

PART 3:

PROPOSED POLICIES & OBJECTIVES

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All the objectives in the current County Development Plan will be reviewed and amended / updated as necessary in accordance with the new National Planning Framework (NPF), Regional Spatial and Economic Strategy for the Eastern and Midland Region (RSES) and Ministerial guidelines. The policy / objective recommendations set out hereunder focus on any new policies or objectives that are being recommended, or any policies / objectives that it is proposed to significantly alter.

OVERALL STRATEGY

1. Determine a new settlement hierarchy in accordance with the hierarchy, guiding principles and typology of settlements in the Regional Spatial and Economic Strategy for the Eastern and Midland Region (RSES), within the population projections set out in the National Planning Framework to ensure that towns grow at a sustainable and appropriate level.
2. To identify all towns below the key towns of Bray and Wicklow-Rathnew as ‘self sustaining’ towns.
3. To target housing and employment growth into settlements that have the capacity to absorb such growth in a sustainable manner.
4. The Development Plan will pursue a compact growth policy in accordance with the requirements of the NPF. The core strategy shall be developed having regard to the infill/brownfield targets set out in the National Planning Framework (NPO3c) and shall include an objective to give effect to this.
5. The new plan will support the need for compact growth and better integration of transport and land-use planning, including walking and cycling infrastructure, public transport, park-and-ride facilities, etc.
6. To ensure that housing growth is on the basis of sustainability principles and in particular to the availability of sustainable modes of movement both within and between settlements.
7. The new plan will adopt a methodical and evidence-based approach to land-use zoning and settlement planning including demonstrating a rational assessment of zoned land requirements based on such criteria as, inter alia, regional population targets, the sequential approach, flood risk assessment, infrastructure capacity, natural habitats and S.28 Guidance.
8. Any land zoned for residential development will be located in close proximity and/or be well connected to existing / planned services (e.g. schools, retail, community/health centres, sports/amenity facilities, etc.) and employment sites. The new plan will have as a key ‘plan dynamic’ the encouragement of a shift from car-orientated urban patterns to walkable, cyclable, and transit-orientated development patterns.
9. To include a ‘health and wellbeing’ audit, to ensure all of the provisions of the plan will contribute to improved quality of life for all in Wicklow.
10. To place Climate Change front and centre in the new county Development Plan with a separate chapter and to integrate climate change mitigation and adaptation as guiding principles throughout the plan and in particular to address the areas of:
 - a. Compact growth and crafting more sustainable settlement patterns
 - b. Sustainable and low carbon transportation
 - c. Enhancing public transport and access to same
 - d. Flooding, surface / storm water management
 - e. Natural resource management
 - f. Renewable energy
 - g. Low energy building design
11. The UN Agenda 2030 for Sustainable Development, the related Sustainable Development Goals (SDGs) and Ireland’s SDG Implementation Plan (DCCA, 2018) will be addressed in the new plan as relevant.
12. Prepare new town plans for Newtownmountkennedy and Rathdrum to be included in the draft County Development Plan.

TOWNS, VILLAGES & RETAIL

13. Include an objective to give effect to NPO 4 to ensure the creation of attractive, liveable, well designed, high quality urban places that are home to diverse and integrated communities that enjoy a high quality of life and well-being.
14. In accordance with NPO 6, include an objective to regenerate and rejuvenate towns and villages of all types and scale as environmental assets that can accommodate changing roles and functions, increased residential population and employment activity and enhanced levels of amenity and design quality, in order to sustainably influence and support their surrounding area.
15. Apply a tailored approach to urban development that will (a) provide a focus for urban and rural generation and (b) where possible link to the Rural and Urban Regeneration and Development Funds in accordance with NPO 7.
16. Review the objectives of the current ‘Centres & Retail’ chapter in accordance with national policy and guidelines and strengthen where necessary. Provide a stronger focus on towns and villages acknowledging their potential to develop stronger roles and accommodate more development.
17. In accordance with NPO 16 and NPO 18a and to support applications for RRDF funding include objectives to:
 - a. Target the reversal of rural decline in the core of small towns and villages through sustainable targeted measures that address vacant premises and deliver sustainable reuse and regeneration outcomes.
 - b. Support the proportionate growth of and appropriately designed development in rural towns that will contribute to their regeneration and renewal, including interventions in the public realm, the provision of amenities, the acquisition of sites and the provision of services.
18. Include objectives to support proposals for regeneration, rejuvenation of vacant and derelict sites, town and village centre renewal and public realm enhancement. In accordance with *RPO 6.12*, include objectives on placemaking for town centres, for example through inclusion of a Placemaking Strategy for towns and implementation of Town Centre Renewal Plans.
19. In accordance with *RPO 6.13*, include an objective to support the preparation of Design Guidelines to provide for improvements in the appearance of streetscapes for use by all and for revitalising vacant spaces, for example with cost effective, temporary uses that build on the longer-term vision for space.
20. Include objectives to create the appropriate conditions necessary to foster a healthy and vibrant retail environment in the county.
21. To continue the prioritisation of existing town centres as the commercial and retail heart of settlements and to appropriately manage ‘edge of centre’ and ‘out of centre’ retail.
22. Review the boundary of the retail core in all of the towns with a view to amending where considered necessary.
23. To support local markets.
24. Update the retail hierarchy in accordance with the new retail hierarchy set out in the EMRA RSES.
25. Ensure that the new County Development Plan clearly articulates what retail uses are permitted or open for consideration on zoned and unzoned land.
26. Review and strengthen the section on retail design where necessary.
27. Include a policy to require, where practicable, new development to incorporate the principles of universal design in accordance with the *National Disability Authority Building for Everyone: A Universal Design Approach (2012)*.
28. Include an objective to encourage Changing Place facilities where practicable.

RURAL DEVELOPMENT

29. In accordance with NPO15 include policies to support the appropriate and sustainable development of rural areas by encouraging growth and arresting decline in areas that have experienced low population growth or decline in recent decades and by managing the growth of areas that are under strong urban influence to avoid over-development, while sustaining vibrant rural communities.
30. The new plan will maintain the current strategy, subject to any changes required to comply with the new NPF and RSES, of suitably managing rural housing and resisting urban generated dispersed rural housing.
31. The new plan will promote settlement nucleation and policies to protect rural areas from a proliferation of car dependent, dispersed, urban-generated settlement.

CLIMATE CHANGE

32. To include a new chapter specifically on Climate Change in the draft County Development Plan. The strategy and objectives of the chapter will have a focus on the land use and planning aspects of adaptation to and mitigation of climate change.
33. In the development of the new plan, particular regard will be taken of the need to align with national commitments on climate change mitigation and adaptation.
34. To support the implementation of the Wicklow County Council Climate Change Adaptation Strategy and to support the land use aspects of the strategy.
35. To integrate climate change mitigation and adaptation as guiding principles throughout the plan and in particular to address the areas of:
 - a. Compact growth and crafting more sustainable settlement patterns
 - b. Sustainable and low carbon transportation
 - c. Enhancing public transport and access to same
 - d. Flooding, surface / storm water management
 - e. Natural resource management
 - f. Renewable energy
 - g. Low energy building design.

HOUSING

36. Prepare a new Housing Strategy to inform housing policy in the County Development Plan. A comprehensive Housing Need Demand Assessment (HNDA) that will support the preparation of the Housing Strategy and all related housing outputs will be prepared following the publication of guidance. .
37. Include a new policy on residential density that requires new residential development to comply with the standards set out in the Sustainable Residential Development in Urban Areas – Guidelines for Planning Authorities (DEHLG 2009).
38. Include a policy to require a mix of house types, house designs and sizes in new residential and mixed-use schemes to cater for the varying household needs in the County.
39. Review policies HD13 and HD15 in accordance with recent Ministerial guidelines.
40. Include a policy to require, where practicable, new residential development to incorporate the principles of universal design in accordance with the *National Disability Authority Centre for Excellence in Design Universal Design Guidelines for Homes in Ireland (2015)*.
41. Review the rural housing policy to ensure it complies with the NPF and RSES.
42. Retain and strengthen where considered necessary policy RT15 in the development plan which promotes the active use of above ground floor levels in principal shopping streets including living over the shop.

43. Review policy and design standards relating to height and design of new residential development to ensure their compliance with new policy particularly the Specific Planning Policy Requirements (SPPRs) of the Urban Development and Building Heights Guidelines for Planning Authorities (DHPLG 2018) and Sustainable Urban Housing: Design Standards for New Apartments - Guidelines for Planning Authorities (DHPLG 2018).
44. Expand on the housing design objectives contained in the current plan (HD2, HD3) and include objectives requiring a tailored design approach for new residential development which is responsive to local context and the submission of a design statement with planning applications which shall outline the design rationale.
45. Include a policy to require that the design and layout of new residential development achieves highly permeable, well connected streets in accordance with best practice as set out in the Design Manual Urban Roads and Streets (DTTS & DECLG 2013).
46. Include policy to support active land management including giving effect to the Urban Regeneration and Housing Act, 2015 and the Urban and Rural Regeneration and Development Funds.
47. Include policy to identify obsolete and potential renewal areas within town and village centres and where feasible pursue measures to regenerate and bring these areas back into use.
48. Review policy in relation to development of rural housing on backland sites in accordance with national policy and guidance.
49. Review current Development & Design Standards Appendix document.

ECONOMIC DEVELOPMENT & EMPLOYMENT

50. Recognise that one of the key challenges facing the County is the need for better alignment between population growth, location of residential development and employment and include policy to address this and create sustainable, healthy and resilient places.
51. Include policies to support new employment development in appropriate locations that will improve economic resilience and reduce to need for unsustainable commuting patterns.
52. Include policy to direct significant employment growth into the key towns, Bray and Wicklow-Rathnew, and onto the IDA lands in Greystones, which is identified as a strategic development site for employment to strengthen the economic base of north Wicklow.
53. To retain and enhance policies and objectives with regard to enterprise development to ensure that entrepreneurialism and enterprise is promoted, smaller, local businesses are fully supported and the development of co-working spaces / hubs is facilitated.
54. In accordance with *RPO 6.2* ensure that policy objectives are sufficiently agile to account for unexpected opportunities, to accommodate valid propositions for enterprise development that may emerge and for which there are strong locational drivers that do not apply to the same extent elsewhere.
55. Review all land zoned for economic development in accordance with national, regional and local policy. Lands identified for employment development will be located proximate to existing or proposed residential areas.
56. The new County Development Plan shall clearly articulate what uses are permitted or open for consideration on employment zoned land and shall ensure that such uses afford adequate flexibility to cater for a wide range of employment uses subject to respecting residential amenity and environmental protection.
57. In accordance with *RPO 6.1* include an objective to support job creation and enterprise development with an emphasis on: an enterprise base with increased productivity and more diversification, with high levels of innovation and applying the ‘Guiding Principles’ for strategic employment and investment prioritisation in placemaking for enterprise development presented in the RSES.
58. To build upon and strengthen the goals and objectives of the current County Development Plan with regard to start up businesses, niche market industry, tourism and small and medium enterprises.
59. Include policy to promote and facilitate shared working hubs.

60. Review and expand the section on third level education in the Chapter on *Economic Development and Employment* to take into account opportunities to strengthen links with third level institutions and investigate opportunities in relation to climate change, biodiversity and developing a carbon neutral economy.
61. Integrate climate change objectives into the development plan and identify policies to support the transition towards a low carbon economy including objectives to support green infrastructure.
62. Include a policy to require, where practicable, new economic and employment related development to incorporate the principles of universal design in accordance with the *National Disability Authority Building for Everyone: A Universal Design Approach (2012)*.

TOURISM & RECREATION

63. Having regard to NPO14 in the NPF, include an objective to protect and promote the sense of place, culture and the quality, character and distinctiveness of the Irish rural landscape that make Ireland’s rural areas authentic and attractive as places to live, work and visit.
64. Have regard to the Wicklow Tourism Strategy & Marketing Plan 2018 – 2023 and the Statement of Tourism Strategy 2017 – 2026 and facilitate the development of a sustainable tourism industry that is economically viable and respectful of the natural landscape and built heritage.
65. To provide greater focus for walking trails, cycling infrastructure, greenways and blueways taking into account the potential benefits for local people and tourists.
66. Include an objective to support the development of a strategic national network of trails.
67. Where possible identify walking trails / cycling routes and possible greenways, including showing links to public transport.
68. Ensure that the objectives contained in the County Development Plan give adequate protection to the environment and ensure that the very resource which tourism depends upon is not depleted by inappropriate development.
69. Review the policies and objectives in the development plan taking into account the need to make tourism facilities and the built environment including the public realm, more accessible to all.
70. As part of the green infrastructure strategy, to assess the feasibility of providing access to the Coillte forests located centrally in Newtownmountkennedy and at walking distance in Kilmurry and Callow Hill.

INFRASTRUCTURE

71. To retain existing foot and cycle way objectives in the new County Development Plan and to enhance in accordance with any advice or updated strategies / requirements of the NTA.
72. To retain existing public transport objectives in the new County Development Plan and to enhance the policy framework to encourage and facilitate the improvement of public transport in accordance with any national advice or updated strategies / requirements.
73. To provide strong policy support for improvement to public transport in the County, for the provision of enhanced walking and cycling networks.
74. To work with and support the public transport agencies in the development of a coordinated park-n-ride strategy.
75. To include a new objective for a complete footpath from Rathdrum to Arklow, via The Meetings and Woodenbridge.
76. To investigate the feasibility of providing a pedestrian and cycle link between Newtownmountkennedy and Colaiste Chraobh Abhann secondary school in Kilcoole.
77. To add the following roads and transportation objectives to the new County Development Plan:
 - a. Blessington Inner Relief Road
 - b. Improvement to the R747 – N81 junction in Baltinglass.

78. Identify objectives in consultation with TII to improve traffic safety and permeability in Baltinglass particularly at the bridge.
79. To continue to facilitate Irish Water in the provision and expansion of the water services infrastructure required to support the social and economic growth of County Wicklow, including targeted demographic growth and economic development as identified in the Core Strategy of the plan.
80. To carry out Strategic Flood Risk Assessment (SFRA) in accordance with *'The Planning System and Flood Risk Management Guidelines for Local Authorities'* (2009) and associated Circulars and Technical Appendices.
81. The new plan will address the Water Framework Directive and the River Basin Management Plans. The new plan will address requirements surrounding private wastewater treatment systems, and in particular the EPA Code of Practice and other related regulations.
82. The new plan shall address Urban Drainage Systems (SUDS) and rainwater harvesting.
83. Notwithstanding the fact that these matters are already addressed in the Bray MD Local Area plan 2018, the new County Development Plan shall provide more information and policy support relating to the development of the Regional Spatial and Economic Strategy designated 'strategic sites' in Bray (Bray golf club and Fassaroe) and the transportation intervention that are needed to support same as set out in the Bray & Environs Transport Study.
84. Update current objective WE8 relating to *Prevention of Major Accidents (Control of Major Accident Hazards Involving Dangerous Substances)* legislation.

HERITAGE

85. To update the Record of Protected Structures.
86. To review the structure of the current 'heritage' chapter and in particular, to divide the chapter into 3 components namely 'Built Heritage', 'Biodiversity and Natural Heritage' and outdoor recreation / access / public rights of way (the third section for integration into the 'tourism and recreation' chapter of the plan).
87. To review existing watercourse set back objectives.
88. To provide enhanced data and mapping system of heritage assets in the new plan.
89. To update and enhance where necessary current policies and objectives with regard to Green Infrastructure.
90. To review existing and consider suggested new PROWs for inclusion in the plan.
91. To undertake a review of selected existing and proposed TPOs.
92. To update list and map of all County geological sites.
93. The new plan shall promote to use of local materials where feasible.
94. To include data on geothermal potential in the new plan if possible.
95. The Green Infrastructure Strategy of the new County Development Plan will take into account any new data or designations in Wicklow.
96. The new County Development Plan will address recommendations of the Pollinator Plan where relevant.
97. The new County Development Plan will contain updated schedules and maps of items / places of archaeological significance.
98. The new plan shall promote the need to protect non-designated aspects of biodiversity including ecological corridors / linkages / green infrastructure, areas of important local biodiversity.

COMMUNITY & OPEN SPACE

99. Include an objective requiring that community facilities are appropriately located in towns and villages and are easily accessible for all sections of the community.
100. To review and enhance existing policy provisions with regard to ‘social infrastructure audits’ and to develop further policies / objectives with regard to additional assessments required as part of larger scale housing applications.
101. Amend Policy CD32 to require that new community buildings / facilities shall be designed to be universally accessible.
102. Include an objective to give effect to RPO 9.21 in the RSES *‘in areas where significant new housing is proposed, an assessment of need regarding schools provision should be carried out in collaboration with the Department of Education and Skills and statutory plans shall designate new school sites at accessible, pedestrian, cycle and public transport friendly locations’*.
103. Review and update the policies and design standards for open space having regard to the *RSES Guiding Principles* in planning for recreation and open space:
104. Having regard to *RPO 9.17*, include an objective to support the development of regional scale Open Space and Recreational facilities particularly those close to large or growing population centres in the Region.
105. Include a new objective to encourage greater consideration for biodiversity in the design, layout and planting of open space areas. Additional detail should also be included in the Development & Design Standards.
106. Include an objective to give effect to RPO 9.23 in the RSES which states *‘Facilitate the development of primary health care centres, hospitals, clinics, and facilities to cater for the specific needs of an ageing population in appropriate urban areas in accordance with RSES settlement strategy and core strategies of development plans’*.
107. To provide enhanced policy support and objectives in the new County Development Plan for community and social infrastructure such as:
 - a. community centres and arts venues
 - b. community gardens and allotments
 - c. education, including third level
108. To provide explicit policy support for a community swimming pool in west Wicklow.

ENERGY & COMMUNICATIONS

109. To ensure consistency and alignment between land and marine based planning with particular reference to the (draft) National Marine Planning Framework.
110. To update the Wind Energy Strategy in line with the new guidelines (if adopted prior to the publication of the draft CDP).
111. To retain existing policy support for the development of renewable energy developments at appropriate locations.
112. To retain existing policy support for the development of off-shore renewable energy, and associated on-shore facilities at appropriate locations.
113. To retain and enhance existing policy support and requirements in new developments for the development of electric vehicles charging points.
114. To retain and enhance existing policy support for the development of broadband throughout the county.
115. To ensure that the new plan supports the operations of the National Grid and the improvement of same.
116. To ensure that the new plan promotes high energy demand development at the best locations, most accessible to the National Grid.

DEVELOPMENT & DESIGN STANDARDS

- 117. To include new standards for ‘parent and child’ and ‘elderly’ parking.
- 118. Include a policy to require that the design and layout of new residential development achieves highly permeable, well connected streets in accordance with best practice as set out in the Design Manual Urban Roads and Streets (DTTS & DECLG 2013). Provide additional guidance in the Development and Design Standards to support this policy.
- 119. Include a new objective to require that all planning applications for development that includes communal space (roads/footpaths/open space) should be required to submit a Public Realm Strategy.
- 120. Amend the development and design standards to require that all new housing provides adequate storage facilities.
- 121. To strengthen the standards on signage where considered necessary.
- 122. Review the Development and Design Standards to ensure that light and noise pollution is adequately addressed.
- 123. To review and enhance development standards with respect to the layout, design, location and landscaping of open spaces in new developments, in particular to ensure that
 - a. such spaces provides for the needs of all in society
 - b. enhancement of natural heritage, habitats and biodiversity is a key consideration.
- 124. To make provision for the following standards for EV charging:

Building type		Requirement
New buildings and buildings undergoing major renovation	Non-residential buildings with more than 10 parking spaces within property boundary.	Installation of at least 1 recharging point. Installation of ducting infrastructure for at least 1 in 5 parking spaces.
	Residential multi-unit buildings.	Installation of 1 recharging point for every 10 car parking spaces (with a minimum 1 for developments under 10 spaces) Installation of ducting infrastructure for every parking space within property boundary.
New (single-unit residential) buildings	New dwelling with car parking space located within the property boundary.	Installation of recharging points for electric vehicles.

AUDITING & IMPLEMENTATION

- 125. To include policy to reflect the monitoring role of the Office of the Planning Regulator with regard to the implementation of the County Development Plan objectives.
- 126. To include policy to monitor the implementation of the Regional Spatial and Economic Strategy objectives relevant to County Wicklow.
- 127. To include a ‘health and wellbeing’ audit, to ensure all of the provisions of the plan will contribute to improved quality of life for all in Wicklow.
- 128. To undertake the required Strategic Environmental Assessment (SEA) of the proposed new County Development Plan providing details of the measures to monitor the likely significant effects of implementing the plan.