

Prepared on the 17/04/08



PART 1 - INTRODUCTION

The proposed amendments to the draft Ashford Local Area Plan 2008-2014 constitute a further stage in the making of the new Ashford Local Area Plan as set out in the Planning and Development Act, 2000 (As amended).

Process to Date

The most recent stages in the making the Local Area Plan leading to the publication of these amendments can be summarised as follows:

- A Background issues paper was prepared and made available to the public after which pre-draft public consultation was carried with the Stakeholders and the General Public.
- The Draft Local Area Plan (consisting of a Written Statement and a set of Maps) was published by the Council and placed on display on Wednesday the 12th of December 2007.
- A 6-week period followed during which time members of the public and interested groups and bodies could make submissions/observations on the Draft Plan.
- A Report by the County Manager (Managers Report) on these submissions/observations was prepared and submitted to the Elected Members of the Council for their consideration.
- Having considered the Draft Plan, the Managers Report on the submissions/observations from the public and the decisions made by the councillor members at the meeting of the Council on the 14th of April 2008, the County Council resolved to amend the Draft Local Area Plan.

At the meeting of the County Council on the 14th of April it was resolved that as these amendments would constitute a material alteration to the Draft Local Area Plan the proposed amendments would be placed on public display for a period of not less than 4 weeks in accordance with the provisions of the Planning and Development Act, 2000 (as amended).

Display of proposed Amendments to Draft Development Plan

The proposed Amendments are available for inspection in:

**Wicklow County Council
Council Offices
Wicklow
During normal working hours i.e.
9.00 a.m. – 3.30 p.m.**

Or

**On the Wicklow County Council
Website
[www.wicklow.ie/planning/local area
plans in process or under review/ashford](http://www.wicklow.ie/planning/local_area_plans_in_process_or_under_review/ashford)**

Identification of the proposed amendments

Only those sections of the Written Statement, which are proposed to be amended, are displayed in this report. Amendments to the Written Statement are in Bold, Blue Italics (It should be noted that were a crossover occurs between proposed amendments only the changes proposed under that particular amendment will be highlighted in Bold, Blue Italics with the changes proposed from another amendment being in highlighted in red and Italics). Each of the proposed changes has a separate number and the location of the text proposed to be changed can be identified by the relevant chapter headings and page numbers of the Written Statement.

Where the proposed amendments to the Draft Local Area Plan involve a change to the Draft Maps the section of the map which is to be amended shall be provided in the appendix attached alongside the overall zoning map.

This report includes a verbal description of the proposed changes to the maps, which have been identified by a separate number.

Making written submissions/observations

Submissions or observations with respect to the proposed amendments to the Draft Plan must be made in writing to:

Ms S O'Leary,
Senior Executive Officer,
Planning & Economic Development Department,
Wicklow County Council,
County Buildings,
Wicklow town

Submissions or observations may also be made by email to the following address:

planreview@wicklowcoco.ie

All submissions/observations should state the name (s) and address(es) of the person, group or public body from whom same is received.

Submissions/observations should be marked

'Ashford Local Area Plan'

The latest date for submissions/observations is:

Close of business Wednesday, 21st May, 2008

It should be noted that **only submissions/observations relating to the proposed amendments to the Draft Plan can be taken into consideration at this stage of the Local Area Plan making process** and submissions/observatoions that raised issues other than those proposed amendments cannot be considered.

Submissions/observations should quote the relevant change number referred to below in this report. All submissions should be submitted by the closing date to either the postal address or email address given above.

Next steps

When the display period of the proposed amendments to the Draft Plan is completed the County Manager will prepare a Managers Report on the written submissions or observations received on the amendments within the period. This report will include the County Managers response to the issues raised concerning the proposed amendments to the Draft Plan. The report will be submitted to the Elected Members of the County Council for their consideration. The members of the council will then, having considered the amendments and the Managers Report, make the Local Area Plan for Ashford, unless the Members of the council decide “by resolution, vary or modify the proposal, otherwise than as recommended in the Managers Report” (section 20 (3) Planning and Development Act, as amended).

In making the Local Area Plan the Members of Council are restricted to:

- Considering the proper planning and sustainable development of the area to which the Local Area Plan relates,
- The Statutory obligations of the local authority and
- Any relevant policies and objectives for the time being of the Government or any minister of the Government.

It is expected that the final version of the Ashford Local Area Plan 2008-2014 will be made by the council in July 2008.

PART 2 - PROPOSED AMENDMENTS

Amendment Number	Page	Section	Change/Addition
1	22	11	<p>This amendment relates to Action Area 9, which was recommended to be included as an additional action area in the Managers Report following an analysis of submissions 12 and 20. (Please refer to submissions 12 and 20 of the Managers report for further details). <i>(Please refer to Appendix A attached for mapping details).</i></p> <p>Amend proposed zonings in Managers Report from: 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.</p> <p>To: It is considered that an Action Area Plan (no. 9), which provides for Community and Educational lands measuring a minimum of <i>1.05ha should be provided of which .63ha shall be reserved for educational purposes and the remaining .4ha shall reserved for community purposes</i> on lands immediately adjoining the existing school with the remaining lands being zoned for residential purposes.</p> <p>This amendment is also reflected in objective CE2 which is proposed to be changed as follows:</p> <p>From CE2 The amount of Community/ Educational/ Institutional zoned land remaining adjoining Nun’s Cross school after the 0.63ha for school expansion is 0.87ha. This land shall be reserved for community needs including the provision of land for sheltered housing</p> <p>To CE2 The amount of Community/ Educational/ Institutional zoned land remaining adjoining Nun’s Cross-school after</p>
	7		

			the 0.63ha for school expansion is 0.42ha . This land shall be reserved for community needs.
--	--	--	--

Amendment Number	Page	Section	Change/Addition
2	19/20	11	<p>This amendment relates to the objectives set out for Action Area 3. (<i>Please refer to Appendix B attached for mapping details</i>). Propose changes to objectives as follows:</p> <p>From ACTION AREA 3</p> <p>This is located on the lands currently owned by the County Board of the GAA in Wicklow and occupied by Ashford GAA club. Its area is circa 4ha. Any action area plan prepared or development proposed for these lands shall adhere to the following:</p> <ul style="list-style-type: none"> • 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 generally be 2 storeys with any third storey set back from the elevation of the main structure(s) to minimise visual mass. • The developer shall undertake a flood risk study to determine if the lands are suitable for development. • Provide a linear park along the Vartry of at least 1.7ha as indicated on the map. A bridge facilitating pedestrian permeability must also be constructed to link residential areas across the Vartry facilitating a walking and cycling route. • Provide a riverwalk (with cyclelanes) and associated landscaping. The park must be floodlit 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. • Provide a playground of at least 0.05ha on land zoned for a linear park adjoining and overlooked by the Town Centre development. • The development of AA3 shall be designed to maximise passive surveillance of the adjoining park. • Contemporary design shall be encouraged in the development of AA3. <p>To ACTION AREA 3</p>

		<p>This is located on the lands currently owned by the County Board of the GAA in Wicklow and occupied by Ashford GAA club. Its area is circa 4ha. Any action area plan prepared or development proposed for these lands shall adhere to the following:</p> <ul style="list-style-type: none"> • 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 generally be 2 storeys with any third storey set back from the elevation of the main structure(s) to minimise visual mass. • Any planning application on these lands must include a flood risk study, which takes into consideration the cumulative effect of the development of both Action Area 2 and 3 to their full potential as set out in the objectives, in order to determine whether they are suitable for development or not. • Provide a linear park along the Vartry of at least 1.0ha as indicated on the map. A bridge facilitating pedestrian permeability must also be constructed <i>beyond the back gardens of the existing properties on the north bank (Amendment 15)</i> to link residential areas across the Vartry facilitating a walking and cycling route <i>in daylight hours. (Amendment 15)</i> • Provide a <i>Low Energy Environmentally Friendly</i> riverwalk (with cyclelanes) <i>of material appropriate to a semi rural walk (not tarmac) (Amendment 15)</i> and associated landscaping. The park must be 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. • <i>The ancient woodland and riparian trees along the banks of the Vartry shall be protected as a wildlife corridor in accordance with biodiversity policy. (Amendment 15)</i> • Provide a playground of at least 0.05ha on land zoned for a linear park adjoining and overlooked by the Town Centre development. • The development of AA3 shall be designed to maximise passive surveillance of the adjoining park. • <i>The development of Action Areas 3 and 4 shall be subject to pre-planning application consultation relating to design concepts. (Amendment 6)</i> • <i>Before any development is commenced, an alternative fully playable site suitable for the current and future needs of the club must be</i>
--	--	--

			<i>developed prior to the change of use of AA3. This shall be preferably within the town boundary but may be acceptable within the Greenbelt area surrounding the town.</i>
--	--	--	---

Amendment Number	Page	Section	Change/Addition
3	20	11	<p>This Amendment relates to Action Area 4. Propose that Bullet point 5 be removed from the objectives set out for this action area as set out in the Managers Report. (Please refer to Submission 11 for further details).</p> <p><i>“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”</i> to be removed.</p>

Amendment Number	Page	Section	Change/Addition
4	21	11	<p>This Amendment relates to Action Area 5, which is located on the eastern side of the main street between the Garda Station and the Roundabout. Propose that this Action Area <u>be removed</u> from the plan. <i>(Please refer to Amended Land Use Zoning Map in Appendix C).</i></p> <p><i>This is located on the eastern side of the main street between the Garda Station and the Roundabout. Its area is circa 0.32ha. Any action area prepared or development proposed for these lands shall adhere to the following:</i></p> <ul style="list-style-type: none"> • <i>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.</i> • <i>Mixed-use development comprising of commercial/retail on ground floor and office/residential on upper floor.</i> • <i>Multi-use Games Area (MUGA) of at least 0.03ha (e.g. youth shelter, small skate park, mini-tennis/basketball court or playground) at a prominent and safe location overlooked from the R772 adjacent to the old Garda Station.</i> • <i>Retail units shall front the main street with parking to the rear. Access from the existing roundabout.</i> • <i>Pedestrian and cycling access shall be reserved from</i>

			<i>the main street to the future parkland of AA1.</i>
--	--	--	---

Amendment Number	Page	Section	Change/Addition
5	21	11	<p>This submission relates to Action Area 6. Changes proposed to objectives as set out below:</p> <p>From ACTION AREA 6</p> <p>This is located in Ballinalea between the Grangelea and Woodview estates and fronting the L-1096. Its area is circa 2.6ha. Any action area prepared or development proposed for these lands shall adhere to the following:</p> <ul style="list-style-type: none"> • As part of the development of AA6 must allow for access to both Ashford Rovers football pitch and Woodview from the L-1096 as indicated on the map. The reservations shown are diagrammatic only and subject to further investigation and due process. • A Multi-use Games Area (MUGA) of at least 0.07ha in AA6 shall be provided by the developer. • Overlooked pedestrian/cycling linkages must be included that link the Woodview estate to any new development in the interests of pedestrian permeability. <p>To ACTION AREA 6</p> <p>This is located in Ballinalea between the Grangelea and Woodview estates and fronting the L-1096. Its area is circa 2.6ha. Any action area prepared or development proposed for these lands shall adhere to the following:</p> <ul style="list-style-type: none"> • As part of the development of AA6 must allow for access to both Ashford Rovers football pitch and Woodview from the L-1096 as indicated on the map. The reservations shown are diagrammatic only and subject to further investigation and due process. • <i>Lands adjacent to the proposed access road and soccer pitch measuring a minimum of 0.15ha, shall be provided to cater for new changing rooms and/or the provision of an all weather training area. These development(s) shall be provided at the expense of the developer of Action Area 6.</i> • Overlooked pedestrian/cycling linkages must be included that link the Woodview estate to any new development in the interests of pedestrian

			permeability.
--	--	--	---------------

Amendment Number	Page	Section	Change/Addition
6	19/20	11	<p>Change to recommendation made in Managers Report following receipt of submission 34. Please refer to Action Areas 3 and 4.</p> <p>From <i>Managers Recommendation under submission 34:</i> The objective stating, “<i>Contemporary design shall be encouraged in the development of AA3 and AA4</i>” shall be omitted.</p> <p>To <i>The development of Action Area’s 3 and 4 shall be subject to pre-planning application consultation relating to design concepts.</i></p>

Amendment Number	Page	Section	Change/Addition
7	21/22	11	<p>This Amendment relates to the objectives set out in Action Area 7. Propose the following:</p> <p>From ACTION AREA 7 This is located on residential and community-zoned lands between the R763 and R764 as indicated. Its area is circa 23ha. Any action area prepared or development proposed for these lands shall adhere to the following:</p> <ul style="list-style-type: none"> • 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. • Provide a community centre of at least 500m² (e.g min.18x10m hall with ancillary rooms, 25% storage space, changing rooms, toilets, foyer, office, kitchen and community meeting room). <p>To ACTION AREA 7 This is located on residential and community-zoned lands between the R763 and R764 as indicated. Its area</p>

			<p>is circa 23ha. Any action area prepared or development proposed for these lands shall adhere to the following:</p> <ul style="list-style-type: none"> • 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. • <i>Provide a community centre and ancillary facilities, which addresses the needs of the schools and the community. This development shall be fully completed prior to the commencement of the second phase of development within AA7.</i> • <i>A phasing proposal shall be submitted at planning application stage for the development of these lands</i>
--	--	--	--

Amendment Number	Page	Section	Change/Addition
8	5	4	<p>Addition to Roads Objective ROA4:</p> <p>From Roads developed, as part of the development of AA6 shall allow for access to both Ashford Rovers football pitch and Woodview, Ballinalea from the L-1096 as indicated on Map 1. The reservations shown are diagrammatic only and subject to further investigation and due process.</p> <p>To Roads developed, as part of the development of AA6 shall allow for access to both Ashford Rovers football pitch and Woodview, Ballinalea from the L-1096 as indicated on Map 1. The reservations shown are diagrammatic only and subject to further investigation and due process. <i>Cycleways shall be provided as part of these indicative new roads.</i></p>

Amendment Number	Page	Section	Change/Addition
9	5/6	4	<p>Addition of a new Roads Objective to be called ROA6 to read as follows:</p> <p>ROA6 <i>This main street of Ashford (R722) is a key and critical piece of infrastructure in achieving the permeability connection between North & South of Ashford. Moreover it is a key component in the urban design strategy for the expanding town. The road needs to be attractively designed throughout (Boulevard style).</i></p>

			<p><i>Presenting an attractive public place and urban space where traffic is calmed and speeds reduced and promotes walking and cycling.</i></p> <p><i>Cycling and Walking</i></p> <p><i>A key element of the development strategy for the Plan is the delivery of interconnecting pedestrian /cycle routes. The Plan provides for a network of cycle ways and pedestrian linkages throughout the LAP lands to the Town Centre, existing residential areas and community facilities. The precise routings will be identified at a later stage. These routes shall be provided as part of the proposed development of the Action Area Lands at the developers' expense.</i></p> <p><i>Cycle parking shall be provided at the local service areas, at schools and at community facilities</i></p> <p><i>New Residential Area</i></p> <p><i>That the detailed planning for the new residential developments must make provision for a high degree of permeability, specifically cycling, and pedestrian permeability both between and within those areas connecting to the existing town centre and community areas. Permeability must be of the highest design standards and address crime prevention concerns of the local community</i></p>
--	--	--	---

Amendment Number	Page	Section	Change/Addition
10	2	1	<p>Additional objective to be included under section 1 of Part B:</p> <p>From Section 1</p> <p>The Ashford Local Area Plan (LAP) sets out the development strategy for the development of the town of Ashford.</p> <p>The aim of this 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</p>

		<p>interests of the community.</p> <p>The Plan is being prepared under Part II, Sections 18-20 of the Local Government (Planning and Development) Act, 2000 (as amended).</p> <p>The Plan will be in place until 2014. However, all objectives have been prepared so as to account for the needs of the town up until 2016. The plan will replace the 2001 LAP for the town of Ashford and shall have effect within the development boundary set out in Map 1. Unless otherwise stated within this document the policies and standards of the County Development Plan shall apply”.</p> <p>To Section 1</p> <p>The Ashford Local Area Plan (LAP) sets out the development strategy for the development of the town of Ashford.</p> <p>The aim of this 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.</p> <p>The Plan is being prepared under Part II, Sections 18-20 of the Local Government (Planning and Development) Act, 2000 (as amended).</p> <p>The Plan will be in place until 2014. However, all objectives have been prepared so as to account for the needs of the town up until 2016. The plan will replace the 2001 LAP for the town of Ashford and shall have effect within the development boundary set out in Map 1. Unless otherwise stated within this document the policies and standards of the County Development Plan shall apply”.</p> <p><i>Wicklow County Council is committed as a priority to encouraging more sustainable development through energy end use efficiency, and increasing the use of renewable energy, in all new building projects in the designated area within the Ashford Local Area Plan in accordance with Part L of the Building Regulations</i></p>

--	--	--	--

Amendment Number	Page	Section	Change/Addition
11	19	11	<p>This amendment relates to the objectives set out for Action Area 2. Proposed that the objectives for this Action Area be altered:</p> <p>From ACTION AREA 2</p> <p>This is located on each side of the Vartry River. Its area is circa 27.83ha. Any action area plan prepared or development proposed for these lands shall adhere to the following:</p> <ul style="list-style-type: none"> • A maximum of 50 residential units at a Max Density of 10 houses per Hectare including infill development along the road frontage at Mount Alto. Key areas for residential development would be adjacent to existing houses beside the Ashford – Nun’s Cross Road • Provide a riverwalk on both sides of the Vartry • Provide a playing field • Allow a generous set back of development from riverbank areas to ensure protection of the amenities of the River Vartry. • Any planning application on these lands must include a flood risk study to determine whether they are suitable for development or not. <p>To ACTION AREA 2</p> <p>This is located on each side of the Vartry River. Its area is circa 27.83ha. Any action area plan prepared or development proposed for these lands shall adhere to the following:</p> <ul style="list-style-type: none"> • <i>A maximum of 100 residential units at a Max Density of 20 houses per Hectare may be provided.</i> • <i>A fully lit environmentally friendly low energy pedestrian walkway and cycle lane shall be developed within the first phase of development in Action Area 2. This route shall be linked to the linear park to be provided within AA3.</i> • <i>The roadway providing access to Action Area 2 shall also accommodate the possible future bye passing of Nuns Cross Bridge. In the interest of</i>

			<p><i>providing the residents of that residential area a safer environment and to continue to promote a walking and cycling culture.</i></p> <ul style="list-style-type: none"> • <i>The development of the subject lands shall provide for usable open space which is fully landscaped and which compliments the existing open space located within Bramble Glade.</i> • Provide a playing field • <i>Any proposed development on the subject land must protect the ancient woodlands and riparian trees along the banks of the river. (Amendment 14)</i> • Allow a generous set back of development from riverbank areas to ensure protection of the amenities of the River Vartry. • Any planning application on these lands must include a flood risk study, which takes into consideration the cumulative effect of the development of both Action Area 2 and 3 to their full potential as set out in the objectives, in order to determine whether they are suitable for development or not.
--	--	--	---

Amendment Number	Page	Section	Change/Addition
12	13	10	<p>Additional Heritage Objective to be included:</p> <p><i>HER5</i></p> <p><i>It is council policy to:</i></p> <ul style="list-style-type: none"> - <i>Protect and conserve in cooperation with the relevant statutory authorities and other groups habitats of local and regional importance not otherwise protected by legislation.</i> - <i>Protect and enhance where possible wildlife habitats such as rivers, streams, scrub and woodland, fied boundaries, which occur outside designated areas. Taken as a whole such features form and important network of habitats and corridors, which allow wildlife to exist and flourish.</i> - <i>Ensure that the impact of new development on biodiversity is minimised and will ensure that measures for the enhancement of</i>

			<i>biodiversity are included in all proposals for large developments.</i>														
Amendment Number	Page	Section	Change/Addition														
13	17	10	<p>Additional Heritage Objective to be included under the heading of “Tree preservation”:</p> <p>From</p> <p><i>Trees and Groups of Trees considered for preservation under this Local Area Plan</i></p> <table border="1"> <thead> <tr> <th>No.</th> <th>Description</th> </tr> </thead> <tbody> <tr> <td>TP1</td> <td>Trees at Mount Usher, in the grounds of Mount Usher House</td> </tr> <tr> <td>TP2</td> <td>‘Duke of Richmonds tree’ within Rossana House demense</td> </tr> </tbody> </table> <p>To</p> <p><i>Trees and Groups of Trees considered for preservation under this Local Area Plan</i></p> <table border="1"> <thead> <tr> <th>No.</th> <th>Description</th> </tr> </thead> <tbody> <tr> <td>TP1</td> <td>Trees at Mount Usher, in the grounds of Mount Usher House</td> </tr> <tr> <td>TP2</td> <td>‘Duke of Richmonds tree’ within Rossana House demense</td> </tr> <tr> <td><i>TP3</i></td> <td><i>Riparian trees and ancient woodland along the banks of the Vartry in AA2 and AA3</i></td> </tr> </tbody> </table>	No.	Description	TP1	Trees at Mount Usher, in the grounds of Mount Usher House	TP2	‘Duke of Richmonds tree’ within Rossana House demense	No.	Description	TP1	Trees at Mount Usher, in the grounds of Mount Usher House	TP2	‘Duke of Richmonds tree’ within Rossana House demense	<i>TP3</i>	<i>Riparian trees and ancient woodland along the banks of the Vartry in AA2 and AA3</i>
No.	Description																
TP1	Trees at Mount Usher, in the grounds of Mount Usher House																
TP2	‘Duke of Richmonds tree’ within Rossana House demense																
No.	Description																
TP1	Trees at Mount Usher, in the grounds of Mount Usher House																
TP2	‘Duke of Richmonds tree’ within Rossana House demense																
<i>TP3</i>	<i>Riparian trees and ancient woodland along the banks of the Vartry in AA2 and AA3</i>																

Amendment Number	Page	Section	Change/Addition
14	19	11	<p>Propose that an additional objective be included in Action Area 2:</p> <p>From</p> <p>ACTION AREA 2</p> <p>This is located on each side of the Vartry River. Its area is circa 27.83ha. Any action area plan prepared or development proposed for these lands shall adhere to the following:</p>

		<ul style="list-style-type: none"> • A maximum of 50 residential units at a Max Density of 10 houses per Hectare including infill development along the road frontage at Mount Alto. Key areas for residential development would be adjacent to existing houses beside the Ashford – Nun’s Cross Road • Provide a riverwalk on both sides of the Vartry • Provide a playing field • Allow a generous set back of development from riverbank areas to ensure protection of the amenities of the River Vartry. • Any planning application on these lands must include a flood risk study to determine whether they are suitable for development or not. <p>To</p> <p>ACTION AREA 2</p> <p>This is located on each side of the Vartry River. Its area is circa 27.83ha. Any action area plan prepared or development proposed for these lands shall adhere to the following:</p> <ul style="list-style-type: none"> • <i>A maximum of 100 residential units at a Max Density of 20 houses per Hectare may be provided. (Amendment 11)</i> • <i>A fully lit environmentally friendly low energy pedestrian walkway and cycle lane shall be developed within the first phase of development in Action Area 2. This route shall be linked to the linear park to be provided within AA3. (Amendment 11)</i> • <i>The roadway providing access to Action Area 2 shall also accommodate the possible future bypassing of Nuns Cross Bridge. In the interest of providing the residents of that residential area a safer environment and to continue to promote a walking and cycling culture. (Amendment 11)</i> • <i>The development of the subject lands shall provide for usable open space which is fully landscaped and which compliments the existing open space located within Bramble Glade. (Amendment 11)</i> • Provide a playing field • <i>Any proposed development on the subject land must protect the ancient woodlands and riparian trees along the banks of the river.</i> • Allow a generous set back of development from
--	--	---

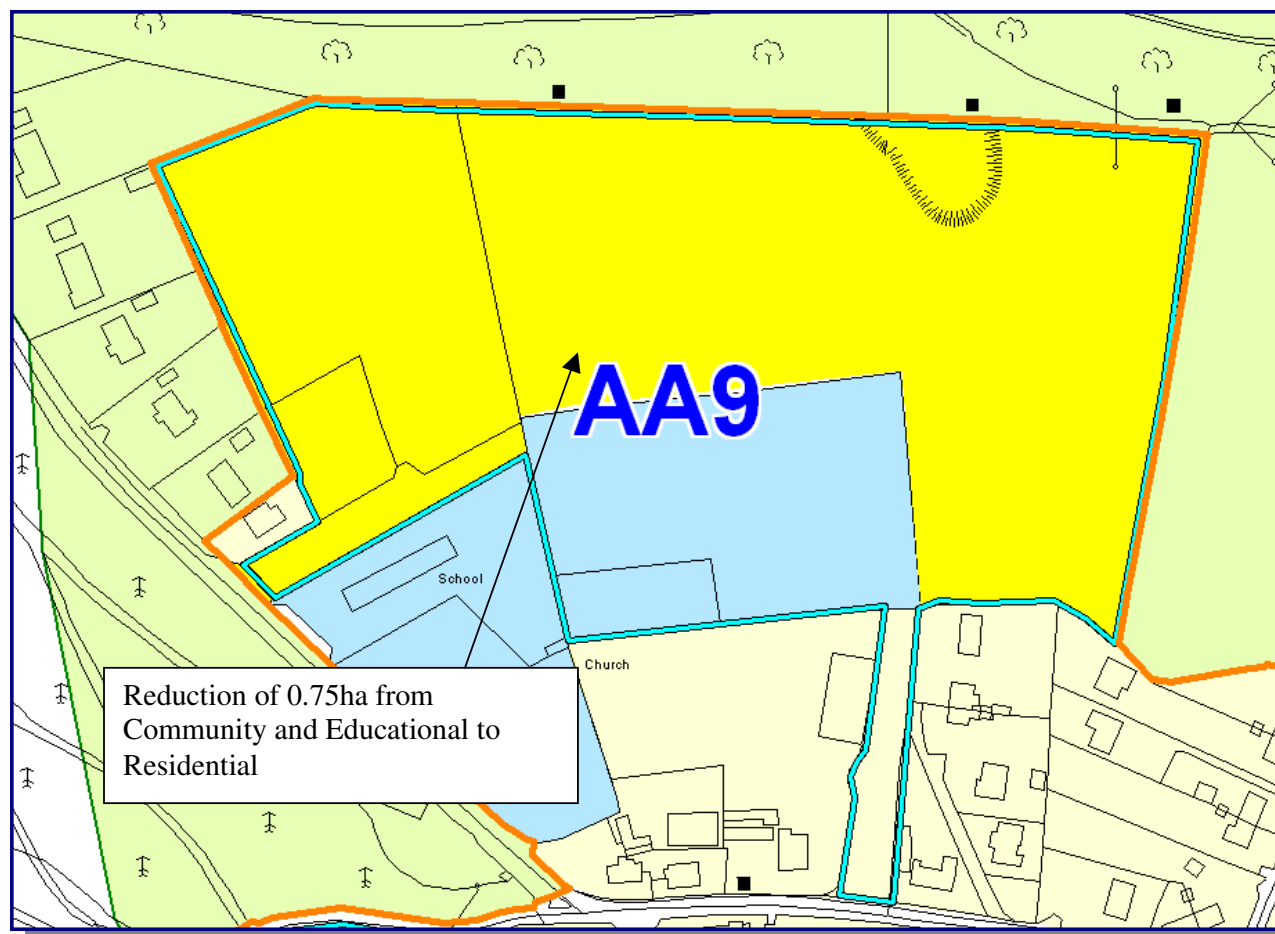
			<p>riverbank areas to ensure protection of the amenities of the River Vartry.</p> <ul style="list-style-type: none"> Any planning application on these lands must include a flood risk study, which takes into consideration the cumulative effect of the development of both Action Area 2 and 3 to their full potential as set out in the objectives, in order to determine whether they are suitable for development or not.
--	--	--	--

Amendment Number	Page	Section	Change/Addition
15	19	11	<p>This Amendment relates to Action Area 3 where the following additional text has been proposed: (Please refer to Appendix B).</p> <p>From ACTION AREA 3</p> <p>This is located on the lands currently owned by the County Board of the GAA in Wicklow and occupied by Ashford GAA club. Its area is circa 4ha. Any action area plan prepared or development proposed for these lands shall adhere to the following:</p> <ul style="list-style-type: none"> 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 generally be 2 storeys with any third storey set back from the elevation of the main structure(s) to minimise visual mass. The developer shall undertake a flood risk study to determine if the lands are suitable for development. Provide a linear park along the Vartry of at least 1.7ha as indicated on the map. A bridge facilitating pedestrian permeability must also be constructed to link residential areas across the Vartry facilitating a walking and cycling route. Provide a riverwalk (with cyclelanes) and associated landscaping. The park must be floodlit 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. Provide a playground of at least 0.05ha on land zoned for a linear park adjoining and overlooked by the Town Centre development. The development of AA3 shall be designed to maximise passive surveillance of the adjoining park.

		<ul style="list-style-type: none"> • Contemporary design shall be encouraged in the development of AA3. <p>To</p> <p>This is located on the lands currently owned by the County Board of the GAA in Wicklow and occupied by Ashford GAA club. Its area is circa 4ha. Any action area plan prepared or development proposed for these lands shall adhere to the following:</p> <ul style="list-style-type: none"> • 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 generally be 2 storeys with any third storey set back from the elevation of the main structure(s) to minimise visual mass. • Any planning application on these lands must include a flood risk study, which takes into consideration the cumulative effect of the development of both Action Area 2 and 3 to their full potential as set out in the objectives, in order to determine whether they are suitable for development or not. • Provide a linear park along the Vartry of at least <i>1.0ha (Amendment 2)</i> as indicated on the map. A bridge facilitating pedestrian permeability must also be constructed <i>beyond the back gardens of the existing properties on the north bank</i> to link residential areas across the Vartry facilitating a walking and cycling route <i>in daylight hours</i>. • Provide a <i>Low Energy Environmentally Friendly</i> riverwalk (with cyclelanes) <i>of material appropriate to a semi rural walk (not tarmac)</i> and associated landscaping. The park must be 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. • <i>The ancient woodland and riparian trees along the banks of the Vartry shall be protected as a wildlife corridor in accordance with biodiversity policy.</i> • Provide a playground of at least 0.05ha on land zoned for a linear park adjoining and overlooked by the Town Centre development. • The development of AA3 shall be designed to maximise passive surveillance of the adjoining park. • <i>Before any development is commenced, an alternative fully playable site suitable for the current and future needs of the club must be developed prior to the change of use of AA3. This shall be preferably within</i>
--	--	--

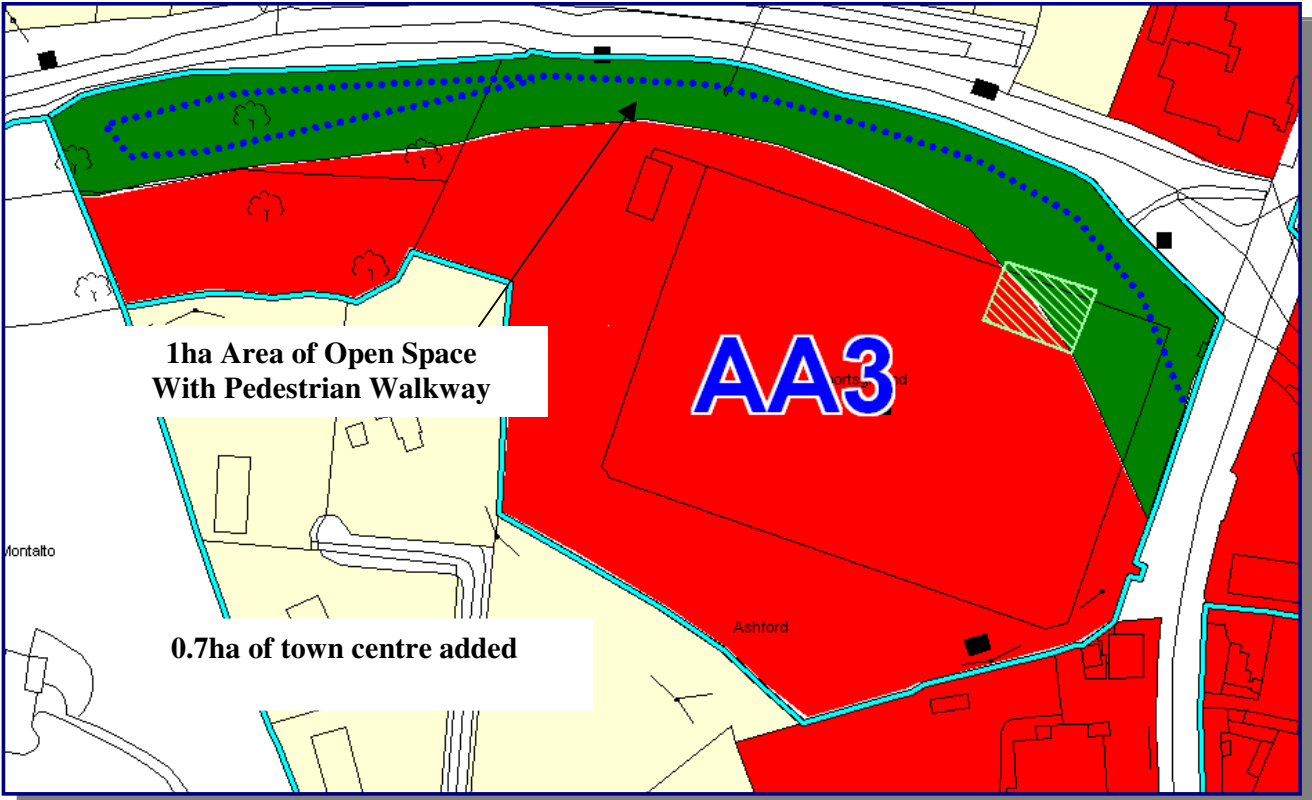
			<p><i>the town boundary but may be acceptable within the Greenbelt area surrounding the town. (Amendment 2)</i></p> <ul style="list-style-type: none">• <i>The development of Action Areas 3 and 4 shall be subject to pre-planning application consultation relating to design concepts. (Amendment 6)</i>
--	--	--	---

Appendix A



This amendment relates to Action Area 9, which was recommended to be included as an additional action area in the Managers Report following an analysis of submissions 12 and 20. (Please refer to submissions 12 and 20 of the Managers report for further details).

Appendix B



This amendment relates to Action Area 3, Proposed reduction in amount of Open Space for linear walkway from 1.7ha to 1ha.

Appendix C (Land Use Zoning Map)