	TC	2	61
Rathnew	R2	<del>8</del> 4.16	<del>227</del> 116
Greenhills Road (Mariner's Point)	R4	5.2	52
Ballyguile Beg	R4 (NH4)	2	15 (max)
Ashtown (WRFC)	R4	2.6	26
Infill	RE, TC & VC		250
Total		<del>203.07</del> 187.39	<del>5,759</del> 5,566
Phase 1 (2013-2019)			3,980
Phase 2 (post 2019)			<del>5,759</del> 5,566

## **CHAPTER FOUR**

### **Amendment No. 9**

(page 41 & 42)

#### **4.2.2 Vehicular, Pedestrian and Cyclist Circulation**

##### **Cycling**

Currently there are no cycle lanes within Wicklow Town centre due to lack of width and existence of on-street car parking; cycle lanes from the town centre's environs into the core area are limited and not continuous. ~~∴ however given the relatively slow movement of traffic within the town centre, the area lends itself to relatively safe cyclist movement.~~ There are cycle parking facilities within the town at a number of convenient locations, but significant enhancement of such facilities is required.

##### **Vehicular, Pedestrian and Cycling Objectives**

- WT 1** To maintain the Main Street as the principal vehicular route through the town centre and to exploit any opportunities that arise to improve safety for both vehicles and pedestrians/cyclists.
- WT 2** To promote ease of movement of pedestrians throughout the town centre and avail of any opportunities to improve footpaths, pedestrian routes and road crossings.
- WT 3** To promote ease of movement of cyclists throughout the town centre and avail of any opportunities to improve the quality of service for cyclists and improve including the provision of safe and secure cycle parking at key locations throughout Wicklow town centre.
- WT 4** To facilitate the improvement of existing and the development of new linkages from the town centre to car/bike parks, amenity areas, to south quay and to the port / Murrough areas and to the town's environs. Any new development proposals with frontage onto both Main Street and the south quay shall incorporate new pedestrian linkages between the two where feasible.

### **Amendment No. 10**

(page 45)

#### **4.2.9 Retail Role of the Core**

The continuation of the retail function of the Main Street is key to its future viability. A main street requires the passing trade of shoppers to maintain both the pure retail offer and other retail services such as banks, cafes, hairdressers etc. The Main Street is the traditional retail area of the town and should remain the main area - however there is the potential for further retail development on the South Quay which is within the retail core area. In this regard, it is the stated policy of the County Retail Strategy to promote, encourage and support improvements to retailing and other town centre activities in the core area of Wicklow Town and to generally control further retail development to:

- Conversion of non-retail premises in the core area to retail use,
- Renovation and expansion of existing retail premises in the core retail area,
- Redevelopment of derelict or brownfield sites in the core, and
- Replacement of existing facilities within the town.
- To facilitate and support suitable proposals to merge or assemble multiple buildings / sites in order to develop modern retailing formats, including department stores or malls, having due regard to the protection of architectural heritage within the Town Centre.

## Objectives

- RC1** To support the function of the main street and associated side streets as the principal retail area in Wicklow.
- RC2** To **facilitate and** support suitable proposals to merge or assemble **multiple** buildings / sites in order to develop modern retailing formats, including department stores or malls, having due regard to the protection of architectural heritage **within the Town Centre**.
- RC3** To promote and facilitate the conversion of non-retail premises to retail/retail service use and to strongly resist the conversion of existing retail/retail service premises to alternative, less active uses that would diminish vibrancy and daytime activity in the area.

## Amendment No. 11

(page 52)

### 4.4 Wicklow Port and Harbour Strategy

#### The Port and Quays

#### Objectives

- Port 6** To consider the feasibility of the preparation of a Port and Environs Masterplan, to facilitate the continued development of the Port, quays and harbour, to be prepared by Wicklow Port Company in close conjunction with the Planning Authority. Any approved Masterplan must adhere to the overall zonings, policies and objectives of the Development Plan.

## **CHAPTER SIX**

### **Amendment No. 12**

(page 69)

#### **6.2.1 Strategy for Wicklow Town – Rathnew**

**Therefore the retail strategy for Wicklow Town - Rathnew is:**

1. To promote and encourage enhancement and expansion of retail floorspace and town centre activities in Wicklow Town to enhance its role and importance as a County Town Centre in the GDA. Wicklow Town must be developed as a retail centre of excellence. The upgrade of the Town Centre is paramount and the priority of any future development must stem from the centre of the town outwards. Where the opportunity for development of new retail arises and it is found that no suitable locations are available within the immediate town centre then provision must be provided for such developments within the time scale of the Plan at edge of centre locations.

### **Amendment No. 13**

(page 70)

#### **6.3 Retail Objectives**

- RT3** The preferred location for new retail development where practicable and viable, is within the retail core of the town / village centre zones. Where it is not possible to provide the form and scale of development that is required on a site within the core, then consideration can be given to a site on the edge of the core, but still within the town / village centre zone. Wicklow Town must be developed as a retail centre of excellence. The upgrade of the Town Centre is paramount and the priority of any future development must stem from the centre of the town outwards. Where the opportunity for development of new retail arises and it is found that no suitable locations are available within the immediate town centre then provision must be provided for such developments within the time scale of the Plan at edge of centre locations.

### **Amendment No. 14**

(page 72)

#### **6.3 Retail Objectives**

##### **Large Foodstores**

Large foodstores comprising supermarkets, superstores, discount foodstores or hypermarkets are an accepted component of the retail hierarchy. They serve mainly the large weekly convenience goods shopping requirements of families. They require large clear areas of floorspace together with adjacent car parking as the majority (but not all) of families undertake their weekly bulk convenience shopping by car.

- LF1** Large foodstores shall generally be required to be located on lands zoned 'town centre' or 'village centre'. Where no such zoned lands are available and a need can be shown for this form of retailing, the applicant must show through the application of the sequential approach that the site selected is suitable and optimal.
- LF2** Where a proposal for foodstore development involves the sale of a significant amount of non-food goods (as is common in hypermarkets) the application drawings accompanying a

planning application shall delineate clearly the area to be devoted primarily for the sale of convenience goods. The balance between the convenience and comparison element of the proposed store drawings is a critical element in the assessment of the suitability of the development proposal. Where a significant element of the store is indicated to be for comparison goods the potential impact of that element of the store on existing comparison goods stores within the catchment must be included in the assessment of the application. ~~Floorspace caps set out in the Retail Planning Guidelines will apply to the total net retail sales space of superstores and the convenience goods net retail sales space of hypermarkets delineated on application drawings.~~ To prevent any adverse impact on town centres, the proportion of comparison goods floorspace ~~shall~~ **may** be limited to a maximum of 20% of retail floor area."

#### **Amendment No. 15**

(page 73)

#### **Section 6.3 Retail Objectives**

Delete Objective DF1- **Discount Foodstores**

##### **Discount foodstores**

~~Discount food stores generally comprise a single level, self service store normally of between 1,000sqm – 1,500sqm of gross floorspace selling a limited range of goods at competitive prices, often with adjacent car parking.~~

~~**DF1**—Discount foodstores shall be required to locate on suitably zoned lands. Where no such zoned lands are provided and a need can be shown for this form of retailing, the applicant must show through the application of the sequential approach that the site selected is suitable and optimal. To prevent any adverse impact on town centres, the proportion of comparison goods floorspace shall be limited to a maximum of 20% of retail floor area."~~

#### **Amendment No. 16**

(page 74)

#### **6.3 Retail Objectives**

##### **Petrol filling stations**

**PF2** For the provision of a Petrol Filling/ Service Station, subject to high quality urban design, landscaping and layout.

## **CHAPTER SEVEN**

### **Amendment No. 17**

(page 80)

#### **7.3.4 Tourism and Recreation Themes & Products**

**TTP7** To promote the development of a 'National Cycle Network Hub' within the town environs. Each hub would consist of a number of looped cycle routes consisting of half or full day walking or cycling.

## **CHAPTER EIGHT**

### **Amendment No. 18**

(page 87)

#### **8.3.1 Education and Development – Primary Education**

##### **Primary Education**

There are currently 2 schools in temporary accommodation as follows:

Gaelscoil Chill Mhantain	8 classrooms
Wicklow Educate together	8 10 classrooms (2012)

### **Amendment No. 19**

(page 89)

#### **Education Objectives**

**ED4** Where practicable, education, community, recreational and open space facilities shall be clustered and in locations that maximize opportunities for the sharing of facilities. However schools shall continue to make provision for their own recreational facilities as appropriate.

### **Amendment No. 20**

(page 91)

#### **8.3.3 Children's Play Facilities**

##### **Objectives** (incl 'footnotes')

**CP2** In all new significant residential development <sup>(footnote)</sup>, the developer shall provide, in the residential public open space area, a dedicated children's play zone, of a type and with such features to be determined following consultation with the Local Authority.

*Footnote* - This is determined in the case of Wicklow Town – Rathnew to be any application in excess of 75 200 housing units or smaller developments that will accumulate to be part of larger future developments.

### **Amendment No. 21**

(page 91)

#### **8.3.3 Community Centres**

##### **Objectives**

**CM2** New community buildings/facilities shall be fit-for-purpose and multi-purpose, designed to facilitate a wide range of uses including active uses (e.g. basketball, badminton, gymnastics / dance, martial arts etc) and meeting / club use, they shall be inclusive, accessible and cater for all ages.

## **CHAPTER NINE**

### **Amendment No. 22**

(page 102 )

#### **9.2 Walking and Cycling**

The compact form of Wicklow Town-Rathnew lends itself to walking and cycling; however, the topography of much of Wicklow Town and the traffic in Wicklow Town and Rathnew Village centres combine to undermine the potential of walking and cycling as popular transport modes. Many of the residential areas within Wicklow Town - Rathnew are hilly and this acts as a deterrent to the use of pedestrian or cycle transport. The opening of the Port Access Road has greatly enhanced the pedestrian and cyclists' environment within Wicklow town and this road, along with the Town Relief Road, has provided an important walking and cycling route around Wicklow Town, Rathnew Village and their environs.

The development of this new road infrastructure has opened up new possibilities to develop new walking and cycling routes around the environs of the settlement.

## **CHAPTER ELEVEN**

### **Amendment No. 23**

(page 136)

#### **Table 11.1 Record of Protected Structures**

Delete entry RPS 29

<b>Wicklow Town Council</b>		
<b>Proposed Protected Structures</b>		
<b>RPS 29</b>	<b><del>The Lifeboat houses, South Quay</del></b>	<del>The lifeboat house was originally built here in 1887 with the current lifeboat house officially opened in 1990.</del>

### **Amendment No. 24**

(page 152)

#### **11.3.2 Water Systems objectives**

**WS6** To ensure that any development or activity with potential to impact on groundwater ~~has regard to~~ **will take account of** the GSI Groundwater Protection Scheme.

**Amendment No. 25**

(page 155)

**11.3 Natural Environment****11.3.8 Public Rights of Way**

There are 4 existing public rights of way within the plan area. These were established in 1994 by way of variation to the 1989 County Development Plan in the Wicklow Town Environs Plan 1994. They are identified on the land use map.

Section 10(2)(o) of the Planning and Development Act 2000, as amended, requires the inclusion of a mandatory objective in the development plan for the preservation of public rights of way which give access to seashore, mountain, lakeshore, riverbank or other place of natural beauty or recreational utility, which public rights of way shall be identified both by marking them on at least one of the maps forming part of the development plan and by indicating their location on a list appended to the development plan. Section 14 of the Act sets out the formal process for designating rights of way in development plans.

**Public Rights of Way Objectives**

**ROW1** To preserve existing public rights of way at the locations detailed in Table 11.11 *Existing Public Rights Of Way* and Rights of Way which give access to seashore, mountain, lakeshore, riverbank or other place of natural beauty or recreational utility.

**ROW2** To map and document existing established and possible further public rights of way within the plan area which give access to seashore, mountain, lakeshore, riverbank or other place of natural beauty or recreational utility, on a phased basis, commencing within the lifetime of the plan, in consultation with the public, walking groups and other users of public rights of way, for inclusion in the Development Plan by way of variation.

**Table 11.11 Existing Public Rights Of Way**

<b>Reference</b>	<b>Description</b>
PROW1	From the Wicklow Town boundary, along the coastline of Bollarney Murrough, Knockrobin, Murrough and Tinakilly Murrough
PROW2	From the Wicklow Town boundary along the coastline to Brides Head and Lime Kiln Bay
PROW3	From Rocky Road to Rathnew back road along the western boundary of Wicklow Environs
PROW4	Along old coast road at Dunbur Lower from Seafeld housing estate to public road.

## **CHAPTER TWELVE**

### **Amendment No. 26**

(page 159)

#### **12.3 Marlton Action Area**

This action area is located in the townlands of Ballynerrin and Ballynerrin Lower to the west of Wicklow town and measures c. 55ha comprising:

- c. 10ha zoned for high density residential development (R1)
- c. ~~25~~ 23.4ha zoned for medium density residential development (R2)
- c. 8ha of employment zoned land (E2 'Retail Warehousing'),
- c. 9.3ha of open space and (4.6ha POS and 4.7ha AOS)
- c. 1.6ha zoned for Community and educational use (CE)

Although the newly constructed Town Relief Road (TRR) bisects this action area, the two sides of the action area are considered appropriate to bind together in an action area as (a) facilities and infrastructure required by the 'east' side are partially located on the 'west' side of the road and (b) this will allow for the creation of a continuous green link from the old reservoir into the town centre.

Any plan prepared or development proposed for these lands, while respecting all relevant development control standards and plan objectives must provide for phased and integrated development. Any plan shall comply with the following objectives:

- The CE lands zoned in this action area shall be reserved for the development of a primary school. ~~One site of not less than 1.6ha shall be reserved for the development of a primary school, at either of the locations identified on the map below.~~ No more than 40% of the residential development will be permitted in advance of the transfer of the site to the Minister for Education.

~~▪ A neighbourhood centre shall be developed at the northern end of the action area, in proximity to the TRR, at a location that is easily accessible by foot and vehicle from the surrounding area. This neighbourhood centre shall not exceed 1,000sqm GFA, with not more than 500sqm GFA being devoted to retail / retail services uses. No single retail unit shall exceed 200sqm GFA. The remainder of the neighbourhood centre shall be designed so as to be useable by a variety of community uses such as crèches / preschools, community spaces / community meeting rooms, health centre etc. The delivery of this centre may be on a phased basis, but no more than 40% of the residential development will be permitted in advance of the full completion of the community elements of the centre.~~

- Appropriate retail and social / community facilities shall be provided, of a type and scale to be determined following the carrying out a Retail Impact Assessment and social / community needs audit of the area. Any such retail and social / community facilities shall be provided on lands zoned 'R2' and shall, unless otherwise agreed, be located in a combined 'neighbourhood centre'. The delivery of this centre may be on a phased basis, but no more than 40% of the residential development will be permitted in advance of the full completion of the social / community elements of the centre.

- A minimum area of 9ha shall be developed as public open space in accordance with the following criteria:
  - Lands designated Passive Open Space (POS) shall be developed as a formal landscaped park, including an amenity walkway along both sides of the river, generally as indicated on the

map. ~~The plan shall include suitable proposals to ensure that walkway areas are maintained as safe, usable areas, free from anti-social behaviour~~

- Lands designated Active Open Space (AOS) shall be laid out and developed as a public sports ground, ~~to be devoted to the use of the general public and not reserved for a single club or activity~~, in a format and with such facilities / infrastructure to be determined following consultation with the Community Development Section of the Council

- The delivery of the Open Space may be on a phased basis, but no more than 70% of the residential development will be permitted in advance of the full completion of the Active Open Space and the riverine park.

- ~~No development~~ **Not more than 100 residential units** may be occupied until such a time as the link between the existing Marlton estate road and the TRR is completed.”

## **CHAPTER THIRTEEN**

### **Amendment No. 27**

(page 169)

#### **Table 13.2 Zoning Use Table**

From “discount foodstore” to “large convenience goods stores”

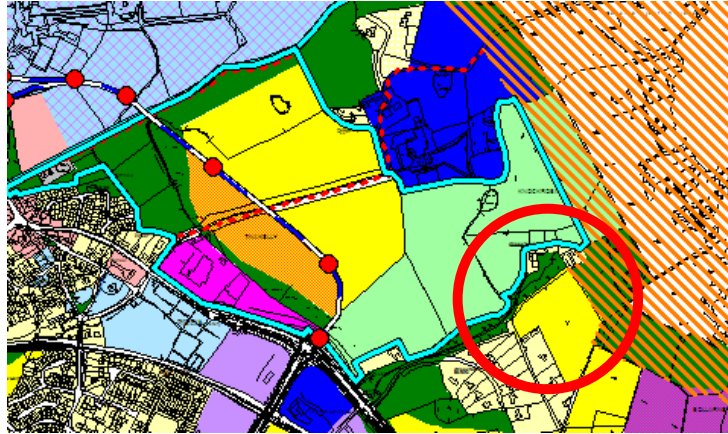
**LAND USE MAP**

**Amendment No. 28**

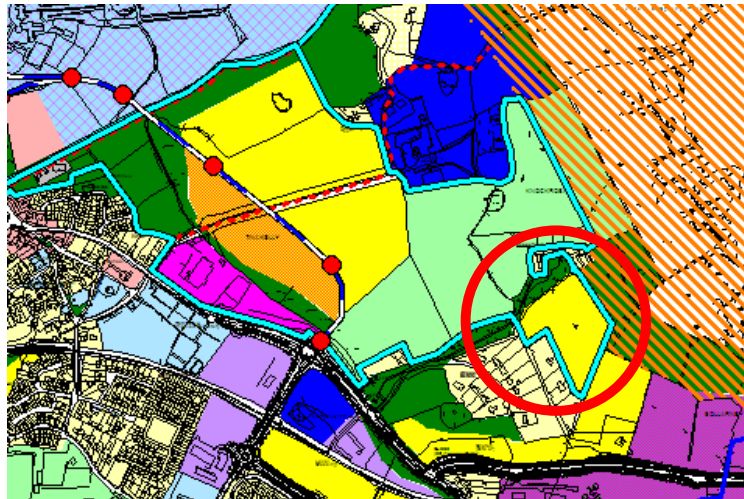
**Knockrobin**

Amend the Clermont – Tinakelly Action Area boundary and Chapter 12 (p 159)

From



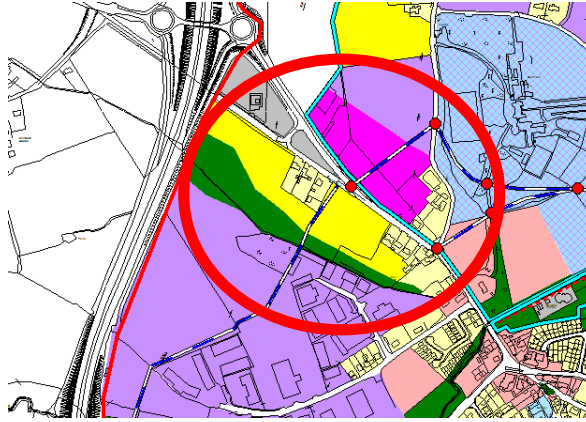
To



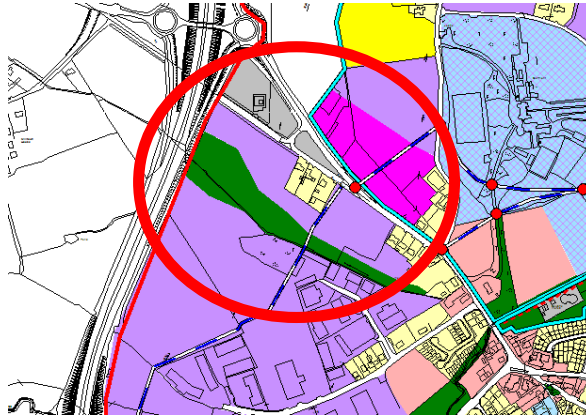
**Amendment No. 29**

**Rathnew**

From Residential R2



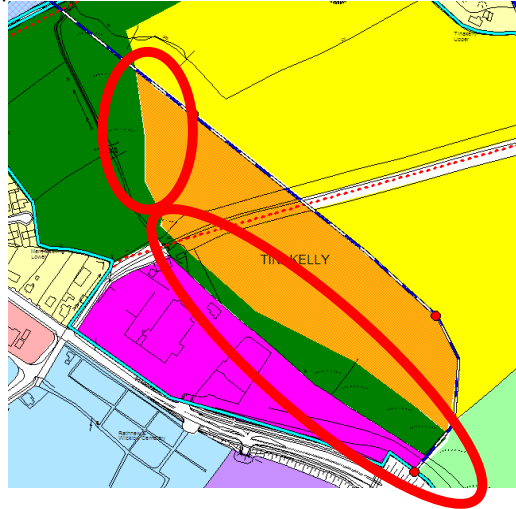
To Employment E1



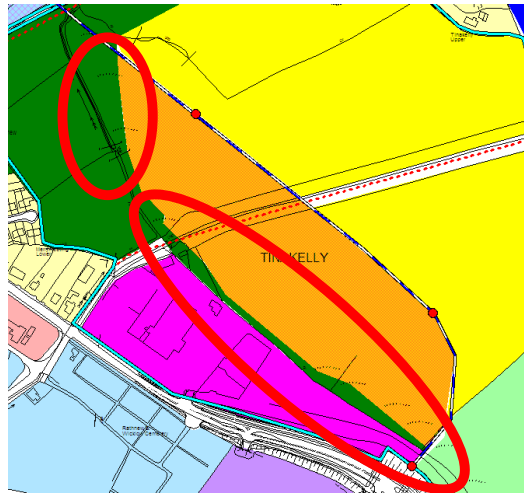
**Amendment No. 30**

**Tinakelly**

From POS Passive Open Space



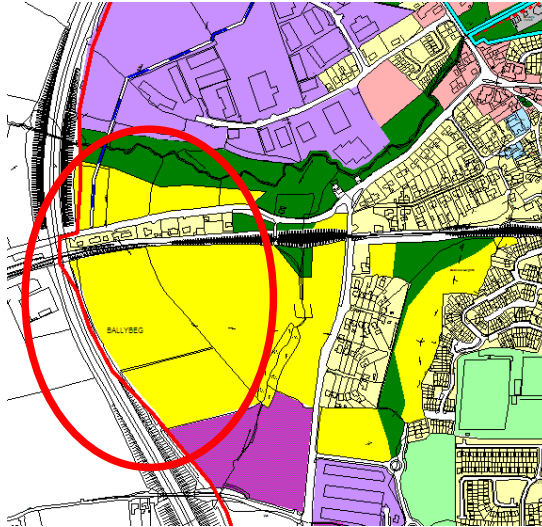
To R1 Residential



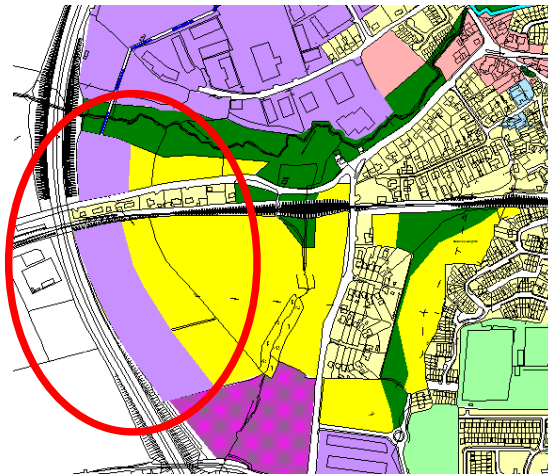
**Amendment No. 31**

**Ballybeg**

from R2 Residential



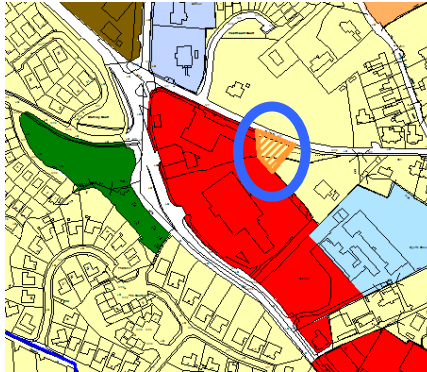
to E1 Employment



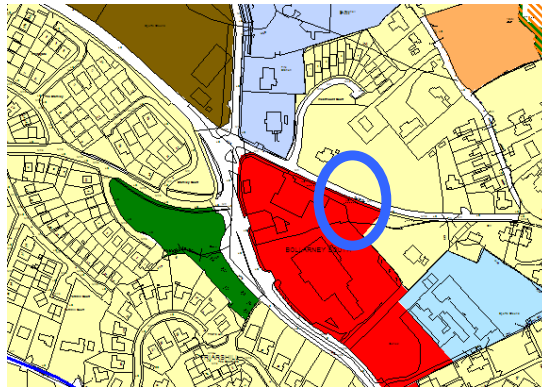
**Amendment No. 32**

**Church Hill**

Change from Residential Infill RE



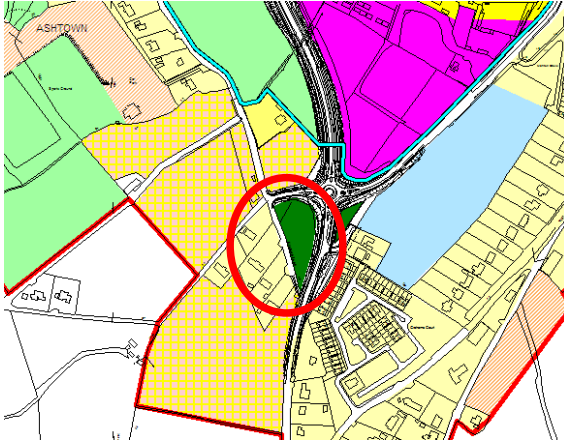
to Town Centre TC



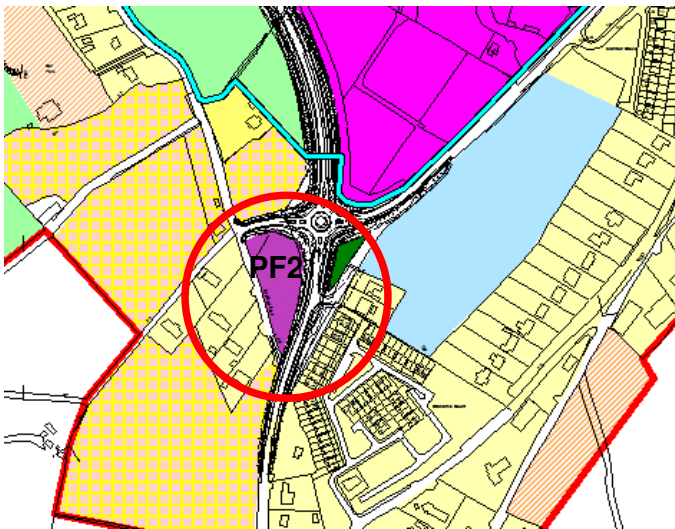
**Amendment No. 33**

**Ballynerrin, Town Relief Road, Marlton Road Roundabout**

From Passive Open Space POS



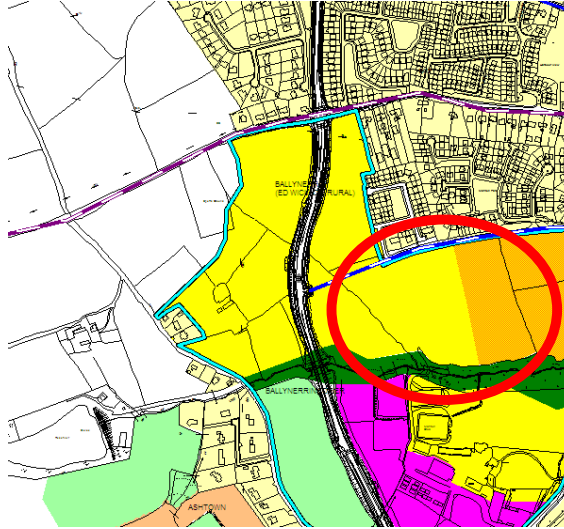
To Employment (E2 – Warehousing) with Local Objective PF2 on map



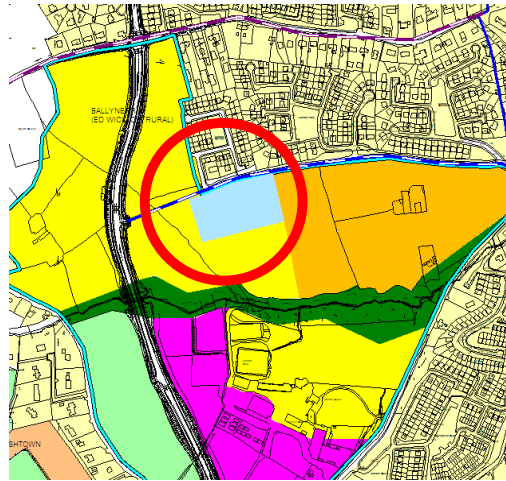
**Amendment No. 34**

**Ballynerrin, Marlton Action Area**

From R2 Residential



to CE Community and Education

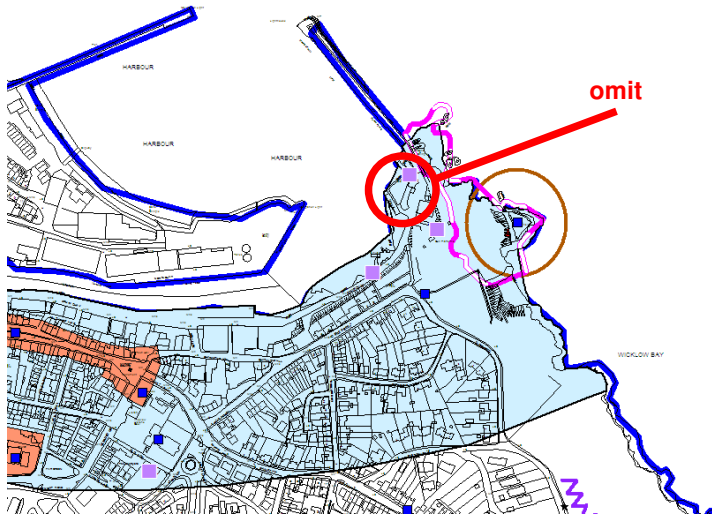


## **HERITAGE MAP**

### **Amendment No. 35**

#### **South Quay**

Omit the proposed protected structure RPS 29, The Lifeboat Houses, South Quay



### **Amendment No. 36**

#### **Murrough, Broomhall, Brides Head and Dunbur Lower**

Include the existing Public Rights of Way

