MANAGERS REPORT

On Submissions to the Draft Ashford Local Area Plan Following the Public Display Period

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PART 1

1.0 Introduction

The Manager's Report has been prepared and is submitted under Section 20 of the Planning & Development Act 2000; it is part of the formal statutory process in the preparation of a Local Area Plan.

This Report contains the following:

- (i) A list of the persons or bodies that made submissions.
- (ii) A summary of the issues raised by them.
- (iii) The response of the Manager to the issues raised taking into account the proper planning and sustainable development of the County and any relevant policies or objectives of the Government or Government Minister

The Report is now formally submitted to the Council for consideration. The Report will be on the agenda of the County Council meeting on the 7th of April 2008.

1.1 Draft Consultation Process

Following the issuing of Background Issues Paper and Consultation with Stakeholders and the General Public the Draft Ashford Local Area Plan was placed on display during the period on Wednesday the 12th of December 2007 to the 24th of January 2008.

The aim of the consultation process was to enable the public and interested parties to give their observations on the Draft Local Area Plan.

A total of 37 written submissions were received. The written submissions are held on file and are available for Council and public inspection.

The list of persons or bodies who made submissions is contained in Part 2 of this Report.

1.2 Considering the Submissions

The written submissions have been analysed by the Forward Planning Unit of the County Council. The individual submissions are summarised and the opinion and recommendations of the County Manager, are given in Part 3 of this Report.

This Report is submitted to the Members for consideration.

1.3 Next Steps – Draft Local Area Plan Timetable

Following the distribution of this Report, the Council must consider the Report and decide whether to make the Local Area Plan with or without modifications.

Formally making the Local Area Plan is done by resolution of the Council.

During the entire plan-making process, the Council is restricted to considering the proper planning and sustainable development of the area. The Local Area Plan shall be consistent with provisions of the County Development Plan, statutory obligations and any relevant Government guidelines, policies and objectives in force.

Variation of Development Plan Timetable

The time frame for the process is now fixed in legislation. The Planning and Development Act 2000 and 2002 Amendment Act requires that a Local Area Plan be made within 35 weeks of commencement of the process.

Timeframe	Progress of statutory LAP process
*Week 1	Draft Local Area Plan on display - submissions invited
	6 weeks
Week 6	Preparation of Manager's Report on submissions received
	6 weeks
Week 12	Manager's Report given to Members for consideration
	6 weeks
Week 18	Plan made unless Members decide to vary or modify
	Notice of alterations to be published within 3 weeks
Week 21	Notice of alterations published & submissions invited
	Maximum 4 weeks
Week 25	Preparation of Manager's Report on submissions (alterations
	only)
	Maximum 4 weeks
Week 29	Manager's Report given to Members for consideration
	Maximum 6 weeks
Week 35	Plan made as per Manager's recommendation
	(or)
	Members make Plan contrary to the Manager's
	recommendations

^{*}Week 1 will be the beginning of the statutory process (used in the preparation of an LAP), outlined in Section 20 of the Planning & Development Act 2000. This process will begin when notice has been given about the Draft LAP being issued.

PART 2

Ashford Local Area Plan Submissions:

Dorreen Murray N	Department of Education Varional Roads Authority (NRA)	1
·	Jational Roads Authority (NRA)	
_ ~	(attorial Roads Fullionity (14171)	2
Tom Considine B	Bord Gais	3
Pat Doherty E	Eastern Regional Fisheries Bord	4
	Environmental Protection Agency	5
	Dept. Communication, Energy and Natural	6
	Resources	
Bernadette Mockler G	Geological Survey Ireland (GSI)	7
Matthew Weiss		8
Gerry Fortune C.	C/o Kim Dreyer Dreyer Assoc Gerry	9
•	Fortune	
R. Fitzpatrick		10
Cllr. Caroline Burrell		11
David Bailey N	Jun's Cross National School	12
Neill Fanning O	OCA Architects	13
Myles Manning A	Ashford GAA	14
	D Lane Associates	15
	an Taisce	16
James and Rosemarie Farrelly		17
	Historic Gardens Association	18
Eleanor Mayes		19
·	o Frank Aherne Phelan Design Ltd	20
*	Riverrun Studio	21
McCarthy and Kelly Partnership c/	o Alan Whelan Tiros Resources Ltd	22
, , , , , , , , , , , , , , , , , , ,	/o Cunnane Stratton Reynolds	23
	/o Pat O'Connor & Associates	24
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,	/o Pat O'Connor & Associates	26
	Ashford Development Association	27
	/o Frank O'Gallachoir & Associates	28
Tottenham		
Patrick Fahey & Peter Crossan c/	/o Frank O'Gallachoir & Associates	29
·	/o Frank O'Gallachoir & Associates	30
Pratt		
Ronald Philips & Michelle c/	/o Eugene Copeland Alphalan Design	31
Hender Philips		
•	/o Donal Duffy McGill Planning Ltd	32
Patrick O'Sullivan D	Dept Env, Heritage and Local Government DoEHLG	33
	/o Marston Planning Consultancy	34
•	/o Aine Burke GVA Planning and	35
	Regeneration Ltd	

Buach O'Seachnasaigh	Wicklow County Development Board	36
Development Officer		
Wicklow Planning Alliance	C/o Judy Osbourne	37

PART 3

Purpose and Scope of Plan:

The aim of the Ashford Local Area Plan is to establish a framework for the planned, co-ordinated and sustainable development of Ashford, and to enhance and facilitate the balancing of economic, social and environmental infrastructure in the interests of the community. The Plan provides Guidance on how it is envisaged this can be achieved, the specifics and actual detail required to achieve these objectives shall be carried out and assessed through the Development Management Process.

Submission no. 1

Valerie Healion, Department of Education

1. States that the School Planning Section have no further observations and that the previous submission dated the 15th of August takes into consideration the educational needs for the town of Ashford.

Manager's Response

1. Submission Noted

Managers Recommendation

No change to Plan

Submission no. 2

Dorreen Murray National Roads Authority (NRA)

- 1. Advise that SI No. 140 of the 2006 Environmental Noise Regulations objectives should be included within the Plan.
- 2. Indicate that Clarity is required on page 17 in regard to the description of Action Area 1.

Manager's Response

- 1. The Objectives set out under SI No. 140 of the 2006 Environmental Noise Regulations relate to development of lands within the zone of influence of existing or future planned National Roads. The Development of Action Area 1 includes a buffer/Area of green space along the N11 however it is felt that an additional objective should be included having regard the provisions of the Environmental Noise Regulations.
- 2. This Issue has been noted.

Managers Recommendation

It is considered that the Development of Action Area 1 should include an additional objective having regard the provisions of the Environmental Noise Regulations. The Description of Action Area 1 on page 17 has been amended.

Submission no. 3

Tom Considine, Bord Gais

1. State that while Bord Gais Eireann do not currently have gas mains in Ashford it is hoped to complete a town feeder main and distribution system in 2008. This Network has been designed in order to compliment the Draft Ashford Local Area Plan and should cater for the needs of the future population up to 2014.

Manager's Response

1. This submission has been noted.

Managers Recommendation

No change to Plan.

Submission no. 4

Pat Doherty, Eastern Regional Fisheries Bord

- 1. State that the River Vartry is an EU Designated Salmonid system and that all measures necessary should be taken to ensure the comprehensive protection of local aquatic ecological integrity, in the first place by complete avoidance and as a secondary approach through mitigation by reduction and remedy.
- 2. Preparation of the LAP should facilitate the utmost priority for protection and conservation of Salmonid systems in the area.
- 3. A 10m minimum buffer zone should be provided between development and the riverbank.
- 4. The policies set out in the County Development plan under sections 5.3, 5.3.1, 5.4.1 should be reiterated in the LAP.
- 50. Any sourcing of wells should not compromise objectives as set out in Fisheries and Water Framework Directive Legislation
- 6. Emphasis the importance that infrastructural development should precede actual development at all times.

Manager's Response

- 1. The provision of new water supplies and wells is subject to the Part 8 process, which is outside the remit of this plan. Under the provisions of the Development Management Process all local authorities are required to refer planned developments to relevant bodies that would have a considerable interest in such developments, thereby allowing opportunity to address any significant issues.
- 2. The objectives set out in relation to zoning of lands, sewage and water supply aim to ensure that the overall plan will not have significant environmental impacts on the River Vartry.
- 3. The plan recognises the importance of the River Vartry and local aquatic ecology and has ensured that a green buffer be provided along the banks of the river in order to mitigate against any significant impacts new development may have.
- 4. It is not intended in this Local Area Plan to re-iterate polices set out in the County Development Plan, however in assessing applications for development where a policy is not specifically provided for within the Local Area Plan document, the policies set out in the County Development Plan shall be adhered to. It is considered that a policy should be included which states the following: "Unless otherwise stated within this document the policies and standards of the County Development Plan shall apply".
- 5. The Sourcing of Wells is outside the remit of this plan, however as mentioned above in response 1 the development of new water sources must be carried out under the part 8 process.
- 6. Section 5 of Part b of the plan states that no new significant development can take place until this infrastructure is in place.

Managers Recommendation

It is recommended that the following policy be included in Section 1 of part B, "Unless otherwise stated within this document the policies and standards of the County Development Plan shall apply".

Submission no. 5

Michael Owens, Environmental Protection Agency

The EPA submission referred to the following issues:

- 1. Water and Flooding related Issues
- 2. Waste Water Treatment infrastructure
- 3. Soil and Contamination
- 4. Waste Management
- 5. Energy and Energy Conservation
- 6. Traffic Management
- 7. Human Health /Quality of Life
- 8. Biodiversity
- 9. Cultural Heritage
- 10. Landscape
- 11. Designated Sites
- 12. The submission also provides information on relevant Planning Legislation and Guidelines.

Manager's Response

- 1. The objectives set out in section 5 relate to Water and Flooding related Issues. In addition the objectives set out in Action Areas 2 and 3 specifically refer to the issues of flooding.
- 2. The objectives set out in section 5 relate to Waste Water and Sewage Treatment Infrastructure. A contract for the development of a pumping station on the site of the existing plant in Ashford to allow connection to a secondary treatment plant in Wicklow Town was signed on the 24th of July 2007, which will be capable of catering for the projected population in 2016.
- 3. The development of Brownfield Sites within the plan boundary are subject to assessment during the Development Management Process where greater detail in relation to potential impacts on Soil and Contamination can be dealt with in greater detail.
- 4. The development of lands including excavation, demolition etc is subject to the Development Management Process and is outside the remit of this plan.
- 5. It is acknowledged that the promotion of energy conservation and efficiency is of utmost importance in the current climate. Objective RES3 states that the use of more sustainable development through energy end use efficiency shall be encouraged increasing the use of renewable energy and improved energy performance in all new building developments throughout the Plan.
- 6. The overall plan provides for Cycle lanes and Pedestrian walkways through new lands thereby providing connectivity and ease of access to the town centre without the necessity for car based trips.
- 7. As set out in section 5 adequate amenity open space, play areas, walkways and facilities have been provided in order to cater for the projected population in 2016.
- 8. The development boundary of the plan does not encompass the designated heritage sites as delineated in the Heritage Map. The Plan provides for amenity areas and a park, which aims to utilise the existing natural features

- in the plan boundary without causing significant impacts. A green buffer is provided for along the banks of the river as an amenity walkway while also protecting any existing habitats located along the banks of the river.
- 9. Policy HER1 of section 10 of Part B deals with issues of Cultural heritage.
- 10. The Heritage Map provides details of listed views and prospects, which have been taken from the County Development Plan. The Area of Special Amenity is situated on the outskirts of the town boundary within the Green Belt Zone and therefore development will have a minimal impact if any on this area.
- 11. It is a function of the Development Management process that where development is situated in close proximity to designated sites that the relevant authorities be contacted.
- 12. This section of the submission has been noted.

Managers Recommendation

No change to plan

Submission no. 6

Frances Heaslip, Dept. Communication, Energy and Natural Resources

This department have no further comments to make.

Manager's Response

Submission noted

Managers Recommendation

No change to Plan

Submission no. 7

Bernadette Mockler, Geological Survey Ireland (GSI)

GSI have acknowledged that there are no geological heritage sites currently in their database that lie within or close to the plan boundary or area. The submission does however state that Devil's Glen is a designated conservation site by the National Parks and Wildlife Service (NPWS) and is outside the Local Area Plan Boundary.

GSI have requested that a copy of all excavations within the plan area be sent to their office in order to update their database.

Manager's Response

There are no designated conservation sites located with the plan boundary.

Managers Recommendation

No change to plan

Submission no. 8

Matthew Weiss

This submission provide details of suggested alteration to the Draft Plan:

- 1. The Plan period should be amended.
- 2. The Arrows above and below AA2 are not explained.
- 3. Typing error in relation to AA1 on page 17.
- 4. The population projection figures for 2016 are already exceeded by current permissions granted in the Ashford Plan boundary, a true picture of the

- current permissions waiting for the upgrade of the Sewage scheme should be provided and a clear picture provided of the exact land requirements for the area.
- 5. The Plan provides for an unacceptable density of 20 units per hectare. While this is acceptable within the town centre zonings it is not considered to be suitable on lands on the outskirts of the town.
- 6. The retention of 2.03ha of land for school developments while acceptable does not relate to actual school buildings and therefore all permission should be conditioned that construction cannot begin until the school has the capacity to cater for such developments.
- 7. The Plan states on page 4 part B that "The R763/R764 junction is already at capacity and is incapable of safely serving further development". It is argued that in granting permission for development along this road has caused serious safety concerns.
- 8. Concerns raised over the proposed roadway serving AA7 and joining the R763/R764. State that serious consideration is needed in relation to this proposal given the narrow nature of the existing roads and Nun's Cross Bridge.
- 9. Concerns raised over the proposed water supply and augmentation of wells.
- 10. Objective RES5 is considered to be misleading considering the previous grant of permission for numerous developments in the area which when constructed will be out of character with the existing developments in the area. Concern is also raised in relation to the proposed density.
- 11. State that objective RES7 needs to be clarified.
- 12. Clarity required in relation to proposed densities. Part A provides for densities of 20 per hectare but in part B a maximum density of 28 per hectare is provided for. (Policy RES7).
- 13. The recorded monuments listed do not include the Nun's Cross Bridge.
- 14. The property at the junction of the R763/R764 (listed building 19-02) has not been accurately mapped.
- 15. It is considered that the Garda Station and the Martsworth Site should be listed for protection.
- 16. The original Ashford Post Office should be listed for protection.
- 17. The policies set out for AA1 conflict with the objective RES7 and should be amended.
- 18. Concern within AA2 over densities and access given existing permissions.
- 19. The location and extent of the River Walkway needs to be explained and highlighted clearly.
- 20. The current policy in relation to Flood Risk Assessment along the River Vartry is considered to be unacceptable and should be addressed and carried out by the Local Authority rather than interested parties.
- 21. Nun's Cross Road is incapable of accommodating further traffic increases with no proposals to upgrade in the plan.
- 22. The provision of a walkway along the river will impact negatively on the existing ecology.
- 23. The linking of AA7 and AA8 will further increase the pressure on the R764.
- 24. The provision of AA8 Employment lands is considered to provide for a negative visual appearance as one enters the town of Ashford.

25. The opportunity site listed is on a very large slope in the centre of the town and should be deigned with the existing character of the town in mind. Preliminary plans are considered to be out of character with the existing layout and features of the town.

Manager's Response

- 1. The Plan period is 2008-2014
- 2. The Arrows above and below AA2 are highlighted in the legend provided alongside the Zoning Map. This symbols reserve lands for a possible future access to AA2 lands.
- 3. This has been noted and the plan has been amended.
- 4. The population projections are set out in section 6 of Part A of the plan. The quantity of zoned land required is set out in section 7 of Part A and takes into account existing permission, which have yet to begin construction. This section clearly sets out the process under which it was determined what land requirements were needed in order to accommodate the projected population in 2016. The plan does however provide for an excess factor of 6% and headroom of 30% given the strategic location of the Town of Ashford and the demand for housing. The plan therefore provides for an additional 23.6ha of land for residential purposes at specific locations which aim to consolidate the town in close proximity to the town centre areas thereby encouraging greater accessibility to existing facilities without the need for car based trips. It is not considered suitable to provide specific details of all existing applications in the Ashford Plan area as these details have been factored into the calculations for deriving the requirements for zoned land.
- 5. The plan provides for a density of 28 units per hectare which given the designation of Ashford as a "Small Growth Town I" and its location to large growth centres such as Bray and Greystones provides for an adequate density within the settlement Hierarchy as set out in the County Development Plan. In addition the provision of a medium density facilitates the consolidation of the town around the existing town centre thereby mitigating against the need for car-based trips to local services and facilities.
- 6. The Department of Education were contacted in the initial consultation stage of the plan process and recommended that it would be prudent to reserve 2.02 hectares (5 acres) for the expansion of the primary schools. Sufficient land (2.03ha) adjacent to both Scoil na Coroine Muire and Nun's Cross School has therefore been reserved for this purpose relative to the size of each school. This amount of land has been calculated sufficient to accommodate the school going population generated by the existing population, the projected population expansion of the town (at 11.3% of total population) and the hinterland attending the schools plus 5% of that hinterland population. While this should be noted the actual construction of these school extensions is outside the remit of this plan and is the responsibility of the Department of Education.
- 7. It is envisaged in the plan that the proposed road to serve AA8 will facilitate the removal of the traffic from the R764 (Roundwood) from the current junction of the R763/R764 therefore removing any traffic hazards. The actual layout of these proposed roads has not been finalised and will be subject to detailed design during the Development Management Process. Please refer to Appendix A attached.
- 8. Addressed in Response no. 7.

- 9. The Sourcing of Wells is outside the remit of this plan, however as mentioned above in response 1 the development of new water sources must be carried out under the part 8 process.
- 10. The Policies and Objectives set out in the plan aim to provide guidance in relation to the future development of the area. All applications submitted within the plan boundary will be expected to fully meet the criteria set out in the plan.
- 11. Policy RES7 states the following: "Disproportionately large developments will not be permitted; the maximum size of any one development will be limited (by phasing) to 80 units, reflecting the character and size of the town". While there are lands zoned which cater for in excess of 80 units based on a density of 20 units per hectare, the overall development will be phased with a maximum of 80 units only being permitted within each phase.
- 12. The density provided for in the plan allows for a maximum density of 28 units per hectare.
- 13. The listed structures within the plan are taken from the County Development Plan 2004-2010. It is outside the remit of this plan to review the existing structures listed for protection. This process will take place once the review of County Plan begins.
- 14. The Mapping of this structure has been amended to more accurately reflect the location of this building.
- 15. As per response 13 above.
- 16. As per response 13 above.
- 17. AA1 is subject to an agreed Action Area Plan in terms of density, layout etc and cannot be altered within the remit of the plan. The densities and extent of development have been taken into consideration in the projections for future housing needs.
- 18. Action Area 2 provides for development at a low density of 10 units per hectare or 1 unit per 0.25 acres. Given the scale of the existing developments in this area, the topography of the land and its liability to flooding, it is considered that this density is acceptable.
- 19. It is proposed to provide a linear park along the Vartry of at least 1.7ha as indicated on the heritage map. A bridge facilitating pedestrian permeability must also be constructed to link residential areas across the Vartry facilitating a walking and cycling route. This walkway will form part of the Town Centre Park envisaged as part of the development of AA3. The Proposed location of this linear walkway shall be highlighted on the land use-zoning map in the interests of clarity.
- 20. Any development which is to be permitted on lands adjoining the river Vartry is subject to a flood risk assessment. When submitting an application on these lands this assessment must be submitted as part of an application, which will then be assessed by the Planning Authority.
- 21. The proposed new road layout is detailed in Appendix A as set out in response to item 7 above.
- 22. The provision of a linear walkway along the river will be subject to assessment in order to ensure that no negative impacts on the existing ecology will occur.
- 23. As per Appendix A and the response to item 7 above.
- 24. Any Development proposed within AA8 will be subject to a detailed design which ensures that appropriate landscaping and screening is to be

provided.

25. Any proposed development on the opportunity site must be of a design, which is in keeping with the character of the existing properties in the area as set out in the objectives of the plan. Section 11 sets out the objectives in relation to the development of the opportunity site.

Managers Recommendation

The heritage map has been amended to more accurately reflect the location of building ref 19-02 and the proposed location of this linear walkway shall be highlighted on the land use-zoning map in the interests of clarity.

Submission no. 9 (Mapped)

Gerry Fortune, c/o Dreyer Associates

1. This submission supports the already rezoned lands to the south west of the town centre along the 'Lisheen' Ballinalea. These lands were zoned greenbelt previously and in the Draft Plan are zoned as existing residential. The submission supports the zoning of residential on these lands and repeats a previous submission made prior to the issuing of the draft plan.

Manager's Response

1. This submission reiterates a previous submission, which resulted in the rezoning of previously greenbelt lands to existing residential/infill.

Managers Recommendation

No change to plan.

Submission no. 10

R. Fitzpatrick

1. This submission relates to a vacant dwelling house on one third of an acre, which requested to be zoned for development.

Manager's Response

1. This submission is unclear as to what type of development is proposed on these lands. The submission also fails to provide an exact location of the subject lands, however it would appear that the subject lands are zoned as existing residential and therefore the provision of residential development is permissible subject to proper planning and sustainable development.

Managers Recommendation

No change to plan

Submission no. 11

Cllr. Caroline Burrell

1. Request that a 25m buffer zone be provided around the perimeter of Mount Usher Gardens as a lasting protection in place of the existing 10m buffer.

Manager's Response

1. This submission has been noted. Given the importance of Mount Usher Gardens to the town of Ashford it is considered that greater emphasis should be placed on protection of the gardens and associated landscaping. It is therefore considered that additional objectives aimed at mitigating against any

adverse visual or physical impacts should be included in the plan. These should include specific objectives in relation to the development of Action Area 4 relating to the building heights and design, extensive landscaping around the perimeter of the site, a set back from the rear boundary which overlooks Mount Usher Gardens and the provision of screened car parking to the rear of the site further setting the building line away from this sensitive area.

It is felt that adequate protection of the Gardens and views can be achieved through these measures without the necessity for an extensive buffer as proposed. It is therefore recommended that the following additional objectives be provided for in Action Area 4:

- Ensure that all development is of an appropriate scale and density and that it reflects the existing character of the village centre. Maximum elevation for new structures shall be 2 storeys fronting onto the main street with development to the rear being restricted to single storey.
- The Design of any proposed development shall be sympathetic to that of the existing buildings in the area.
- A 10m wide buffer along the eastern boundary of AA4 shall be included to minimise the impact of the development on Mount Usher Gardens. No construction works shall take place within this buffer and all proposals for development in AA4 shall be required to submit a method statement prior to the commencement of construction to show proposed mitigation measures. This space shall not be included in the calculations for providing adequate public open space in accordance with the standards of the County Development Plan.
- Any application for Development on lands within AA4 must be accompanied by a comprehensive Landscaping Plan, which clearly demonstrates how any proposed development including car parking will be adequately screened from the east and south east thereby mitigating against any adverse visual impact from the Gardens.
- Car parking to serve any proposed development shall be located to the rear
 of the site adjoining the 10m green buffer area and shall be screened and
 planted.

In addition the following wording shall be included in section 10 of Part B. Mount Usher Garden, located within the town and bisected by the Vartry River is of considerable historical and ecological interest and is of National importance. It is an objective of the council to protect the character and setting of the gardens, house and associated curtilage.

Managers Recommendation

It is recommended that additional objectives aimed at mitigating against any adverse visual or physical impacts development may have should be included in the plan. These should include specific objectives in relation to the development of Action Area 4 relating to the building heights and design, extensive landscaping around perimeter of the site, a set back of from the rear boundary which overlooks Mount Usher Gardens and the provision of car parking to the rear of the site further setting the building line away from this sensitive area.

• Ensure that all development is of the appropriate scale and density and that it reflects the existing character of the village centre. Maximum elevation

- for new structures shall be 2 storeys.
- The Design of any proposed development shall be sympathetic to that of the existing buildings in the area.
- A 10m wide buffer along the eastern boundary of AA4 shall be included to minimise the impact of the development on Mount Usher Gardens. No construction works shall take place within this buffer and all proposals for development in AA4 shall be required to submit a method statement prior to the commencement of construction to show proposed mitigation measures. This space shall not be included in the calculations for providing adequate public open space in accordance with the standards of the County Development Plan.
- Any application for Development on lands within AA4 must be accompanied by a comprehensive Landscaping Plan, which clearly demonstrates how any proposed development will be adequately screened from the east and south east thereby mitigating against any adverse visual impact from the Gardens.
- Car parking to serve any proposed development shall be located to the rear of the site adjoining the 10m green buffer area and shall be screened and planted.

Submission no. 12

David Bailey, c/o Nun's Cross National School

- 1. The school have indicated that the adjoining landowner Mr. Ryan has offered the school free of charge one acre of land which includes the existing access lane to the north of the school and the balance of this acre to the east of the school to meet the present and future needs of the school. It is stated that this is the preferred option for the school.
- 2. It is pointed out however that this proposal would need the consent of the landowners to the north of the land as currently there is a right of way over this lane to serve existing dwellings.
- 3. In the event that the consent of the adjoining landowners is not forthcoming the school have stated that they are willing to accept the full acre to the east of the existing school grounds.
- 4. The school request that an Action Area Plan be made around the existing school grounds and adjoining lands to facilitate all parties.

The subject lands are located to the north west of the town centre in close proximity to the Nun's Cross Roads, which forms a dangerous junction with the R763. The proposal by the adjoining landowner to offer the school the existing lane and a parcel of land to the east of the existing school totalling one acre has been noted, however the department of education have stated in there submission that it would be prudent to reserve a total of 0.63ha of land in order to meet the future population needs of Nun's Cross School.

While this should be noted it is not considered to be unreasonable to provide for an Action Area around these lands, which are currently zoned for Residential and Community and Educational purposes. It is considered that an Action Area Plan, which provides for Community and Educational lands measuring a minimum of 0.63ha, should be provided on lands immediately adjoining the existing school with the remaining lands being zoned for residential purposes.

In providing this Action Area the land requirements for the school can be provided either along the lane and to the east as set out in the submission or else entirely on the lands to the east of the existing school boundary.

Managers Recommendation

It is considered that an Action Area Plan (no. 9), which provides for Community and Educational lands measuring a minimum of 1.8ha, should be provided on lands immediately adjoining the existing school with the remaining lands being zoned for residential purposes.

It is also considered that this Action Area should have the following objectives:

- Ensure that all development is of an appropriate height, scale and density and that it reflects the existing character of the village centre.
- Parking Facilities and Bus turning facilities shall be provided on site to cater for the existing school. A Multi Use Games Area, small playing field and associated changing facilities shall also be provided on the Community and Educational Lands. These Developments shall be provided at the expense of the Developer.
- Only 50% of the Residential element of the Action Area Plan shall be constructed with the remaining 50% only being allowed to take place once the facilities provided for above on the Community and Educational lands have been constructed.
- A comprehensive Landscaping Plan shall be submitted for the Development of the overall Action Area land, which shall be carried out by the Developer of these lands.

Submission no. 13

Frank P. Taylor c/o Neill Fanning, OCA Architects

This submission relates to Action Area 8:

- 1. The submission proposed alterations to the lands zoned for employment to extend along the entire road frontage of AA8 adjacent to the old N11 road. It is contended that this will provide for a more attractive entrance to Ashford.
- 2. The repositioning and reduction of lands zoned as open space and amenity to a site within the overall action area with access being provided off the future proposed distributor road.

- 3. The repositioning of the lands zoned for community to allow for the development of road front employment use.
- 4. Access to be provided to the adjacent lands from the main distributor road.

- 1. The existing layout for Action Area 8 provides for employment and Formal Active Open Space fronting onto the Old Dublin Road. While it is noted that the provision of a continuous zoning along road front would provide a more attractive and coherent entrance to the main town centre area, it is not considered that locating continuous Employment lands along the roadside would provide an aesthetically pleasing entrance to the town centre. In addition the currently zoned Active Open Space within AA8 provides for a buffer between the existing school lands and the proposed Employment Lands.
- 2. The proposal to reduce the area of the lands zoned, as active open space is not considered to be acceptable. The purpose of these lands is to provide playing fields and associated facilities, which are easily accessible to the existing school, which shall also be accessible to uses from the local community. To reposition and reduce the size of this area would significantly reduce the feasibility and accessibility of providing a facility to cater for local sporting needs.
- 3. It is an objective of AA7 to provide for a community centre. The amount of lands zoned for this purpose would again reduce the feasibility of providing a community facility, which is fully capable of meeting the needs of the projected population for Ashford. This zoning along with the Active Open Space zoning compliment the existing school site providing much needed school and community facilities. It is considered that to reduce these areas in order to provide for additional employment lands would be contrary to the proposed planning and sustainable development of the area.
- 4. This has been noted, however the exact layout of the proposed access road is subject to detailed design, which shall take place in preparing the proposed Action Area for these lands, and is therefore outside the remit of this plan.

Managers Recommendation

No change to plan.

Submission no. 14

Myles Manning, c/o Ashford GAA

Ashford GAA have made the following submission:

- 1. The committee state that the best location for the GAA to relocate is between the national school and Glanbia premises. It is stated that this land should be for GAA purposes only and would not be shared with any other sporting bodies.
- 2. The Lands at Ballinahinch are also indicated as being an option subject to a proper road access.
- 3. The proposed location at Ballinalea is not considered to be suitable and it is believed that in location on these lands would impact on the future expansion of the Soccer Club.
- 4. The GAA club finally state that if not suitable lands are available they are content to remain in their current location.

The submission from the GAA has been noted, however given the existing zoning of Employment on lands located beside the existing Glanbia Plant it is not possible to rezone this land for Active Open Space as it would constitute a down-zoning of lands which would be open to compensation.

The Draft Plan provides for two alternative areas in which the GAA club could possibly locate. The lands at Ballinahinch would appear to be the more logical relocation option given their proximity to the town centre and the proposed road serving AA7 from which access could be provided.

The Draft Plan has zoned the existing GAA field as town centre due to its location within the centre of Ashford. Two alternative locations for the playing fields have also been proposed in order to cater for the club should the existing lands be sold. It is considered that the plan has sufficiently catered for the needs of the GAA Club within the overall plan area.

The plan provides the opportunity for the GAA to relocate within the areas zoned as Greenbelt and does not provide for specific lands to be dedicated to the GAA. The onus is on the GAA club to negotiate the acquisition of new lands to cater for the future needs of the club as necessary, with the plan merely accommodating this process.

Managers Recommendation

Having regard to the above it is recommended, that the site marked in Ballinalea as a possible location for a new GAA facility should be omitted

Submission no. 15 (Mapped)

Bayberry Properties Ltd c/o PD Lane Associates

The submission relates to lands located at Ballinahinch to the north West of the town centre.

- 1. Proposed that c10 acres currently situated outside the town boundary be rezoned for low-density housing at a density of four to the acre. It is contended that this is required in order to facilitate the construction of the proposed new road through Action Areas 7 and 8 as currently, a section of this road is located outside the plan boundary.
- 2. Proposed that in rezoning the subject lands for low-density residential use and facilitating the construction of the proposed new road the existing GAA field could be relocated to the lands to the north measuring 12.5 acres.

Manager's Response

1. The submission has been noted however sufficient lands have been zoned for residential purposes within the town boundary to cater for the projected population of Ashford in 2016. The calculations for this have been set out in Part A section 7. In addition the objectives set out for Action Area 7 clearly states that "The development of these lands must provide a road (with associated footpath and cycleway) linking the R764 to the proposed road in AA8, which will service the development of these lands". This aims to ensure that the entire roadway must be constructed in order for the development of these lands within AA7 to take place.

2. Given the need for the proposed road to be constructed as part of the development of AA7 it is considered that the subject lands are still easily accessible to the future development of a GAA field on the Ballinahinch lands.

Managers Recommendation

No change to plan

Submission no. 16(mapped)

Ian Lumley c/o An Taisce

- 1. It is contended that the requirement that housing land be zoned to provide for 50% Local Growth and 50% Open Market is contrary to the provisions of the Regional Planning Guidelines which require that development in the hinterland settlements be restricted to Local Growth Only.
- 2. Concern is raised in relation to the development of AA2 and the impact on the Vartry River. It is considered that a comprehensive flood study along the length of the River should be carried out before any consideration of proposals for AA2 and 3 can occur.
- 3. Concern raised over proposed headroom.
- 4. Concern raised over the provision of community and play areas.
- 5. Concern raised over the Environmental Impacts the proposed Plan will have on the River Vartry. The submission states that an SEA should be carried out prior to the consideration of any development proposals.
- 6. It is contended that the plan should refer to the existing public transport serving the area and provision of traffic calming measures within the town centre.
- 7. Concern raised over the objectives in the plan, which state that the plan will encourage the development of sustainable housing, that development will be phased. A question is also raised in relation to who decides what is worthy of protection.
- 8. Propose that the plan be amended to include the protection of stonewalls which form the boundaries of may local demesne.
- 9. Propose that Nun's Bridge be listed for protection.
- 10. Proposed that a tree at Mount Alto (within AA2) be listed for protection.
- 11. An important strip of woodland borders the river within AA2 on the steep slopes above the flood plain. It is considered that the wording in this section should further emphasis the importance of the protection of this woodland.
- 12. Proposed amendment to plan that a joint flood study be carried out for AA2 & 3 and that the provision of lighting along the proposed river walk be low energy lighting.
- 13. Proposed amendment to AA4 wording that a "25m buffer zone along the boundary of AA4 be provided in order to minimise the impact of development on Mount Usher Gardens". Also proposed that an ACA architectural Conservation Area be provided around the perimeter of the gardens.
- 14. Concern over proposed road through AA7 and AA8. Clarification needed in relation to its exact function.

Manager's Response

1. The criteria for the provision of housing has been taken from the County Development Plan Settlement Hierarchy. In short policy SS3 restricts single house development to those living and/or working in the County for 1 year.

For multihouse developments, 50% of residential units are available for regional growth, and there are no restrictions as to who can purchase these. The remaining 50% are restricted to those who have resided in Co Wicklow for at least one year. It is outside the remit of this plan to amend the County Development Plan Settlement Hierarchy.

- 2. The objectives set out for AA2 & 3 require that a flood study be carried out prior to any development commencing.
- 3. The Draft Plan provides for Headroom of 30%, which accounts for the amount of extra land that should be zoned over and above the minimum amount needed to accommodate population targets. It is also known as market factor and is intended to allow for that element of zoned land that may not be released to the market for housing purposes during the Plan period. While a headroom of 30% is provided this does not allow for the development of Ashford beyond the projected population of 3,000 in 2016 as the amount of development permitted will be controlled by the Development Management section on a case-by-case basis thereby ensuring that population projections are adhered to.
- 4. The Plan provides for Community and Play areas following consultation with the Community and Enterprise section of Wicklow County Council who undertook a survey of Community facilities in Ashford. The Plan provides for a playground, An Outdoor Multi-Use Games Area (Synthetic/Hardcore), Two additional playing pitches and a Community Centre.
- 5. The SEA process was undertaken at the beginning of the review of the plan. It was deemed after consultation with the relevant authorities that an SEA was not required.
- 6. The Local Area Plan is a land use plan, which aims to consolidate development in close proximity to the town centre. It is not within the remit of this plan to set out aims and objectives in relation to the existing public transport network serving this area. The objectives set out in Part B section 4 do however aim to ensure that traffic calming measure etc be put in place.
- 7. The objectives set out in the plan encourage the development of low-density housing, the onus is therefore put on developers to provide for developments, which are environmentally sustainable. In relation to phasing development each Action Area Plan must submit a phasing proposal, which clearly demonstrates how the overall lands will be developed alongside proposed community facilties (e.g A developer will only be allowed construct x amount of houses and then provide a community hall before the overall land can be developed). The protected structures listed in the plan have been derived from the County Development Plan. It is outside the remit of this plan to reassess/or add new buildings to the list of protected structures. This process will be undertaken during the County Development Plan review.
- 8. It is an objective under HER1 to protect the natural, architectural and archaeological heritage of the town, in accordance with the provisions of the County Development Plan, however it is outside the remit of this plan to review the list of protected structures, as this will be undertaken during the County Development Plan process.
- 9. As per response to Item 7 and 8.
- 10. As per response to Item 7 and 8
- 11. Section 10 of Part B states that "The felling of mature trees of amenity value or special interest, even though they may not be listed in this plan, will be

discouraged as part of development works". It is considered that this wording should be changes as follows "All proposals for development which impact upon trees (even though they may not be listed in this plan) will be required to submit a tree impact assessment which will include a mitigation plan (identifying root and canopy protection areas, felling proposals and method statement). The felling of mature trees to facilitate development works will be discouraged". Where it is deemed necessary to remove any existing trees as part of a development, the development works shall include the replanting of trees of the same species as those removed at a ratio of two trees for every one removed.

- 12. Proposed amendment to plan that a joint flood study be carried out for AA2 & 3 and that the provision of lighting along the proposed river walk be low energy lighting.
- 13. As per response to submission no. 11.
- 14. This issue is addressed in Appendix A.

Managers Recommendation

It is recommended that the wording at the end of Section 10 Part B be changed to the following: "All proposals for development which impact upon trees (even though they may not be listed in this plan) will be required to submit a tree impact assessment which will include a mitigation plan (identifying root and canopy protection areas, felling proposals and method statement). The felling of mature trees to facilitate development works will be discouraged". Where it is deemed necessary to remove any existing trees as part of a development, the development works shall include the replanting of trees of the same species as those removed at a ratio of two trees for every one removed.

Both AA2 and AA3 stipulate that prior to the development of either of these lands a comprehensive flood study is required to carried out in order to ensure that the lands are suitable for development. It is considered that wording for each of these Action Area Plans should be amended to include that the flood study should take into consideration the cumulative effect of the development of both Action Areas to their full potential as set out in the objectives.

An amendment can be made to the wording in relation to the lighting along the River Walkway to stipulating that only Environmentally friendly low energy lighting can be provided. This shall be included in Part B section 11 as follows: "Provide a riverwalk (with cycle lanes) and associated landscaping. The park must be provided with Environmentally friendly low energy lighting and overlooked in the interests of safety and proper planning. The developer shall undertake the management of this park in conjunction with the management of AA3 built structures".

It is recommended that additional objectives aimed at mitigating against any adverse visual or physical impacts development may have should be included in the plan. These should include specific objectives in relation to the development of Action Area 4 relating to the building heights and design, extensive landscaping around perimeter of the site, a set back of from the rear boundary which overlooks Mount Usher Gardens and the provision of car parking to the rear of the site further setting the building line away from this sensitive area.

It is felt that adequate protection of the Gardens and views can be achieved through these measures without the necessity for an extensive buffer as proposed. It is therefore recommended that the following objectives be provided for in Action Area 4

- Ensure that all development is of an appropriate scale and density and that it reflects the existing character of the village centre. Maximum elevation for new structures shall be 2 storeys fronting onto the main street with development to the rear being restricted to single storey.
- The Design of any proposed development shall be sympathetic to that of the existing buildings in the area.
- A 10m wide buffer along the eastern boundary of AA3 shall be included to minimise the impact of the development on Mount Usher Gardens. No construction works shall take place within this buffer and all proposals for development in AA4 shall be required to submit a method statement prior to the commencement of construction to show proposed mitigation measures. This space shall not be included in the calculations for providing adequate public open space in accordance with the standards of the County Development Plan.
- Any application for Development on lands within AA4 must be accompanied by a comprehensive Landscaping Plan, which clearly demonstrates how any proposed development will be adequately screened from the east and south east thereby mitigating against any adverse visual impact from the Gardens.
- Car parking to serve any proposed development shall be located to the rear of the site adjoining the 10m green buffer area and shall be screened and planted.

Submission no. 17

James and Rosemarie Farrelly

- 1. Surface Water: Concern raised that the excess surface water from the higher areas along the with flooding from the combined rivers adjoining the Farrelly property would cause displacement of soils and erosion of the existing soft banks thereby undermining the existing dwelling leaving it venerable to flooding and subsistence.
- 2. Private Open Space provision within AA1: Concern that there existing private entrance has been included as part of the private open space as part of the Inchanappa Development.
 - Concern also raised in relation to the how it is proposed to protect the existing dwelling from the Private Open Space. Security Issues raised.
- 3. Concern raised over impact the development of AA1 will have on the existing habitats within the area zoned as private open space.
- 4. It is unclear from the plan whether or not the existing stonewall surrounding the AA1 in particular the stone walls on Mill Rd will be removed. A request is made to ensure that the plan preserves these existing stone walls.

Manager's Response

1. The Action Area Plan for AA1 has already been agreed upon with the Planning Authority in terms of layout, scale and phasing. In the event that it is

deemed that the development of lands will negatively impact upon an existing property or lands an applicant will be requested to submit details of how it is proposed to address these concerns. The issue of flooding and surface water run-off shall therefore be addressed during the Development Management Process by the Water Services and Environment sections when an application is submitted.

- 2. The map shall be amended to recognise the existing entrance to the Farrelly home
- 3. An Environmental Impact Statement was submitted as part of the application to develop Action Area 1 (phase 1), which would have dealt with the impact the proposed development, would have on the existing habitats in this area.
- 4. Within Wicklow County Councils Record of Protected Structures, it is worth noting that, in relation to a protected structure, the meaning of the term 'structure' includes the interior of the structure; the land lying within the curtilage of the structure; any other structures lying within that curtilage and their interiors, and all fixtures and features which form part of the interior or exterior of the above structures. The issue of preservation of walls and features will be dealt with through the Development Management Process.

Managers Recommendation

The map shall be amended to recognise the existing entrance to the Farrelly home.

Submission no. 18

Finola Reid, Historic Gardens Consultant

This submissions relates to the impact the proposed plan will have on the environs, gardens and grounds of Mount Usher:

- 1. The proposed 10m buffer zone is unacceptable and should be revised to be a minimum of 25m. Concern raised over the impact-increased development will have in terms of noise, views, traffic and general pollution.
- 2. Indicate that the area is of international importance due to its variety of flora and fauna and contend that it should be designated as an SAC.
- 3. The submission finally refers to the requirements set out in the 'Heritage Act' and the 'Florence Charter', which protects historic gardens to which Ireland is a signatory.

Manager's Response

- 1. As per response to submission 11.
- 2. It is outside the remit of this plan to designate an Area as an SAC.
- 3. Additional mitigation measures are proposed as set out in response to submission 11.

Managers Recommendation

It is recommended (As set out in response to submission 11) that additional objectives aimed at mitigating against any adverse visual or physical impacts development may have should be included in the plan. These shall include specific objectives in relation to the development of Action Area 4 relating to the building heights and design, extensive landscaping around perimeter of the site, a set back from the rear boundary which overlooks Mount Usher Gardens and the provision of car parking to the rear of the site further setting the building line away from this sensitive area.

• Ensure that all development is of the appropriate scale and density and that

- it reflects the existing character of the village centre. Maximum elevation for new structures fronting onto the main street shall be 2 storeys with development to the rear being restricted to single storey.
- The Design of any proposed development shall be sympathetic to that of the existing buildings in the area.
- A 10m wide buffer along the eastern boundary of AA3 shall be included to minimise the impact of the development on Mount Usher Gardens. No construction works shall take place within this buffer and all proposals for development in AA4 shall be required to submit a method statement prior to the commencement of construction to show proposed mitigation measures. This space shall not be included in the calculations for providing adequate public open space in accordance with the standards of the County Development Plan.
- Any application for Development on lands within AA4 must be accompanied by a comprehensive Landscaping Plan, which clearly demonstrates how any proposed development will be adequately screened from the east and south east thereby mitigating against any adverse visual impact from the Gardens.
- Car parking to serve any proposed development shall be located to the rear
 of the site adjoining the 10m green buffer area which shall be screened and
 planted.

Submission no. 19

Eleanor Mayes

- 1. Pages 4-5: The proposed new road through AA7 and AA8 and the link and status of the R763 and R764 needs to be clarified.
- 2. Concern is raised over the proposed access to AA1 from the Mill Road due to impact on existing trees, state that this proposal is contrary to the preservation objective set out in the plan. Also indicate that Listed Tree no. 56 is not included on map 2.
- 3. Water Supply: Concern raised over the proposal to abstract water from the Ashford area without the completion of a hydrological survey.
- 4. Surface Water: It is stated that a Flood Study should be carried out for the Entire Plan area as proposed development could impact not only on the river vartry its flood plain and also on tributary streams.
- 5. Community Infrastructure CE2: Contend that the proposal to locate sheltered housing at Nuns Cross is inappropriate due to its considerable distance to the town centre.
- 6. GAA pitch: Concern raised over potential relocation of existing field with no alternative location designated.
- 7. Public Open Space and Green Areas: The plan indicates on page 8 that it is proposed that as part of AA1 a Town Park proposed within the Action Area will be deemed to be a public Park. The zoning map does not indicate this.
- 8. Development of Linear Park along the banks of the River adjoining AA2 and AA3 may lead to anti-social behaviour at nighttime. The use of this are may also negatively impact on the existing flora and fauna along the riverbanks.
- 9. Proposals along the River Vartry should be subject to consultation with the Eastern Regional Fisheries Board.
- 10. Indicate that the list detailing Tree Preservations should be amended in order to account for the existing trees along the River Vartry and within AA2 and

AA3.

Manager's Response

- 1. Please refer to Appendix A
- 2. The Access to Action Area has had regard to the existing tree preservations listed in the plan. The tree preservation no. 56 has been mapped and is located to the south east of Mount Usher within the Greenbelt area.
- 3. Any proposals to abstract water from the Ashford area will be subject to detailed assessment by the Water Services and Environment sections. This will be carried out through the Part 8 process where any proposed developments will required to be referred to the relevant environmental bodies.
- 4. The objectives in the plan make it a requirement that all developments located in close proximity to the River Vartry must submit a flood study which details all impacts the proposed development will have on the river and the propose mitigation measures. An amendment is proposed in relation to the impact AA2 and AA3 will have on the river as set out in the managers recommendation to submission 16. This shall state that "the flood study should take into consideration the cumulative effect of the development of both Action Areas to their full potential as set out in the objectives".
- 5. This submission has been noted. The subject lands are currently situated approx. 1.5 km from the town centre and are poorly serviced for pedestrian use with the existing Road being quite narrow. It is considered that this objective (CE2) should exclude the provision of Sheltered Housing, which could be located at an alternative more easily accessible location.
- 6. The existing GAA pitch has been zoned town centre due to its location within the centre of Ashford. Two alternative locations have been proposed in the plan for the possible relocation of the GAA pitch should they decide to relocate. This has been amended to include only one location following a submission from the GAA. It should be noted that the plan provides the opportunity for the GAA to relocate within the areas zoned as Greenbelt and does not provide for specific lands to be dedicated to the GAA. The onus is on the GAA club and County Board to negotiate the acquisition of new lands to cater for the future needs of the club as necessary with the plan merely accommodating this process. The Development of the existing GAA pitch shall not be permitted unless an alternative location is provided.
- 7. The Zoning Map shall be amended to reflect this Public Open Space zoning.
- 8. The proposed Open Space/Linear Park along the River Vartry is to be designed in order to complement the town centre zoning on the existing playing fields, which shall in turn be designed in order to allow for the passive supervision of this area. In addition to this any development, which is proposed in these lands, will be subject to assessment during the Development Management Process, which shall assess all possible environmental impacts the development may have.
- 9. It is a requirement of the Planning Regulations that all developments located in close proximity to designated sites area be referred to the relevant Environmental Bodies for comment. The development of lands within AA2 and AA3 are required to submit a flood study due to their proximity to the Flood Plain of the River, which shall be assessed by the relevant Environmental Bodies.
- 10. The Table included in the plan has been taken from the County Development

Plan Chapter 10 – Section 6.1.12. It is outside the remit of this plan to add to or remove items such as tree preservations as this will be carried out during the review of the County Development Plan.

Managers Recommendation

The objectives in the plan make it a requirements that all developments located in close proximity to the River Vartry must submit a flood study which details all impacts the proposed development will have on the river and the propose mitigation measures. An amendment is proposed in relation to the impact AA2 and AA3 will have on the river as set out in the managers recommendation to submission 16. This shall state, "the flood study shall take into consideration the cumulative effect of the development of both Action Areas to their full potential as set out in the objectives".

It is considered that objective (CE2) should exclude the provision of Sheltered Housing at this location with more appropriate community facilities being provided at this location. It is considered that a sheltered housing scheme would be appropriate closer to the town centre in close proximity to Action Area 5.

The Zoning Map shall be amended to reflect this Public Open Space zoning

Submission no. 20

Micahel Ryan, c/o Frank Aherne Phelan Design Ltd

This submission relates to lands adjoining Nuns Cross School currently zoned for Community and Educational and Residential:

1. Propose that the entire landholding be designated as an Action Area in order to facilitate the development of a more consistent layout for the area thereby providing for Community and Educational uses as specified with the remaining lands being designated for Residential purposes.

Manager's Response

This submission is quite similar to submission No. 12 which was received from a representative of The Nuns Cross School.

The subject lands are located to the north west of the town centre in close proximity to the Nun's Cross Roads, which forms a dangerous junction with the R763. It is not considered to be unreasonable to provide for an Action Area around these lands, which are currently zoned for Residential and Community and Educational purposes in order to facilitate development in an orderly fashion. It is considered that an Action Area Plan, which provides for Community and Educational lands measuring a minimum of 1.8ha, should be provided on lands immediately adjoining the existing school with the remaining lands being zoned for residential purposes.

In providing this Action Area the land requirements for the school can be provided either along the lane and to the east as set out in the submission or else entirely on the lands to the east of the existing school boundary.

Managers Recommendation

It is considered that an Action Area Plan, which provides for Community and Educational lands measuring a minimum of 1.8ha, should be provided on lands immediately adjoining the existing school with the remaining lands being zoned for residential purposes.

It is also considered that this Action Area should have the following objectives:

- Ensure that all development is of the appropriate height, scale and density and that it reflects the existing character of the village centre.
- Parking Facilities and Bus turning facilities shall be provided to cater for the
 existing school. A Multi Use Games Area, small playing field and associated
 changing facilities shall also be provided on the Community and Educational
 Lands. These Developments shall be provided at the expense of the
 Developer.
- Only 50% of the Residential element of the Action Area Plan shall be constructed with the remaining 50% only being allowed to take place once the facilities provided for above on the Community and Educational lands have been constructed.
- A comprehensive Landscaping Plan shall be submitted for the Development of the overall Action Area land, which shall be carried out by the Developer of these lands.

Submission no. 21

Susan Webb, Riverrun Studio

- 1. Water Supply: Concern raised over the proposal augmentation of Wells, the quality of water to be produced and the possible impacts on the Area. Contend that an SEA is required for this Plan.
- 2. Protected Structures: It is stated that the list of protected structures and the Draft Heritage Map are incorrect.
- 3. Concern raised over the proposed new road layout and proposals for the R763 and 764.
- 4. Proposed Riverwalk: Concern raised over the proposed river walkway and the potential impacts this will have on the existing ecology along the river.
- 5. Action Area 2: Concern raised over the designation of area for development considering sensitive nature of the site. Increased traffic arising from the development of these lands cannot be accommodated along the existing road. Require that the Council carry out the Flood Study on these lands and not developers. Also request that the proposed road through AA2 be highlighted on the land use-zoning map, as currently the text is unclear as to where this road actually is proposed.
- 6. Small Growth Town: Concern raised over the proposed population projections; amount of land zoned and already permitted development. Contend that the amount of land zoned exceeds that provided for in the population projections.
- 7. Schools: State that while the reservation of land for Classrooms is acceptable this does not ensure that classrooms will be provided.
- 8. Community Facilities: State that the existing Churches in the area and the existing riding stables should not be listed as Community Facilities as they are not owned by the community or easily accessible to the community.
- 9. Action Area 5: Contend that this area would contravene the planning

permission granted for the development of a park area on these lands as part of AA1.

- 10. Typing Error outline in relation to Action Area 1.
- 11. Clarity required in relation to all proposed new roads etc.
- 12. Clarity required in relation to tree preservations and new road layouts.
- 13. Action Area 4: Conflicting statements in relation to design on in relation to AA4 have been highlighted.
- 14. Action Area 3: Concern over Flooding in this area and the provision of a footbridge.
- 15. Action Area 7: Concern over the Road access.
- 16. Phasing: Contend that the Plan should state that development cannot be occupied until the appropriate infrastructure is in place.
- 17. Parking: Provision of Parking unclear in Plan, need for this situation to be clarified.
- 18. Employment: Details relating to Employment provision are considered to be vague and require clarity. All Employment lands should be adequately screened.

Manager's Response

- 1. The development of a new water Supply for the Ashford Area is subject to the Part 8 process, prior to which alternatives are considered and the most viable option perused. Any proposed new water supply for the area will be subject to assessment by the Water Services and Environment sections of Wicklow County Council. In addition all proposed new wells or water supplies will be subject to assessment from the relevant Environmental bodies. The SEA process was undertaken during the initial stages of the plan preparation process where the relevant Bodies were requested to make submissions on the plan. Following this screening process it was not deemed necessary to carry out and SEA for this Local Area Plan.
- 2. The list of protected structures has been taken from the County Development Plan. It is not proposed in this plan to review all existing or proposed protected structure within the plan area, however this process will be undertaken during the review of the County Development Plan were submissions will be invited on such issues. The Draft Heritage map has been amended to accurately reflect the location of protected structures.
- 3. The proposed new roads and proposals for the R763 and 764 are detailed in Appendix A attached.
- 4. The proposed Riverwalk is required to be provided as part of the development of AA3. In tying the development of this area in with the provision of a walkway any application submitted on these lands will be required to demonstrate what measures are to be put in place in order to ensure the development of this Action Area does not adversely effect the existing habitats in the area and where conflict occurs it shall demonstrate how these issues can be overcome.
- 5. The Development of Action Areas 2 and 3 is subject to a flood Study which must be submitted to the Planning Authority for assessment prior to the development of any of these lands. The Planning, Environment and Water Services sections will assess this study in order to ensure that the details submitted are accurate. The development of these lands cannot take place until such a process has been undertaken and the development of these lands is deemed suitable. This process will be carried out in accordance with the

guidelines set out in the EU Floodplain Directive and will be subject to assessment by relevant Environmental Bodies.

- 6. The rationale behind the amount of land zoned for housing is detailed in section 6 of Part A of the plan. This allows for headroom of 30% and an excess factor of 6%. While the amount of land zoned if developed, would exceed the projected population the amount of development that can take place within the lifetime of the plan will be controlled by the Development Management Process in accordance with the 2010 and 2016 populations.
- 7. The Plan has reserved lands for school expansion in accordance with the recommendations of the Department of Education. The construction of facilities is the responsibility of the Department of Education.
- 8. Submission noted.
- 9. The only planning permission granted by Wicklow County Council relates to the development of Phase 1 of AA1 only and does not enclose the lands delineated as AA5.
- 10. Noted.
- 11. This issue is addressed in Appendix A attached.
- 12. The plan provides details of trees, which are listed for preservation in the County Development Plan. The new Road Layouts will be subject to detailed assessment during the Development Management Process where the primary objective will be to provide for a roadway, which minimises the necessity to fell existing trees. It is recommended that the wording at the end of Section 10 Part B be changed to the following: "All proposals for development which impact upon trees (even though they may not be listed in this plan) will be required to submit a tree impact assessment which will include a mitigation plan (identifying root and canopy protection areas, felling proposals and method statement). The felling of mature trees to facilitate development works will be discouraged".
- 13. Noted.
- 14. It is an objective of the plan that any development with AA2 and AA3 be subject to a comprehensive Flood Study. The proposed bridge across the Vartry is to be pedestrian only linking the proposed town park in AA3 with the existing River Walkway.
- 15. Please refer to Appendix A attached.
- 16. Objective RES2 is included in the plan. This objective states that Residential development shall be phased to ensure that infrastructure, and in particular land for community infrastructure, is provided to match the needs of new residents.
- 17. All proposed development must provide car parking in accordance with standards set out in the County Development Plan 2004-2010. Additional car parking is also proposed on the western side of the R772 opposite Mount Usher. This is provided for in objective ROA2.
- 18. The main employment lands are located to the north of the town centre alongside the existing Glan Bia Factory. The objectives set out in section 8 provide clear details as to the requirements on these lands. Objective EMP5 states that Any planning application in relation to these lands must include detailed landscaping and tree planting proposals including screen planting proposals and site boundary treatment. Site boundary treatment adjoining the R772 shall include a green buffer zone, landscaped and tree planted with a mixture of evergreen and deciduous trees.

Managers Recommendation

The Draft Heritage map shall be amended to accurately reflect the location of protected structures.

The plan provides details of tree, which are listed for preservation in the County Development Plan. The new Road Layouts will be subject to detailed assessment during the Development Management Process where the primary heritage objective will be to provide for a roadway, which minimises the necessity to fell existing trees. This shall be included as an objective in the Plan under section 10 of part B and shall be set out as follows:

"All proposals for development which impact upon trees (even though they may not be listed in this plan) will be required to submit a tree impact assessment which will include a mitigation plan (identifying root and canopy protection areas, felling proposals and method statement). The felling of mature trees to facilitate development works will be discouraged". Where it is deemed necessary to remove any existing trees as part of a development, the development works shall include the replanting of trees of the same species as those removed at a ratio of two trees for every one removed.

Submission no. 22

McCarthy and Kelly Partnership c/o Alan Whelan Tiros Resources Ltd

Submission relates to the zoning of Action Area 2: Totalling 27ha.

1. Consider that the restriction on development in this area to 50 no. units is unjustified. Contend, that this restrictive zoning is inequitable compared to other zonings and recent developments, that the subject lands are not subject to flooding and that the assumptions made in the population projections and zoning of residential land is incorrect. It is contended that the subject lands should be zoned residential at a density of 20 units per hectare and that the requirements for an Action Area be removed.

The submission includes details in relation to the flooding of lands part of which is a flood assessment carried out by Hayes Higgins Consulting Engineers and a framework plan for the development of the entire landholding within AA2. It is envisage within this plan that this Action Area would cater in the region of 274 no. residential units.

Manager's Response

The subject lands within AA2 are located to the west of the town centre and adjoin the banks of the River Vartry. The 2001 Local Area Plan for Ashford stated that a separate Local Area Plan was required in order for this area to be developed which set out the following objectives:

- 1. Maximum of 85 dwelling units at a maximum density of 10 units per hectare.
- 2. Provide for a river walk.
- 3. Provide for playing fields

4. Allow for a generous set back from the riverbank.

The designated lands within Action Area 2 in the 2001 Plan included the existing Ashford GAA field, which includes c 4ha of land. The Draft Plan has divided this Action Area with the GAA lands now being designated as a separate Action Area Plan (AA3). The remaining lands now designated as Action Area 2 comprise of 27ha with the amount of housing to be permitted being restricted to 50 no. units.

The rationale behind this designation has arisen for the following reasons:

- 1. The 2001 Plan provided for 85 no. dwelling units on lands, which included the existing Ashford GAA field. The proposed draft plan has designated the existing GAA lands as a separate Action Area Plan (AA3) thereby reducing the amount of land, which was originally enclosed within AA2.
- 2. The North Western section of Action Area 2 forms part of an open space area which originally was attached to planning permission reference no. 87/3286 Bramble Glade Esate to be retained as open space. This area of Open Space comprises of 5.6ha of land thereby further reducing the amount of potential development land within Action Area 2.
- 3. The subject lands adjoin the River Vartry with the banks of the river adjoining the subject lands to the north and south. The lands in question are located along a flood plain with concern raised in relation to the potential of flooding along the subject lands. In restricting the amount of development on these lands to 50 units only the Local Area Plan objectives has applied a precautionary principle in regard to the development of these lands.
- 4. Part A section 7 provides details in relation to the amount of lands zoned for residential purposes within the plan boundary in order to accommodate the projected population for Ashford in 2016. Having applied an excess factor of 6% and headroom of 30% approx. 23.6ha of land are required for residential purposes. The overall aim of the plan in terms of zoning is to provide for sufficient lands to meet the projected population whilst also aiming to consolidate the existing pattern of development in the area thereby reducing the necessity for car based trips. Whilst it is acknowledged that some of the subject lands are located in close proximity to the town centre the potential for development is restricted given the issues set out above, therefore more suitable lands have been zoned for residential development within the plan boundary with only limited development allowable on the subject lands.

Managers Recommendation

No change to plan

Submission no. 23

Brian Stokes c/o Aidan McCleron Cunnane Stratton Reynolds

The subject lands are located along the Old Dublin Road adjoining Action Area 5:

- 1. Contend that the subject lands have greater potential than afforded in the draft plan as set out in Action Area 5. Propose the following:
 - The there be an increase in the land area designated for Action Area 5.
 - That this area should allow for $2\frac{1}{2}$ or 3 storey buildings of high quality design.
 - Feel that the provision of a Mutli Use Games Area may be unsafe for Children due to proximity to road.

- Agree that the entrance should be located via the existing roundabout but that additional pedestrian linkages should be located throughout the site.
- A new land use designation of Civic Space should be provided for within AA5 once expanded.

Action Area 5 is located on the eastern side of the main street between the Garda Station and the Roundabout. Its area is c.0.32ha. The Draft Plan envisaged that this area would include the following uses: New town centre development providing street frontage onto the Old Dublin Road with a maximum of two storeys providing for mixed use commercial or retail at ground floor level with parking to the rear, A Multi Use games area and pedestrian/cycle linkages to the proposed park to the rear within Action Area 1.

The Aim of this Action area was to provide street frontage on the east side of the main street and community uses given the town centre location, whilst also complementing and providing a gateway to the proposed park within AA1

Whilst the proposal put forward in this submission does have merit it is considered that to extend further into the proposed town park would impact negatively on this area. While this should be noted it is considered that the provision of a building design which complements that of the existing Ashford House should be encouraged and therefore an amendment shall be made which states "that all development within AA5 shall be of an appropriate scale and density which reflects the existing character of the village centre. The design of any development within AA5 which fronts onto the main street shall complement that of the existing Ashford House."

In addition and having regard to the proximity of the subject lands in relation to the town centre it is considered that the potential to provide a small no. of sheltered housing units as part of an extension to Action Area 5 on the lands adjoining the existing Community lands to the south east of AA5 would be of great benefit to the local community given the ease of access to local services and the proximity to the proposed town park within AA1. It is therefore recommended that Action Area 5 be extended to encompass lands to the south of the Old Garda Station to allow for the development of Sheltered Housing on c.0.3ha.

Managers Recommendation

It is considered that the development of Action Area 5 should allow for the development of shop units which complement the design of Ashford House in terms of scale and massing while also providing for street frontage with parking to the rear.

In addition it is considered that AA5 should be extended to encompass lands to the south of the Old Garda Station to allow for the development of Sheltered Housing on c.0.3ha as shown on the accompanying map. These units shall be of a design, which reflects the existing character of the area fronting onto the existing road with car parking to the rear. Access to the proposed public park to the rear shall be provided for these units. Road improvements and footpaths required to service this development shall be provided at the expense of the developer of Action Area 5.

Submission no. 24

Emmet Hedigan C/O Pat O'Connor & Associates

The subject lands are located to the south of Nuns Cross Bridge and outside the Development Boundary.

1. The submission proposes that the subject lands be zoned to accommodate the GAA pitch, Community Park, Astro pitches for local schools and a river walk thereby facilitating the development the existing GAA pitches for town centre purposes. It is envisaged that this would allow for the full development of AA2 also.

Manager's Response

This submission has been noted, however given the location of the subject lands outside the development boundary it is not considered that these lands are a suitable location for the developments proposed due to there poor accessibility and proximity to the town centre.

Managers Recommendation

No Change to Plan.

Submission no. 25

James and Rose Farrelly c/o Pat O'Connor & Associates

This submission proposes that the lands to the south west of the Farrelly family home be designated as a natural habitat retaining all existing walls streams and trees.

Manager's Response

The submission has been noted however the Draft Plan has already designated these lands as private open space.

Managers Recommendation

No change to plan

Submission no. 26

Ashford Rovers Football Club c/o Pat O'Connor & Associates

1. Proposed that the subject lands adjoining the existing playing fields be zoned for sports and recreational uses. It is stated that the proposal is made with the landowner Mr. Patrick Stephens consent. The submission is made due to the inadequacy of the existing facilities.

Manager's Response

The subject lands relating to this submission are located at Ballinalea where the draft plan provided for the possible location of the GAA pitch. Having regard to the submission received from Ashford GAA which states that this location is not considered to be acceptable it is considered reasonable that the subject lands allow for the expansion of the existing Soccer facilities as outlined. While this should be noted, the provision of a soccer field is acceptable on greenbelt lands subject to normal planning considerations and therefore it is not necessary to zone this land as Active Open Space.

Managers Recommendation

No change to plan.

Submission no. 27

Paul Olthof, Ashford Development Association

- 1. Chapter 2 Location, Population and Context, consider that the Growth levels projected are not feasible.
- 2. Chapter 3 Consider that the Description of Ashford is unacceptable and should more clearly define the area.
- 3. Chapter 4 Objective ROA3 is inconsistent with other elements of the LAP in terms of preservation of trees etc.
- 4. Chapter 5 Water Services Infrastructure, concern raised over the proposed augmentation of wells and impact on the river Vartry.
- 5. Chapter 6 Community Infrastructure: classification of community facilities should be revised as certain designations are privately owned or restricted to certain groups.
- 6. Chapter 7 Residential Development: Concern raised over densities proposed within the plan.
- 7. Chapter 8 Employment/Industry: The development of these lands should not detract from the appearance of the village.
- 8. Chapter 9 Commercial/Town Centre: Issues raised in relation to densities and over the shop living within the town centre zonings.
- 9. Chapter 10 Natural, Architectural and Archaeological Heritage, Item 45 referring to preservation of trees, statement needed to ensure preservation, Nun's Bridge be listed for protection, mapping error in relation to protected structure reference no. 19-02.
- 10. Chapter 11 Action Areas:
 - AA1 road improvement specific to phase 3 only, concern that this road will be become a busy junction.
 - AA2 Should be extended to include the social and affordable units to be developed by the Council, concern over impact on the R763, clarity required on proposed access road route, impact of walkway on wildlife, concern over flood study.
 - AA3 No comment
 - AA4 preservation of Martsworth site due to its historical significance.
 - AA5 Totally unacceptable, as would provide for a visually negative feature, would comprise of a serious alteration to the previous permission regarding the development of AA1 phase1, traffic concerns raised. Proposed that this area be used as a town centre park only.
 - AA7 Proposed new road would encourage further use of the existing Nuns Cross Bridge. Unsuitable location for development.
 - AA8 provision of Formal Active Open Space unnecessary and should be used to provide for a multi purpose games area.
 - Opportunity Site Designations: contend that this could damage the council's image as an impartial body.

Manager's Response

1. The National Spatial Unit of the DoE allocates population to each regional authority, which in turn is allocated to each County. The County Development Plan is then used as the tool for the breakdown of this population throughout the County, in line with the requirements of the National Spatial Strategy and Regional Planning Guidelines in the form of a settlement strategy. The

settlement strategy allocates the population to the various towns and villages in a coherent manner and in accordance with the regional and national policies. It is not possible to add population in an ad-hoc manner. The Regional Planning Guideline's defining of towns is for definition purposes only with the population projections being indicative only and not a target.

The County Development Plan has addressed this in Chapter 3, a population of 3,000 in 2016 has been allocated to Ashford in accordance with recent population growth figures for the area. The Planning Authority must designate sufficient land in accordance with this population. This has been done, and allows an excess factor of 6% and a further 30% for market factors, to allow for the fact that some landowners may not wish to develop their lands.

Based on the above there is a requirement for 23.6ha of land to be developed at a medium density in order to accommodate the projected population in 2016. This provision does not ensure that the projected population is met but merely demonstrates that it can be accommodated in a sustainable manner.

- 2. Issues noted.
- 3. Objective ROA3 states that "Access shall be reserved to AA1 from the Mill Road. Access shall also be reserved to AA2 lands from the L-1096 (Mont Alto) and from the R763 as shown on Map 1". This objective ensures that the provision of an access point in these areas may be provided in the future as necessary, however through the development management process developers will be encouraged to design access points which have minimal impact on the existing tree species in these areas. This shall be included as an objective under section 10 of Part B.
- 4. The provision of new water supplies and wells is subject to the Part 8 process, which is outside the remit of this plan. This process requires all local authorities to refer planned developments to appropriate internal departments and to liaise with relevant bodies who would have a considerable interest in such developments, thereby allowing opportunity to address any significant issues
- 5. Submission noted, however it is not envisaged within the plan to designate each type of facility individually. Community facilities include non-publicly owned facilities that are reasonably available to the wider public.
- 6. Given the location of Ashford and its categorisation as a Small Growth Town a density of 28 units per hectare is considered reasonable on residentially zoned lands.
- 7. The objectives set out for Employment lands and the development of AA8 aim to ensure that any proposed development is sympathetic to its surroundings and adequately screened. Objectives EMP 4 and EMP 5 clearly set out the requirements in this regard.
- 8. The plan encourages the development of town centre lands with a particular emphasis on Action Area 3. The development of these lands will facilitate the development of retail units and office space with limited residential accommodation above ground floor level. Given the objectives set out for town centre development it is not considered that the development of these lands will significantly alter the projected land requirements for residential zonings.
- 9. It is outside the remit of the plan to review the existing list of protected

structures or tree preservation orders, as this will take place once the County Development Plan review process takes place.

10 AA1 – The Roads issues concerning the development of AA1 phase 3 will subject to detailed design in order to ensure the safety of all users and pedestrians during the development management process.

AA2 – Submission noted however this development has already been granted permission subject to conditions. The issues raised in relation to the proposed access road are discussed in Appendix A.

AA3 – Submission Noted.

AA4 – It is outside the remit of this plan to review the list of protected structures.

AA5 – The aim of AA5 is to provide Ashford with an attractive street frontage while also providing a gateway to the proposed public park within AA1.

AA7 – Issue addressed in Appendix A.

AA8 – Noted however the lands zoned for Community use adjoining the existing school grounds provide for a community hall.

Opportunity Site Designations: The purpose of highlighting an Opportunity Site within a plan area is to try and encourage the development of what is considered to be an underutilised resource, which could be developed to benefit the entire community. This is a universally accepted zoning methodology.

Managers Recommendation

Objective ROA3 states that "Access shall be reserved to AA1 from the Mill Road. Access shall also be reserved to AA2 lands from the L-1096 (Mont Alto) and from the R763 as shown on Map 1". This objective ensures that the provision of an access point in these areas may be provided in the future as necessary, however through the development management process developers will be encouraged to design access points which have minimal impact on the existing tree species in these areas. This shall be included as an objective under section 10 of Part B.

Submission no. 28

Charles Tottenham & Geoffry Tottenham c/o Frank O'Gallachoir & Associates

The subject lands are located to the north West of AA7: totalling 5.29ha

- 1. Propose that lands be zoned for residential purposes in place or current green belt zoning. Contend that the subject lands are more suitable for development than lands on which outline permission was granted previously.
- 2. Contend that in order for the area to reach its projected population further readily available land must be zoned.
- 3. The amount of land zoned in the plan is considered to be insufficient to meet projected population.
- 4. Contend that the subject site is located within a residential area and would not impact on the rural countryside.
- 5. The subject lands can be easily serviced.

Manager's Response

The subject lands are situated to the north west of the town centre and adjoin Action Area 7. The subject lands are currently located outside the development boundary on lands zoned as greenbelt.

Based on the projected population figures for Ashford the Planning Authority has

designated 23.6ha of land for residential purposes, which account for both an excess factor of 6% and headroom of 30% allowing for the fact that some landowners may not wish to develop their land.

Having regard to this submission it is not considered that the zoning of the subject lands is justified within the lifetime of this plan given its location and would be in conflict with the overriding theme of consolidating settlements around existing services and facilities.

Managers Recommendation

No change to plan

Submission no. 29

Patrick Fahey c/o Frank O'Gallachoir & Associates

The subject lands are located to the south of the town in the townland of Rossanna: totalling 1.55ha.

- 1. Propose that the subject lands be zoned existing residential/infill in place of current greenbelt zoning.
- 2. Contend that in order for the area to reach its projected population further readily available land must be zoned.
- 3. The amount of land zoned in the plan is considered to be insufficient to meet projected population. The proposed headroom and excess factor are considered to be too low.
- 4. Contend that the subject site is located within a residential area and should be viewed as infill development.
- 5. The subject lands can be easily serviced.
- 6. Contend that lands should be developed as private housing only given the amount extent of social housing present in the area.

Manager's Response

The subject site is situated to the south west of the town centre and is situated on the outskirts of the town adjoining the town boundary. The subject lands are located within the Greenbelt zone.

The National Spatial Unit of the DoE allocates population to each regional authority, which in turn is allocated to each County. The County Development Plan is then used as the tool for the breakdown of this population throughout the County, in line with the requirements of the National Spatial Strategy and Regional Planning Guidelines in the form of a settlement strategy. The settlement strategy allocates the population to the various towns and villages in a coherent manner and in accordance with the regional and national policies. It is not possible to add population in an ad-hoc manner. It is expected that Planning Authorities have regard to the hierarchy of settlement as indicated in the Regional Planning Guidelines with the population projections being indicative only and not a target.

The County Development Plan has addressed this in Chapter 3 and a population of 3,000 in 2016 has been allocated to Ashford in accordance with recent population growth figures for the area. The Planning Authority must designate sufficient land in accordance with this population. This has been done, and allows an excess factor of 6% and a further 30% for market factors, to allow for the fact that some landowners may not release their lands for development purposes. As is shown in Part A of the

Draft Plan this equates to 23.6ha in total. To zone further land than this could not be justified.

In deciding which land to designate, cognisance was taken of its distance from the town centre, to ensure that so far as possible people living or working on such designated lands would be within as short a walking distance as possible from the town centre and other built up areas.

It is considered that the provision of residential development on the subject lands would create and unsustainable extension to the plan boundary and is unnecessary given the provision of residentially zoned lands within the town boundary at present.

Managers Recommendation

No change to plan

Submission no. 30

Mrs Madeline Jav and Mr. Simon Pratt c/o Frank O'Gallachoir & Associates

Submission made on behalf of Mount Usher Gardens and Avoca Handweavers.

- Submission emphasises the need to protect the Mount Usher Gardens and Avoca Handweavers area. Propose that objectives be included in the plan to preserve and protect the amenities, character and heritage value of Mount Usher Gardens and Avoca Handweavers
- 2. Propose that the existing retail courtyard and associated car parking be zoned as town centre as existing zoning of open space conflicts with the existing uses.
- 3. No objectives included which protect the Gardens boundaries. Emphasis need for protection from inappropriate adjacent development in terms of visual, noise and overlooking.
- 4. Concern raised over surface water discharge and Groundwater regime.
- 5. Contend that a 25m buffer should be provided from all boundaries should be provided.
- 6. The proposed plan is in conflict with the objectives set out in 'The County Wicklow Heritage Plan 2004-2008 and the heritage appraisal guidelines. .

Manager's Response

- 1. Objective HER1 states that it is an objective of the Council to protect the natural, architectural and archaeological heritage of the town, in accordance with the provisions of the County Development Plan. However given the sensitive nature of Mount Usher Gardens it is considered that additional policies should be included in the plan which aim to protect this sensitive area.
- 2. Given the location of the subject lands and the sensitive nature of the area as emphasised in issue 1 it is not considered that the existing lands comprising of retail and car parking should be zoned as town centre.
- 3. As per response 1.
- 4. Developments which exceed the criteria to be considered to be exempted development must follow the Development Management Process where issues relating to surface water run-off and Groundwater will be assessed.
- 5. As per response to submission 11.
- 6. It is not intended to repeat objectives set out in Heritage Plan 2004-2008.

Managers Recommendation

As per recommendation to submission 11.

Submission no. 31 Mapped

Ronald Philips and Michelle hender-Philips c/o Alphalan Design

1. Propose to zone lands at Newtown Boswell for industrial development. The subject lands comprise of 8.09ha and are located immediately adjacent to lands already zoned industrial.

Manager's Response

The subject lands are located a considerable distance from Ashford Town centre and outside the development boundary and also outside the designated greenbelt area. It is not within the scope of this plan to zone lands which are not located within the development envelope of the plan as this would fall under the County Development Plan process.

Managers Recommendation

No change to plan

Submission no. 32

Glenkerrin Homes Ltd c/o McGill Planning Ltd

The subject lands comprise of 9.35ha and are situated at Ballinalea on lands currently designated as a possible location for the development of a new GAA field.

- 1. Contend that lands are strategically located on the edge of a built up area in Ashford and within the natural boundary of the town and therefore should be zoned for residential purposes.
- 2. The submission contains a detailed report which addresses the strategic issues relating to Ashford while also addressing the site specific issues relating to the subject lands such as topography, distance, servicing etc.

Manager's Response

The National Spatial Unit of the DoE allocates population to each regional authority, which in turn is allocated to each County. The County Development Plan is then used as the tool for the breakdown of this population throughout the County, in line with the requirements of the National Spatial Strategy and Regional Planning Guidelines in the form of a settlement strategy. The settlement strategy allocates the population to the various towns and villages in a coherent manner and in accordance with the regional and national policies. It is not possible to add population in an ad-hoc manner. It is expected that Planning Authorities have regard to the hierarchy of settlement as indicated in the Regional Planning Guidelines with the population projections being indicative only and not a target.

The County Development Plan has addressed this in Chapter 3, a population of 3,000 in 2016 has been allocated to Ashford in accordance with recent population growth figures for the area. The Planning Authority must designate sufficient land in accordance with this population. This has been done, and allows an excess factor of 6% and a further 30% for market factors, to allow for the fact that some landowners may not wish to develop their lands. As is shown in Part A of the Draft Plan this equates to 23.6ha in total. To zone further land than this could not be justified.

In deciding which land to designate, cognisance was taken of its distance from the

town centre, to ensure that so far as possible people living or working on such designated lands would be within as short a walking distance as possible from the town centre and other built up areas. The Draft Plan has designated lands for new residential along the road front at Ballinalea with the subject lands forming a possible location for future development or extension of these lands, however given the above it is not envisaged within the lifetime of this plan that these lands will be required for development and therefore no change to the draft plan is recommended.

Managers Recommendation

No change to Plan.

Submission no. 33

Dept Env, Heritage and Local Government DoEHLG

- 1. Consider that the plan should include a policy in relation to access for the disabled.
- 2. Editing error on page 10 in relation amount of lands zoned for new residential.
- 3. The Plan should make use of the opportunity to create Architectural Conservation Areas within the plan area given the existing heritage and architecture within the plan area.
- 4. Recommend that the Plan should take the opportunity to determine if additional buildings should be listed for protection in the Draft Plan.
- 5. Recommend amendment to text on page 13 as it is stated that within "Wicklow County Councils record of protected structures". It is worth noting that in relation to a protected structure the meaning of the term structure include the interior of the structure. This objective should state that this definition is taken from section 2 of the Planning and Development Act.

Manager's Response

- 1. Noted, however compliance with the Building Regulations is the responsibility of owners/designers of buildings. Local Authorities have the obligation to monitor 12-15% of developments and to carry out its enforcement functions as necessary.
- Noted.
- 3. Given the existing pattern of development and disjointed town centre within Ashford it is not considered that the provision of an ACA is neither warranted nor feasible. The Draft Local Area Plan lists a number of buildings for protection, which is considered to be sufficient to maintain the traditional character of the area. It is however considered that additional objectives be included within the plan in order to enhance and protect the heritage of the area.
- 4. It is not envisaged within this plan to review the existing list of protected structures within the plan boundary, however this process will be undertaken during the review of the County Development Plan due to commence in mid 2008
- 5. Submission noted, however it is considered that the current wording is sufficient.

Managers Recommendation

It is recommended that the following be included as part of Part B Section 10: "Within Wicklow County Councils Record of Protected Structures, it is worth noting that, in relation to a protected structure, the meaning of the term 'structure' includes the interior of the structure; the land lying within the curtilage of the structure; any other structures lying within that curtilage and their interiors, and all fixtures and features which form part of the interior or exterior of the above structures".

It is also recommended that the following objectives be included in the plan:

- All new landscaping proposals should have an emphasis on native planting and biodiversity enhancement.
- Development proposals should incorporate and preserve existing items of heritage interest such as hedgerows, stonewalls, vernacular gate pillars and associated features.
- All new landscaping proposals should have an emphasis on native planting and biodiversity enhancement.

Submission no. 34

Chester Beatty Inn c/o Marston Planning Consultancy

- 1. Submission made in relation to current planning application 07/2637 and that the Council have consideration to the objectives of the Draft Plan in making a decision on the current application.
- 2. Contend that higher densities should be encouraged within the town centre zonings.
- 3. Contend that the plan should allow for contemporary design solutions in cases where innovative design is needed to accommodate higher densities.
- 4. The objectives set out for AA3 and AA4 conflict with the aim of maintaining and preserving the character of the area. Proposed amendment to wording in relation to TC1 objective to include that contemporary design is permissible in Backland town centre locations.
- 5. Contend that the objective restricting the height of buildings should be removed.
- 6. Proposed amendment to TC2 objective to include wording that commercial/retail uses will be encouraged along the street front and that at back land locations residential uses shall be encouraged.

Manager's Response

- 1. Submission noted however this issue is outside the control of this plan and is subject to the development management process. This process shall however have regard to the provisions set out in the Draft Plan.
- 2. The Town Centre zoning allows for higher density development than that permitted on the outskirts of the town, however a density of 50 units per ha as proposed is considered to be excessive.
- 3. The existing buildings within Ashford provide for an aesthetically pleasing, more traditional design, which the plan aims to maintain and enhance. While innovative design proposals may be necessary these should be in keeping and sympathetic to the existing building environment in the area. It is therefore not considered that contemporary design will be promoted within the town centre.
- 4. The inclusion of a contemporary design objective for AA3 and AA4 was an error in the publication of the Draft Plan. This shall be omitted from the objectives set out for these action areas.
- 5. Given the character of the existing buildings in Ashford it is not considered that this objective should be removed.
- 6. It is considered that the provision of backland residential uses within the town centre zonings is acceptable. It is therefore proposed that TC 2 objectives should be amended to allow for the provision of residential uses in backland locations where the provision of retail is not practical.

Managers Recommendation

The objective stating, "Contemporary design shall be encouraged in the development of AA3.and AA4" shall be omitted.

It is considered that the provision of backland residential uses within the town centre zonings is acceptable. It is therefore proposed that TC 2 objectives should be amended to allow for the provision of residential uses in backland locations where the provision of retail is not achievable. It is recommended that the following wording be included in the plan: The provision of residential uses within the backland locations of the town centre only, will be Open for Consideration. Applications for residential uses at these locations shall be accompanied by a detailed report, which demonstrates why the provision of retail/commercial uses is not viable at this location. Applications for this type of development will be dealt with by the Development Management section on a case-by-case basis.

Submission no. 35

Tesco Ltd c/o Aine Burke GVA Planning and Regeneration Ltd

- 1. Contend that the plan should recognise the need for additional retail facilities for the area in order to ensure the consolidation and expansion of the existing town centre.
- 2. Need for essential infrastructure to be put in place in order to facilitate development.

Manager's Response

- 1. Within the town centre zonings the plan recognises the need for additional retail facilities.
- 2. Part B Section 5 of the plan deals with the issues relating to existing infrastructure.

Managers Recommendation

No change to plan

Submission no. 36

Buach O'Seachnasaigh Development Officer, Wicklow County Development Board

1. Contend that the proposed linear park adjoining AA3 is excessive and unnecessary. Propose that 1ha of land is sufficient in terms of development and maintenance.

Manager's Response

1. It is not considered that the proposed linear park is excessive. It is envisaged that this area will act as a landscaped amenity area while also providing a buffer for the River Vartry. It is also considered that the provision of this area is necessary taking into consideration the potential development of the adjoining lands as an extension to the town centre.

Managers Recommendation

No change to plan

Submission no. 37

Wicklow Planning Alliance, c/o Judy Osbourne

This submission refers to a number of sections within the plan:

- 1. Section A page 8: Question compliance with Regional Planning Guidelines in relation to occupancy of housing units within the area.
- 2. Page 9 Flood Study: state importance of Flood Study along the River Vartry and therefore the precautionary principle must be adopted in relation to the zoning of lands in this area.
- 3. Page 10 Headroom: Concern raised over proposed headroom.
- 4. Page 11 Community and Play: Concern raised over provision of active open space. Contend that the plan reduces the amount of active open space.
- 5. Section B page 3: Given the location of Ashford and the reduction of through traffic since the construction of the N11 roadway the potential for Ashford to grow in a manner which maintains its character and provides for low density development should be pursued.
- 6. Page 3 Environmental Context: Contend that an SEA should be carried out for the area.
- 7. Page 5 Transport, Traffic Infrastructure: Contend that the plan should make reference to the paucity of existing bus service in the area. The plan should encourage restrictions on speed limits within the town centre and designate area where pedestrian and cycle traffic should given priority.
- 8. Page 10 Residential Development: Question feasibility of objectives RES 3,4,5 and 7.
- 9. Page 12 Natural, Architectural and Archaeological Heritage: Plan should specifically refer to the Stone Walls in the area.
- 10. Page 13 Protected Structures: The Old Bridge is not included in the plan. Question where a new by pass of this bridge should be considered.
- 11. Page 16 Trees: The existing Trees at Mount Alto should be protected.
- 12. Page 17 AA2: question whether serviced sites should be provided in this area in order to allow people to design there own dwellings.
- 13. Page 18 AA3: Contend that Flood Study for this area should be carried out in tandem with the development of AA2. The provision of lighting along the proposed linear park should be low energy lighting.
- 14. Page 18 AA4: Contend that a 25m buffer should be provided around the boundary of Mount Usher Gardens.
- 15. Page 19 AA5: proposed that this area could contain a couple of shop units and possibly a skate park or tennis court.
- 16. Page 19 AA7: Status of proposed new Road Access needs to be clarified.
- 17. Page 22 Community Zoned definition: Question whether existing burial ground have capacity to cater for population.
- 18. Page 23 Implementation: Question whether any budget requirements have been taken into account in relation to the fulfilment of objectives set out.

Manager's Response

- 1. Section 7 of Part B sets out the methodology for projecting the future population and land requirements.
- 2. Noted. It is considered that the objectives set out in relation to lands adjoining the River Vartry, the proposed green buffer along the banks of the river and the lower density zonings within AA2 will mitigate against any negative impact occurring. An amendment is proposed in relation to the impact AA2 and AA3 will have on the river as set out in the managers recommendation to submission 16. This shall state, "The flood study shall take into consideration

- the cumulative effect of the development of both Action Areas to their full potential as set out in the objectives".
- 3. The plan states in section 7 under objective RES7 that "No development that will result in raising the population of Ashford beyond 2295 people can be commenced before 2010, and conditions requiring this shall be attached to any planning permissions granted before that date". The expansion and growth of the town shall therefore be managed through the Development Management Process.
- 4. The Plan dedicates almost 4ha throughout the plan area as active open space. This has been calculated based on the study carried out by the Community and Enterprise section of Wicklow County Council.
- 5. The Plan applies a medium density within the plan area given the context and location of Ashford within County Wicklow and the Greater Dublin Area. The objectives set out in section 10 aims to maintain the existing character of the area.
- 6. The SEA screening process was undertaken during the initial stages of the plan preparation process where the relevant Bodies were requested to make submissions on the plan. Following this screening process it was not deemed necessary to carry out and SEA for this Local Area Plan.
- 7. It is outside the remit of this plan to refer to or set out objectives in relation to issues, which cannot be addressed through the plan process.
- 8. Compliance with these objectives shall be assessed through the development management process.
- 9. It is not envisaged within this plan to review the existing list of protected structures within the plan boundary, however this process will be undertaken during the review of the County Development Plan due to take place in mid 2008.
- 10. This issue is addressed in response 9 above.
- 11. The plan lists a number of trees for protection, which has been extracted from the County Development Plan. It is however stated in the plan that "The felling of mature trees of amenity value or special interest, even though they may not be listed in this plan, will be discouraged as part of development works". Where it is deemed necessary to remove any existing trees as part of a development, the development works shall include the replanting of trees of the same species as those removed at a ratio of two trees for every one removed.
- 12. The objectives set out for the Development of AA2 do not preclude the possibility of Serviced sites being provided however the number of allowable units and maximum densities are set out.
- 13. An amendment is proposed in relation to the impact AA2 and AA3 will have on the river as set out in the managers recommendation to submission 16. This shall state that "the flood study should take into consideration the cumulative effect of the development of both Action Areas to their full potential as set out in the objectives".
- 14. As per response to submission 11.
- 15. As set out in response to submission no. 23, it is considered that AA5 should be extended to encompass lands to the south of the Old Garda Station to allow for the development of Sheltered Housing on c.0.3ha. It is not envisaged that this action area will provide for active open space such as tennis courts or a skate park. Facilities such as proposed can be accommodated elsewhere on

lands zoned as Active Open Space.

- 16. This has been clarified in Appendix A.
- 17. Sufficient community lands have been zoned at Nun's Cross to cater for the existing school. This land is also large enough to cater for additional requirements from the adjoining church. The existing catholic Grave Yard is situated outside the Development Boundary of the plan at Ballyhenry in a relatively rural area. Additional lands to cater for the expansion of this Grave Yard will be provided as required.
- 18. The proposed plan is a land use plan with specific objectives for the development of lands within the plan boundary providing a guide to how it is envisaged the area should grow during the lifetime of the plan. The plan does not include detailed assessment of costings of objectives. This process shall be carried out at detailed design stage only.

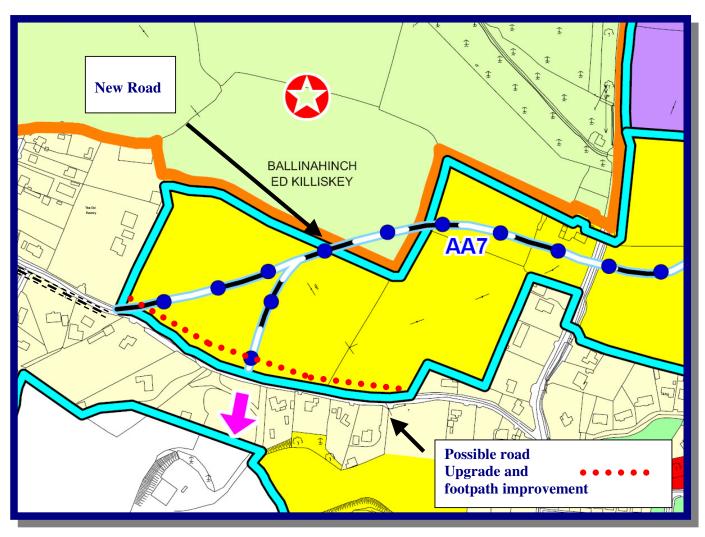
Managers Recommendation

An amendment is proposed in relation to the impact AA2 and AA3 will have on the river as set out in the managers recommendation to submission 16. This shall state, "the flood study should take into consideration the cumulative effect of the development of both Action Areas to their full potential as set out in the objectives".

It is considered that AA5 should be extended to encompass lands to the south of the Old Garda Station to allow for the development of Sheltered Housing on c. 0.3ha. These units shall be provided at the expense of the Developer of Action Area 5.

It is recommended that additional objectives aimed at mitigating against any adverse visual or physical impacts development may have should be included in the plan. These should include specific objectives in relation to the development of Action Area 4 relating to the building heights and design, extensive landscaping around perimeter of the site, a set back of from the rear boundary which overlooks Mount Usher Gardens and the provision of car parking to the rear of the site further setting the building line away from this sensitive area.

Appendix A: Submission 8



It is envisaged in the plan that the proposed road to serve AA7 and AA8 will facilitate the traffic arising from the development of these lands and help to assimilate these extra traffic movements into the local road network The actual layout of these proposed roads has not been finalised and will be subject to detailed design during the Development Management Process.

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