

DUNLAVIN - LOCAL AREA PLAN 2001

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1.1 Historical Settlement of Dunlavin

Dunlavin owes its origins to the Tynte Family, whose descendants remained in the area up until the early 1960's. The town is a classic example of an estate town, with the grandeur of its founder expressed through the broad street layout and quality of its built architecture.

The central landmark of the Town remains today, as the Market House. The building has colourful cultural and historical associations, and was built through the patronage of Robert Tynte (c. 1700). The Classical influenced architect, Richard Cassels, was thought to have been responsible for the design of the building and also for the Palladian Mansion of nearby Russborough and Powerscourt.

The broad layout of the Town made for easy accommodation of an agricultural market. The Fair Green area was used as a Cattle Market and was also the site of a summary execution of 35 (suspected) United Irishmen, during the rebellion of 1798. A monument commemorating the tragedy was erected on the site in 1950.

1.2 Regional Context

County Wicklow is one of the most rapidly growing counties in Ireland due primarily to its proximity to Dublin. Most of this growth is concentrated in the northern half of the county, within the Dublin Metropolitan Area. The growth of the Dublin area has resulted in an overspill of population into the surrounding counties, including Wicklow. This in turn has led to the expansion of towns in the north of the county, particularly Bray and Greystones to the east and more recently, Blessington to the west. As road infrastructure improves and land and property prices rise, the extent of the commuting zone around Dublin has continued to expand outwards from the centre.

The Strategic Planning Guidelines (SPG) for the Greater Dublin Area have implications for the future development of County Wicklow. The SPG distinguish between the existing built up areas of Dublin and its immediate environs (Metropolitan Area) and the Hinterland area. Separate development strategies were drawn up for each. Dunlavin is within the Hinterland Area and is not identified as a regional 'development centre'. Development in towns other than development centres should accommodate local growth and not regional growth in the context of the Greater Dublin Region.

The Wicklow County Development Plan sets out a Settlement Strategy for the county under which Dunlavin is designated as a Secondary Growth Centre, a settlement with a wide range of facilities and because of its location, is likely to remain or become a significant town in its sub-region. It will provide a broad range of social and economic facilities for its population and its rural hinterland. Although the rate of growth envisaged for Dunlavin is high, it is considered appropriate in the context of the town's existing role as a service centre and its potential to further expand to serve more than local need but rather local growth for a wider area of West Wicklow. Concentrating local growth in Dunlavin is considered the most appropriate way of reducing pressure for one-off housing in the surrounding countryside. Its existing

level of services (which would be further expanded) includes a secondary school, bank, Garda Station, library, health clinic etc. and places Dunlavin higher in the hierarchy of settlements than surrounding villages. It is however essential that future development to meet the target population of 2000 persons by the year 2016 be appropriately phased over the 15-year period (2001 to 2016) to ensure the sustainable development of the town.

1.3 Sustainable Development

The principles of sustainable development as set out in document *Sustainable Development – A Strategy for Ireland* (DoE&LG, 1997) have been adopted by the Government. The Council through the provisions of this Plan supports this strategy. The Council will seek to integrate its land use planning with strategic economic, social and environmental aims. These principals of sustainable development have been supplemented by the publication of the Strategic Planning Guidelines for the Greater Dublin Area in 1999, which have been given statutory status under the Planning and Development Act 2000.

1.4 Legal Basis

The Dunlavin Local Area Plan, 2001, was made pursuant to the provisions of the Planning and Development Act 2000. In the text it may be referred to as “the Plan” or “this Plan”. In this Plan “the Council” or “the Planning Authority” shall mean Wicklow County Council.

The Plan shall have effect within the boundaries of Map No. 3. The majority of the Plan’s objectives are for implementation within 6 years of making the Plan and that is the statutory period or ‘life’ of this Plan although it shall adopt a longer term view seeking to make provision for the sustainable development of the area over the period 2001-2016. This Plan is subject to review by 2007 and the policies and objectives therein may be varied at that time. This Plan is a variation of the 1999 County Development Plan and was adopted by the Wicklow County Council at its meeting of 8th October, 2001.

1.5 Development Plan Structure

The Plan format consists of three main parts:

- (i) Survey, analysis and evolved policies;
- (ii) Land Use Zoning Objectives and explanatory matrix and;
- (iii) Specific Objectives.

The Plan consists of the written statement and three main maps.

1.6 Development Control

The development control provisions of the 1999 County Development Plan apply in Dunlavin except where specific measures are stated in this Plan.

2.1 Population

2.1.1 Population Trends

Table 1 below outlines population trends between 1971 and 1996 for Dunlavin District Electoral Division (DED) and for Dunlavin Town. Although Dunlavin Town is not classified as a Census Town in the Census of Population, due to its small size (<1,000 population), town population figures are available under the Local Population Reports of the Census. The town area is located wholly within the DED.

Table 1: Population change in Dunlavin DED and Town 1971 to 1996

	Dunlavin DED	% Change	Dunlavin Town	% Change
1971	789	-	423	-
1979	1,008	27.8%	583	37.8%
1981	1,023	1.5%	583	0%
1986	1,160	13.4%	734	25.9%
1991	1,162	0.2%	720	-1.9%
1996	1,169	0.6%	693	-3.9%

As can be seen in the above table, the population of the DED area and town peaked in the mid-80s with insignificant population growth and actual population decline within the town area since then. These periods of notable population growth can mainly be attributed to the construction of Local Authority housing schemes in Dunlavin Town. The town area has experienced a declining population since the mid-80s with a 5.9% decrease in population over the 1986-96 period. This compares with Wicklow County as a whole with population growth of 10% over the 10-year period (1986-96).

Dunlavin forms part of the South Wicklow Sub Region as identified in the County Development Plan. The South Wicklow Sub Region experienced growth of 2.7% over the 1986-96 period with the Baltinglass No. 1 Rural District experiencing greater growth at 7.1% over the same period and a more significant 6.5% over the last 5 years (1991-96). It is clear that the Dunlavin DED area and the town are experiencing marginal population growth and a notable decline, respectively, contrary to County trends and trends within relevant local sub-areas of the County.

2.1.2 Age Structure of the Population

Changes in the age profile of Dunlavin are outlined below in Table 2. A significant decline is evident in the population of the 0-14 age cohort over the 1991-96 period, with an increase in the population of the older cohorts, particularly the 45-64 age cohort. This reduction in the population of the 0-14 age cohort in Dunlavin, at 19%, is significantly greater than average with a 7% reduction in this age cohort for Wicklow County as a whole.

Although the population as a whole is ageing, it remains quite young with over a quarter of the population under the age of 14 and over 45% of the population under the age of 24. The proportion of the population above the age of 65, at 8.6%, is slightly lower than the County average at roughly 10%. The age profile of the town has implications in terms of social and community infrastructural needs of the area.

Table 2: Age Profile of Dunlavin (DED) Population 1991 to 1996

Age Cohort	1991	1996	% Change	Proportion of 1991 total population	Proportion of 1996 total population
0-14	388	326	-19%	33.4%	27.9%
15-24	184	211	11.4%	15.8%	18%
25-44	322	304	5.9%	27.7%	26%
45-64	172	228	32.6%	14.8%	19.5%
65+	96	100	4.2%	8.3%	8.6%
Total	1,162	1,169			

2.1.3 Estimate of Current Population

It is possible to estimate a current (year 2001) population figure for Dunlavin DED based upon housing commenced and/or completed since 1996 which gives a current (year 2001) estimate for Dunlavin DED in the region of 1,355 persons or population growth of 16% since 1996.

An estimate of current population for Dunlavin Town incorporating the multi-unit developments and those one-off houses constructed within the built-up area of Dunlavin would be in the region of 800 persons representing population growth of 15.5% since 1996. The additional housing granted permission but yet to be developed would increase the town population figures to approximately 890 persons. It must be noted also that there are currently 27 applications on the waiting list for Council housing who list Dunlavin as their first preference.

2.1.4 Future Expansion of the Town

The Wicklow County Development Plan envisages a high growth rate for the Town over the 20-year period 1996-2016. The population of Dunlavin Town was 693 persons in 1996 with the settlement strategy allowing growth to a maximum population of 2,000 persons by the year 2016. This represents an absolute population change of some 1,300 persons on the 1996 figure or population growth of 1,100 persons from the estimated figure for 2001. It is essential that development needs to be carefully phased over the short and medium term and directed to optimum locations in order to protect and enhance the social and economic function and environmental quality of the town.

P1 It is the policy of the Council to seek the integrated and balanced growth of the town to a target of approximately 2,000 persons by the year 2016 in accordance with the County Development Plan and to cater for local (as opposed to regional) growth.

P2 It is the policy of the Council to ensure that impediments to the growth of the town are removed and that future development is phased to ensure the sustainable development of the town.

P3 It is the policy of the Council to ensure that future expansion is nucleated around the existing village core to optimise the use of urban resources and to avoid urban sprawl into amenity areas.

- P4 It is the policy of the Council to provide for the social and economic functions of the town and for the preservation and improvement of amenities.**
- P5 It is the policy of the Council to offset the cost of provision of necessary physical and social infrastructure by seeking contributions from developers in accordance with the provisions of the Planning and Development Act, 2000.**

2.2 Housing

The table below shows the changing number of private households in Dunlavin DED and Town over the 1991-96 period.

Table 3: Number of Private Households 1991-96

	Dunlavin DED	Dunlavin Town
1991	296	177
1996	322	186
% Change	+8.8%	+5.1%

2.2.1 Household Size

While the number of households within the town increased by just over 5% during the 1991-96 period, there was a decrease in the population of the town. The increase in number of households reflects an increased rate of household formation with approximately 3.7 persons per household in 1996 as compared to 4.1 persons per dwelling in 1991. This decrease in household size is a trend reflected nation-wide and clearly has implications in terms of the type of housing to be provided and the number of units required. The Strategic Planning Guidelines for the Greater Dublin Area forecasts average household sizes in County Wicklow of 3.13 persons per household in 2001 falling to 2.7 persons in 2011.

2.2.2 Land required for anticipated growth (2001-16)

Based upon the estimated current population of c. 900 persons and assuming an average density of development of 7 houses to the acre for future development (not that already permitted), having average household size of 3 persons per house, and not taking into account potential development on brownfield sites within the town, 60 acres of new land zoned for housing within the town should be enough to accommodate the 2016 Settlement Strategy population for the town as outlined in the County Development Plan.

The proposed 60 acres of new housing land and potential 'brown-field' residential development in the town centre provides for a greater ultimate population than the target population contained in the County Development Plan. It is accepted best practice to zone more land than actually required to meet projected population ceilings. The rationale is to allow for unquantifiable variables, outside the control of the Planning Authority, such as a shortfall in the amount of zoned land actually released or for example capable of being developed. It is envisaged that those lands

zoned for first phase residential development will satisfy demand and meet the short-term needs of the Town in line with the 6-year Plan period.

P6 It is the policy of the Council to zone sufficient housing lands to meet the requirements of the town in accordance with the County Development Plan and to ensure that the ultimate target population is not exceeded within the timeframe envisaged in the County Development Plan.

Future development should consolidate with the existing town centre to create a vibrant small town with the regeneration of existing derelict and under-utilised sites, as encouraged under the Town Renewal Scheme 2000, forming a key focus of this Plan.

2.2.3 Residential Development

The Council recognises that average household sizes continue to decrease and that there will be a greater diversity in household composition requiring a greater variety of house types and sizes. A mix of house sizes and types will be encouraged in all new residential developments. In new housing developments, high quality design and layout shall be expected, generally in the form of small clusters of housing, rather than larger scale suburban type development. Particular attention shall be given to protecting the amenity of existing residential areas.

In accordance with government policy and the principles of sustainable development, higher residential densities will be encouraged on central sites, particularly on back land or vacant/under-utilised sites within the town centre.

P7 It is the policy of the Council to encourage in-fill housing developments, the use of under-utilised and vacant sites and vacant upper floors for accommodation purposes and to allow higher residential densities at appropriate locations, subject to a high standard of design, layout and finish.

Development of larger residential sites shall be phased and each stage of development should have its own sense of identity and enclosure, yet integrate to an overall plan. Natural features such as topography and trees/hedgerows shall be retained and incorporated into housing layouts. Pedestrian linkages to the town centre and between housing areas shall be encouraged where appropriate and Action Area Plans may be required prior to the development of large areas.

2.2.4 Social Housing

In addition to recent development at Sparrow Road and past development of Church Hill, Terrace and View; the Council owns almost 2 acres of land to the rear of Stephen's Street which has recently been put to tender for the design of a small social housing scheme. The Council also owns in excess of 20 acres of land at Milltown, although this land is considered preferable for employment uses.

The Council will continue to seek the provision of social housing. In addition to developing its own land banks for such purposes, the Council will consider other measures to assist in the accommodation of those on the public housing list. These may include joint social and private housing schemes developed in partnership with

private developers. The Council recognise that 'social housing' should have regard to a broad range of households from the homeless and those in unfit, overcrowded or temporary accommodation to the elderly, disabled and those in involuntary sharing or unable to afford existing accommodation. Attention shall be given to addressing the housing needs of those from Dunlavin and its immediate hinterland.

The Council is currently undertaking an assessment of housing needs throughout the county and shall have regard to Government policy as contained in *Social Housing – The Way Ahead* (DoE&LG 1995) and *Social Housing – Design Guidelines* (DoE&LG 1999) in dealing with residential development proposals and carrying out its housing functions generally.

P8 It is the policy of the Council to seek a balance and mix in the provision of social and private housing and in the type and size of units in order to promote a social and demographic balance within the town.

P9 It is the policy of the Council to promote and encourage the provision of housing accommodation in accordance with the proposals contained in the document *Social Housing – The Way Ahead* and to seek to implement an element of social housing as appropriate and in accordance with the Council's forthcoming social housing policy document, in all new residential development areas.

2.3 Public Utilities

2.3.1 Sewage Treatment

There are two Sewage Treatment Works in Dunlavin at present, one a relatively new extended aeration plant at Milltown and the other is an old percolating filter at Logatrina. The capacity of the current Sewage Treatment Works was reached some time ago, which has acted to limit the towns' growth, particularly over the past couple of years. It is planned to abandon and decommission the old percolating filter, to lay a connecting pipe to the Milltown Works and to upgrade the plant to cater for in the region of 1800 population equivalent (p.e.), in the short term, incorporating tertiary treatment for the full load. It is envisaged that works will be completed within the next 1-2 years. It is intended to monitor the capacity of the sewage treatment plant over the lifetime of the Plan, to carry out further improvement works where necessary to accommodate the anticipated growth of the town and ultimately to ensure that the capacity of the plant is not exceeded.

P10 It is the policy of the Council to provide adequate infrastructural services to accommodate the expected growth of the town and to ensure high quality treatment of effluent to minimise impact to the receiving waters of the River Grease.

2.3.2 Water Supply

The water supply situation in Dunlavin is just about at capacity at present. It is intended to carry out source augmentation that would further facilitate future development as envisaged in this Plan.

P11 It is the policy of the Council to provide water in sufficient quantity and quality to serve the existing and future needs of the town.

2.3.3 Waste Management and Recycling

The *Waste Management Act, 1996* and its statutory instrument; *the Waste Management (Planning) Regulations, 1997*, underpins all planning and policy making with regard to Local Authority waste obligations. The *Wicklow Waste Management Plan 2001-2004*; contains waste management policy for the County.

P12 It is the policy of Council to meet its responsibilities as contained in current waste management legislation and the *Wicklow Waste Management Plan 2001-2004* and to make provision for the collection, processing and recycling of waste in the Town.

Due to increasing affluence and consumption, the amount of waste produced is beyond the capability of existing means to process it. In the interests of sustainability and contributing to the reduction in the volumes of waste produced, the Council will promote recycling and composting in the town.

P13 It is the policy of the Council to minimise the amount of waste to be disposed of by means of landfill.

2.4 Roads and Transportation

2.4.1 Access to and from Dunlavin

Dunlavin is located roughly midway between two National Primary Routes, the N81 3-4 miles to the east and the N9 some 3 miles to the west. The N81 serves West Wicklow and connects to Dublin. The N9 is the main Carlow/Kilkenny Road and connects to Naas. The town is located relatively close to Dublin and within easy reach of numerous large towns in Wicklow and Kildare. This can be considered as much a challenge as an advantage in terms of creating opportunities and facilities to try to keep local people working, shopping and socialising within the town.

The roads directly serving the town are quite narrow, winding and in generally poor condition and there is no form of public transport serving the town. This has the effect of isolating the town for those without private transport, generally the disadvantaged within the community. Bus Eireann monitor the situation in relation to growth and settlement patterns within the Greater Dublin Area and welcome representations from communities in this regard. The Tullow/Baltinglass service to Dublin was added last year although an extension of this service to include Dunlavin appears unlikely in the short term at least.

P14 It is the policy of the Council to facilitate upgrading of the road infrastructure in general and the main regional routes connecting to the N81 and N9 in particular.

P15 It is the policy of the Council to support the local population in any efforts to lobby Bus Eireann for the provision of a public transport service or alternatively to facilitate any potential private operators in this regard.

2.4.2 Movement around the town

The centre of Dunlavin is formed by the junction of no less than 6 roads including 3 Regional Routes. Despite this, it does not experience a great degree of through traffic, due to the proximity of the two National Primary Routes serving traffic in the wider region and beyond.

The town centre is characterised by exceptionally wide streets, which facilitates free movement through the town. This combined with the lack of through traffic creates a pleasant generally uncongested atmosphere. There are a number of Heavy Goods Vehicles (HGVs) serving businesses within the town and its periphery. Given the number of alternative routes to and from the town and the width of the streets within the town, traffic congestion within the centre is not the issue, rather it is the suitability of arterial roads serving the town that needs to be addressed.

Roads are poorly marked and the junction of Stephen Street and Main Street in particular requires improvement. Traffic calming measures need to be introduced around the schools and the speed restricted area of the town extended further out along the arterial routes to the town.

P16 It is the policy of the Council to improve the ease, safety and flow of traffic movements within the town and to safeguard residential amenity.

2.4.3 Car Parking and Loading

Car parking is mostly provided in Market Square and along Stephen Street. There is generally good provision of on-street car parking due to the exceptional width of streets within the town. There is no demarcation of on-street spaces however and as a result car parking tends to be somewhat haphazard with a mix of parallel and perpendicular to kerb parking.

There is no provision for off-street car parking within the town and any new commercial development should incorporate off-street facilities. A centrally located off-street car park, close to shops and other amenities and with good pedestrian linkages to the main streets is considered essential to facilitate future expansion of the town. Any such facility would also have to be suitably located and landscaped to avoid undue impact upon the character of the town.

P17 It is the policy of the Council to provide adequate town centre car parking facilities to meet the requirements of an expanding town without inappropriate impact upon the character of the town.

The Council will also seek to ensure that adequate car parking facilities are provided for schools and other uses.

Adequate loading and unloading facilities will need to be put in place also. This tends to take place from the street without undue congestion although the Council will seek to introduce designated loading facilities where practicable and feasible.

2.4.4 Pedestrian Routes and Cycleways

The Council will seek to establish a network of safe, convenient and pleasant pedestrian links and cycle-ways between the town centre, residential areas,

employment areas, schools and amenities. It is recognised by Council that existing footpaths and public lighting particularly within the village centre require improvement to create a safer and more pleasant environment for pedestrians.

The Council will seek the provision of secure bicycle parking facilities as part of large commercial, retail and recreational proposals within the town.

P18 It is the policy of the Council to facilitate and encourage walking and cycling as a convenient and safe means of transport within the town.

2.5 Economic Activity

The town of Dunlavin operates as a local service centre and market town for the surrounding agricultural hinterland. Its current catchment is probably quite small in terms of day-to-day function given the many larger towns within easy reach. Dunlavin is in need of investment to expand its range of services and employment opportunities and to improve its vitality. Small Area Population Statistics from the 1996 Census can provide information on employment patterns for those residing within Dunlavin DED Area. The number of persons in paid employment in 1996 was 355 persons which is approximately 48% of all those aged between 15 and 65 years of age within the DED Area, which compares to a county average of 41%. This figure is quite high considering that the number of persons categorised as students is in line with county averages and the number of persons involved in home duties is actually higher than county average.

2.5.1 Retail

The Planning Department during the summer of 2000 carried out a retail survey of towns, including Dunlavin. Based upon the survey a figure for retail floorspace per person in the town is estimated to be in the region of 3 sq. metres gross. This figure includes shops and services and is high compared to similar sized Irish towns. Dunlavin appears well served in terms of gross retail floor area but clearly requires expansion to accommodate anticipated growth of the town population. There are two existing convenience supermarkets in the town with considerable physical expansion planned for one and significant potential for expansion regarding the other. Increased choice of goods for consumers and modern facilities will be necessary to meet the needs of an expanded town and encourage people to shop locally.

P19 It is the policy of the Council to seek the strengthening of the retail base of Dunlavin town centre and to encourage further development and upgrading of retail facilities and enhance consumer choice.

The town centre of Dunlavin is easily defined in terms of area based upon the old village core including back-lands. Allowing town centre uses throughout the original village core is considered reasonable and more than enough to accommodate future expansion of the retail and services base. Retail/service uses will be encouraged to locate fronting onto the streets with mixed uses and a significant residential content appropriate for back-land sites. The Council will encourage conversion of vacant or under-utilised upper floors of commercial premises to living accommodation.

2.5.2 Employment and Enterprise

Demand has not been very strong for industrial sites in Dunlavin in the past. There is however a number of small industries located in the town and a rendering plant to the southwest of the town. Given the current economic climate, estimated demand and the envisaged population growth of the town, it is essential to provide suitably located and serviceable land, particularly for small-scale service and starter type industries to foster a degree of economic self-sufficiency for Dunlavin.

P20 It is the policy of Council to encourage and provide for sufficient employment opportunities in Dunlavin having regard to anticipated population growth.

The upgrade of the Sewage Treatment Plant at Milltown will facilitate additional development. The Council will however ensure the protection of the environment and the quality of life of the local population by not allowing dirty or nuisance industry to locate in Dunlavin.

P21 It is the policy of the Council to refuse planning permission for development that would create unacceptable air, water, noise, odour or other pollution or nuisance.

2.5.3 Tourism

Dunlavin is benefiting from increased tourism with a recent development of a number of self-catering units in the form of clusters of townhouses in back-land, off Market Square. The town's proximity to Dublin and Rathsallagh House Golf Course in particular, in addition to its attractive streetscapes and landscape setting are important assets in terms of attracting short stay tourists to Dunlavin.

P22 It is the policy of the Council to promote and facilitate tourism development in Dunlavin and to encourage linkages between different tourism providers to create tourism packages and maximise the potential of the area.

2.6 Education

There are two primary schools and one secondary school in Dunlavin. The enrolment figures for each of the three schools, for the year 1999-2000, are listed below.

Table 4: School Enrolment 1999-2000

School	Pupil Numbers	Size (acres)
St. Nicholas of Mira National School	210	3.5
Jonathan Swift Primary School	33	1
St. Kevin's Community College	430	8.3
Total	673	12.8

There are no detailed figures available providing suitably specific age groups for persons within the town for the purposes of estimating projected school populations. However estimates can be based upon County averages. 25.2% of the total County

population were of school going age (4-17 years) in 1996 and when this percentage is applied to Dunlavin Town it equates to 164 persons. This figure is an estimate of the number of pupils living within the town area and can be considered an absolute maximum given the relatively low percentage of persons within the lower age cohorts in Dunlavin (as compared to the county average) and the general tendency of some pupils to leave school before the age of 17. The percentage of persons within the 4-17 year age cohort in County Wicklow decreased by 2.5% over the 1991-96 period.

Based upon the above figures and trends, an estimated school going population in the region of 450 pupils would be resident in the Town in 2016, assuming a town population of 2000 persons. Assuming the population of the wider area (i.e. hinterland) remains relatively static, the total number of pupils, which would need to be accommodated, would be in the region of 900 persons. Although adjusted roughly to accommodate a declining school-going age cohort as a County trend, this figure does not account for those who leave school early and hence can be considered a maximum figure.

P23 It is the policy of the Council to facilitate the improvement and expansion of existing educational facilities to cater for the expected expansion in the school going population.

Based upon a projected school population (primary and secondary) of 900 pupils in the year 2016 and on the area of land comprising the school sites at present (which appear at about capacity) additional lands in the region of 4 acres would need to be provided to allow for this future expansion. This would be in the likely form of roughly 2 acres each for the two larger schools as the (considerably) smaller primary school is relatively well served in terms of area of land.

2.7 Conservation and Heritage

The natural and built environment is integral to the quality of life in Dunlavin and has been heavily influenced by its origins and development as a planned town. The Council through its policies will endeavour to protect and enhance the towns' natural and built environment.

The Planning and Development Act, 2000, makes provision for policies that facilitate the conservation and protection of the towns' heritage. As normal development control measures cannot always ensure that due care is taken to preserve the architectural quality and heritage of a town and its environs, it is necessary to implement special measures in the case of Dunlavin. It is intended to designate the town centre as an Architectural Conservation Area, to compile protected structures listing for those structures of particular merit and to directly target other heritage issues. The conservation and heritage issues addressed in this Plan are not indivisible, they are mutually inclusive and complementary.

2.7.1 Greenbelt

To plan for Dunlavin in a comprehensive and sustainable manner, it is necessary to acknowledge the towns' environs by zoning the area contiguous to the town as a greenbelt area. The greenbelt zoning has an important role to play in nurturing the

attractiveness of the town and its setting by providing protection from urban sprawl while also improving access to, and enhancement of, the areas' amenity value.

Greenbelt areas are an essential part of the planning process in that they maintain a distinct boundary between the urban area and the open countryside and protect the urban settlements' rural context.

The boundary of the greenbelt area for Dunlavin follows natural and man-made features quite closely, such as field boundaries, roads and streams. The greenbelt encompasses archaeological sites and monuments within the general environs of the town.

P24 It is the policy of the Council to control development in the greenbelt area to prevent urban sprawl and unsustainable growth and to retain the open nature of the countryside surrounding Dunlavin.

P25 It is the policy of the Council to enhance and improve the amenity and recreational value of the towns' environs.

2.7.2 Townscape and Architectural Conservation

The Town is characteristic of an 'estate town' layout with broad streets and pavements and generously proportioned, detailed buildings. The streets are given a sense of enclosure however, with strong largely uniform building line and landmark buildings acting as visual ends to the streets, particularly Market House and the Churches at Stephen Street and Fair Green. This form of planning / urban design could be equated to the Baroque style common across Europe at this time.

The architecture of the town is largely vernacular Georgian, ranging from the simple classically proportioned style (cottages and two-storeys) to later decorative styles, such as Victorian and Arts & Crafts. The Bank building on Stephen Street is a particularly fine Georgian example, with its off-balanced façade, ornate louvered window shutters, leaded pane glazing and wall-hung slates.

Trees were a recent feature of Stephen Street and should be replaced to emphasise the generous historical proportions of the pavements and streets and to add to the visual amenity of the town generally.

The commercial core of Dunlavin is situated in Main Street and the Market Square area. There are numerous fine buildings in this area and many surviving original features on facades, shopfronts, door casings, particularly on the east side of Main Street. Unfortunately much of the original timber joinery has been replaced with inappropriate uPVC alternatives and bulky modern shopfronts. It is the intention of the Council to employ the powers available under the Planning and Development Act, 2000, by designating the urban core as an Architectural Conservation Area to protect and enhance the townscape and character of the area.

P26 It is the policy of the Council to preserve, protect and enhance the townscape character of Dunlavin by designating the urban core as an Architectural Conservation Area. The development of the lands adjoining the Conservation Area shall be in accordance with the standards set out

in S. 4.7.2 “Architectural Conservation Objectives” which in terms of layout and proportions shall be in accordance with existing detail and streetscape of the Conservation Area.

Within the conservation area of the town, there are a number of buildings which are of particular note and worthy of protected structure status by virtue of their architectural quality and/or townscape significance. The Planning and Development (Architectural Heritage) Act, 1999, makes provision for the protection of structures by the inclusion of a structure, its interior including fixtures & fittings, the exterior of the structure and its curtilage¹.

P27 It is the policy of the Council to identify and protect those buildings and structures that form part of the architectural heritage of the Town as listed in Appendix 1 of this Plan.

P28

- **It is the policy of the Council to facilitate the refurbishment and renewal of derelict structures, sites and areas within the Town and to accommodate new uses in old buildings to encourage their preservation.**
- **It is the policy of the Council to encourage the appropriate re- building of all gap sites within the town to reinforce the building line as an important element of the general streetscape.**

The Council will offer such expert advice on conservation matters as is available to it, in general and in the context of the Conservation Grant Scheme and the Town Renewal Scheme, as put in place by the Department of the Environment and Local Government (DoE&LG).

Shopfronts are recognised as an important streetscape element and can contribute to or detract from the visual quality of commercial areas and the architectural character and integrity of the buildings themselves.

P29 It is the policy of the Council to ensure that new shopfronts are well designed and in accordance with *Conservation Guidelines No. 14 – Shopfronts* (DoE&LG) and to retain those existing shopfronts that contribute to the streetscape quality and character of the Town.

Modern design in shopfronts will be acceptable to the Planning Authority provided natural materials such as timber, stone and plaster are used as structural components. New shopfronts should be sympathetic to traditional design without necessarily seeking to mimic traditional shopfronts.

¹ Curtilage means the area of land associated with the use of a building or structure and considered to form one enclosure with it – such as a dwelling house and its garden, including any outbuilding, boundary wall, garden feature etc.

2.7.3 Archaeological Heritage

The archaeological built heritage of the town and its environs as identified by the County Development Plan and Duchas confer considerable responsibility for their protection on the Council.

The old village core of Dunlavin is designated as an area of special archaeological potential by Duchas and consideration shall be given to the archaeological implications of any development proposals within this area.

P30 It is the policy of the Council to protect the archaeological heritage of the Town within the Area of Special Archaeological Potential as indicated on Map No. 3

There are numerous Recorded Monuments within the hinterland of the Town which are located within the zoned greenbelt area for Dunlavin. The sites and monuments located within the greenbelt are part of the archaeological heritage of the town and serve to place the town in its historical landscape. To the northwest of the town lies the disused Great Southern & Western Railway reservation. While the line of the reservation lies outside the area of special archaeological potential, and it is not listed as a Recorded Monument, it is a man-made landscape feature of appropriate amenity potential and with elements, such as granite bridges, of notable architectural and historical significance to warrant consideration under the terms of this Plan.

P31 It is the policy of the Council to protect all sites and monuments and their settings within the Greenbelt shown on Map No. 3

2.7.4 Natural Heritage

The existing tree stock that exists in Dunlavin comprises the original demesne planting and more recent landscaping. Of the original plantings, the row of beech trees flanking the entrance to the town at Kilcullen Street are particularly distinctive and add an imposing feature to this area of the town, particularly as the street leads up to the Market House. These trees are visually linked to a row of beech trees leading west along the roadway to the railway reservation and are further complimented by a grove of trees to the east of the town on the site of the former Rectory and a linear plantation along Sparrow Road, opposite St. Nicholas' Roman Catholic Church.

P32 It is the policy of the Council to preserve and maintain the tree stock in Dunlavin and to encourage additional and reinforced tree planting.

P33 It is the policy of the Council to encourage tree planting and landscaping works in all new developments and to ensure integration with the existing landscape.

P34 It is the policy of the Council to carry out tree planting generally to enhance the streetscape and amenity of the Town.

P35

It is the policy of the Council to facilitate the development of urban woodlands having a content of 20% native oak and hornbeam and to investigate the application of the Forest Service Neighbourwood Scheme.

The original demesne planting and in-town tree planting is predominantly of non-native species and while making a strong visual and cultural statement, does not support the same variety of wildlife as would native species. Habitats can however be nurtured and created within existing trees and groups of trees to strengthen existing wildlife corridors and such wildlife sites and corridors will be extended within the context of the physical expansion of the Town.

P36

- **It is the policy of the Council to strengthen the bio-diversity of existing habitats and to promote the development and extension of habitats and wildlife corridors within the town and its hinterland.**
- **It is the policy of the Council to encourage the preservation of the Dunlavin Marshes, Natural Heritage Area and any streams associated with this conservation resource, within the green belt zone and specifically to improve the water quality of the river Grease in order to enhance habitat capacity.**

It is intended to deal with existing areas of public open space, such as Fair Green and Cow Green under the next Section of this plan, dealing with Open Space and Recreation.

2.8 Open Space, Community Facilities and Recreation

2.8.1 Open Space

The main public open space within the town is the Fair Green, some 1¼ acres of triangular open space at the end of Stephen Street forming a fork between Sparrow Road and the Regional Road (R412). The Fair Green is well maintained with a few trees and some public seating and is used for cultural events in addition to passive recreation. Directly opposite, on the other side of the road (R412), is another smaller wedge of public open space locally known as the “Cow Green” comprising c. 0.7 acres, which is also well maintained with some planting. The old graveyard stepped up off Market Square also serves as an attractive area of passive open space with public seating, mature trees and a path leading along the periphery.

- P37 It is the policy of the Council to protect existing areas of designated public open space from inappropriate development and maintain these areas for public enjoyment and use.**

The provision of additional designated public open space is considered necessary to meet the amenity needs of an expanded town and the Council will ensure that a sufficient area of central and suitable land be zoned and landscaped to create a town centre park for the people of Dunlavin.

- P38 It is the policy of the Council to provide additional private open space to meet the passive recreation needs of the town.**

2.8.2 Community Facilities

There are basic community facilities in Dunlavin, which need to be upgraded and improved to meet the needs of the current population of Dunlavin. Imaal Hall is a general-purpose community hall on Stephen Street that offers basic accommodation

for meetings and activities. There is also a public library contained within the Market House, with limited opening hours, and a small parish hall adjacent to the Jonathan Swift Primary School with a renovated coach house nearing completion adjacent to St. Nicholas' Roman Catholic Church. A small health centre is located on Kilcullen Street and Dunlavin is also served by a post office and, a bank and credit union with limited opening hours.

Imaal Hall and the renovated coach house are the two main, broad use community facilities. Imaal Hall is sub-standard for most activities and requires major upgrading and improvements to allow a variety of uses – social and recreational. The coach house (nearing completion) is intended as a community resource centre with a meeting room, community office, computer training area etc. Other potential uses included a crèche. It is necessary to provide sufficient land to accommodate both community/educational/social needs and active recreational needs. An upgraded Imaal Hall and a green-field site for a purpose built facility should be sufficient to meet the needs of the town.

The public library is located in Market house, a building of considerable architectural and heritage value. Part of the building accommodates the sitting of the local court at monthly intervals. The Department of Justice does not appear to have any plans to cease using the building for its monthly sittings. Should they cease using the building the Council would facilitate the expansion of the library to occupy the entire building.

The Council will support and encourage the refurbishment of the ante-rooms to serve the needs of the existing library. It is considered preferable at present that the library remains in the Market House, as the occupation of this important civic building, particularly by a public use, such as the library, is considered essential to ensuring its preservation. The Council will however monitor the situation in consultation with the library service and Dept. of Justice to ensure that the ability of the library to perform its important public service is not unduly compromised. A land-bank shall be zoned for community facilities of sufficient size to accommodate a possible purpose built library in addition to other essential community facilities.

P39

- **It is the policy of the Council to facilitate land use requirements for the community, social and recreational needs of the town and to ensure that adequate provision is made for such facilities to meet the needs of existing and future residents of the town and hinterland.**
- **It is the policy of the Council to assist the community of Dunlavin in the maintenance and enhancement of community, social and recreational facilities, which are accessible to all residents.**

Changes in the traditional roles and structures of Irish society, coupled with the rapid rate of growth in the economy have led to an accelerating demand for childcare services. The Council recognises the importance of the provision of adequate childcare facilities in consolidating new and existing communities and as a means of addressing social exclusion and disadvantage.

P40 It is the policy of the Council to encourage the provision of crèche and play-school facilities in residential areas and in workplaces and to facilitate the land use requirements of a purpose built facility for the town.

The Council is however aware that such facilities can have adverse impacts on amenity when located in residential areas by way of increased traffic generation and other impacts and will seek to protect residential amenity in this regard. The Council will have regard to *Childcare Facilities – Consultation Draft of Guidelines for Planning Authorities* (DoE&LG 2000) and as subsequently amended.

Under the provisions of the Planning and Development Act 2000, the Council can now levy developers for financial contributions towards the cost of providing recreational and community facilities in addition to the traditional types of public infrastructure previously allowable under development contribution schemes.

P41 It is the policy of the Council that financial contributions be levied for expenditure on recreational and community facilities within the town.

2.8.3 Recreation

There is no provision of purpose built indoor sports or recreational facilities in the town. Dunlavin is served in terms of provision of active recreation space by one soccer pitch and one GAA pitch (both with basic clubhouse facilities). The playing fields are located adjacent to each other on the Regional Road R412 just past St. Kevin's Community College, which also has provision of playing fields on site. The GAA also own land off Sparrow Road where they intend relocating. There is also a back land area of open space with limited planting and an adjacent, poorly surfaced yard area both to the rear and accessible from Church Hill/Terrace/View.

P42 It is the policy of the Council to co-operate with local sports organisations in the provision of sports facilities and active recreational space and to ensure sufficient land and/or suitable venues are made available for this purpose.

3.1 Land Use Zoning Objectives

The purpose of land use zoning is to indicate the Planning Authority's intentions for all lands within the boundaries of Dunlavin. The land use zoning objectives are detailed below and are illustrated on the Land Use Zoning Map 1 with additional detail illustrated on the Specific Objectives Map 2. A range of land uses are listed in the matrix in Table 7 together with an indication of their broad acceptability in the different land use zones.

Table 5: Zoning Objectives

R	Residential
R1	<ul style="list-style-type: none"> • Protect and improve existing residential amenity and provide for appropriate infill development, which respects the scale, character and amenities of the area
R2	<ul style="list-style-type: none"> • To protect existing residential amenity and provide for a comprehensive integrated residential development and open space at a maximum gross density of 8 houses per acre to cater for local growth. • To provide, where possible and appropriate and generally in accordance with that indicated on Specific Objectives Map 2, for pedestrian linkages / cycle-ways between housing clusters (specifically adjoining lands zoned R6) and to the main streets, retail and employment areas and other community facilities. • To landscape and incorporate the adjacent old railway reservation as a linear amenity forming part of the public open space with pedestrian access from the public roads and to provide for significant soft and hard landscaping throughout the site. • To provide a satisfactory layout ensuring that housing estate design addresses and thereby supervises the adjoining old railway reservation.
R3	<ul style="list-style-type: none"> • To protect existing residential amenity and provide for a comprehensive integrated residential development and open space at a maximum gross density of 8 houses per acre to cater for local growth. Higher densities may be considered where a scheme is designed to a very high standard and conforms to the criteria of Appendix 1 of the County Development Plan, and the objectives of this plan. • To provide for vehicular access to the rear of adjacent properties fronting onto Stephen Street and to provide an overflow facility of car parking (perpendicular to kerb) to serve the town centre, generally in accordance with that indicated on the Specific Objectives Map 2. • To provide, where possible and appropriate, for pedestrian linkages / cycle-ways to Stephen Street, retail and employment areas and other community facilities. • To provide for significant hard and soft landscaping. • To provide a satisfactory layout ensuring that some houses address and thereby supervise the adjoining open space area to the southwest.
R4	<ul style="list-style-type: none"> • To protect existing residential amenity and provide for a comprehensive integrated residential development and open space at a maximum gross

	<p>density of 7 houses per acre to cater for local growth.</p> <ul style="list-style-type: none"> • To provide for significant hard and soft landscaping and the preservation of existing mature beech trees along the south and west of the site with an adequate buffer of linear open space provided, generally in accordance with that indicated on Specific Objectives Map 2. • To provide a satisfactory layout ensuring that some houses address and thereby supervise the adjoining Town Park to the west. • To allow for future development of lands to the north.
R5	<ul style="list-style-type: none"> • To protect existing residential amenity and provide for a comprehensive integrated residential development and open space at a maximum gross density of 8 houses per acre to cater for local growth. • The land shall be developed in two phases with half (c. 5 acres) available for development initially and the remaining half to be released for development after a period of 5 years or completion of the first phase, to the satisfaction of Council, whichever takes longest. • To provide for significant hard and soft landscaping. • To provide a pedestrian linkage through Cow Green. • Access to these lands shall be provided from the road linking Dunlavin with the N.9 to the east (Church Road) and between the E4 and R1 shown on Map Number 1.
R6	<ul style="list-style-type: none"> • To protect existing residential amenity and provide for a comprehensive integrated residential development and open space, in the medium term, at a maximum gross density of 8 houses per acre to cater for local growth. • The land shall not be released for development until after a period of 5 years or completion of lands zoned R2, to the satisfaction of Council, whichever takes longest. • To provide, where possible and appropriate and generally in accordance with that indicated on the Specific Objectives Map 2, for pedestrian linkages / cycle-ways between housing clusters (specifically adjoining lands zoned R2 and R7) and to the main streets, retail and employment areas and other community facilities. • To landscape and incorporate the adjacent old railway reservation as a linear amenity forming part of the public open space with pedestrian access from the public roads and to provide for significant soft and hard landscaping throughout the site. • To provide a satisfactory layout ensuring that housing estate design addresses and thereby supervises the adjoining old railway reservation.
R7	<ul style="list-style-type: none"> • To protect existing residential amenity and provide for a comprehensive integrated residential development and open space, in the medium to long term, at a maximum gross density of 6 houses per acre to cater for local growth. • The land shall not be released for development until after a period of 10 years or completion of lands zoned R6, to the satisfaction of Council, whichever takes longest. • To landscape and incorporate the adjacent old railway reservation as a linear amenity forming part of the public open space with pedestrian

	<p>access from the public roads and to provide for significant soft and hard landscaping throughout the site.</p> <ul style="list-style-type: none"> • To provide a satisfactory layout ensuring that housing estate design addresses and thereby supervises the adjoining old railway reservation.
R8	<ul style="list-style-type: none"> • To protect existing residential amenity and provide for a comprehensive integrated residential development and open space, in the medium to long term, at a maximum gross density of 7 houses per acre to cater for local growth. • The lands shall not be released for development until after a period of 5 years. Development of these lands (R8) shall then proceed in two phases with the first phase to be completed, to the satisfaction of Council, before the remaining half can be developed. • An Action Area Plan shall be submitted by the developer detailing the development of these lands as an integrated whole with the primary area of open space and main vehicular access points to be generally as indicated on the Specific Objectives Map 2. Secondary areas of open space shall be distributed as appropriate throughout the development. • To provide, where possible and appropriate and generally in accordance with that indicated on the Specific Objectives Map 2, for pedestrian linkages / cycle-ways between housing clusters and to the main streets, retail and employment areas and other community facilities. • To provide for significant hard and soft landscaping. • To facilitate the provision of housing for the elderly.
R9	<ul style="list-style-type: none"> • To protect existing residential amenity and provide for a comprehensive integrated residential development and open space at a maximum gross density of 8 houses per acre to cater for local growth. Higher densities may be considered where a scheme is designed to a very high standard and conforms to the criteria of Appendix 1 of the County Development Plan, and the objectives of this plan. • The lands shall be developed for social and/or sheltered housing. • To provide for vehicular access to the rear of adjacent properties fronting onto Stephen Street and to provide an overflow facility of car parking (perpendicular to kerb) to serve the town centre, generally in accordance with that indicated on the Specific Objectives Map 2. • To provide, where possible and appropriate, for pedestrian linkages / cycle-ways to Stephen Street, retail and employment areas and other community facilities. • To provide for significant hard and soft landscaping.
R10	<ul style="list-style-type: none"> • To protect existing residential amenity and to provide sites for residential development for local growth at a maximum density of 6 per acre. • A site layout plan and development brief (stipulating design details and standards to be applied throughout the development) shall be prepared by the developer for the integrated development of the lands as a whole with provision made for adequate open space and significant hard and soft landscaping on site. • Development of these lands can be effected solely by the

	<p>landowner/developer or alternatively may include the Council preparing the plans and carrying out the site development works as a partner with the landowner, who may then sell the sites onto a market defined by the partnership agreement.</p> <ul style="list-style-type: none"> • Sites shall be released for development in an orderly sequential fashion.
R11	<ul style="list-style-type: none"> • A site layout plan and development brief (stipulating design details and standards to be applied throughout the development) shall be prepared by the developer for the integrated development of the lands as a whole with provision made for adequate open space and significant hard and soft landscaping on site. • To protect existing residential amenity and to provide sites for residential development for local growth at a maximum density of 1 per acre
T	Town Centre
T1	<ul style="list-style-type: none"> • To provide for Town Centre activities (i.e. retail, commercial, offices, educational, community related and parking development); protect existing residential amenity and promote residential development of backland areas and upper floors over commercial ground floor units for local growth.
T2	<ul style="list-style-type: none"> • To provide for off-street car parking, a minimum of 0.4 acres in extent, to be appropriately landscaped and to provide, where possible and appropriate, for pedestrian linkages to the main streets, retail and employment areas and other community facilities including the adjoining Town Park generally in accordance with that as indicated on the Land Use Zoning Map 1. • To allow commercial and/or residential development, at a high density, that does not conflict with the above provision and to waive the need for on-site car parking for such development.
C	Community Facilities and Educational/Institutional
C1	<ul style="list-style-type: none"> • To provide for community facilities and/or educational/institutional uses.
L	Leisure
L1	<ul style="list-style-type: none"> • To provide for leisure development of swimming pool, gymnasium and associated facilities to be made accessible to the general public.
H	Holiday Homes
H1	<ul style="list-style-type: none"> • To provide for an integrated low density development of 20 holiday homes, to be kept in single ownership and occupied by way of short term lettings. • To provide for significant hard and soft landscaping. • To provide for vehicular and pedestrian linkages to Market Square.
E	Employment / Industry
E1	<ul style="list-style-type: none"> • To provide for small scale light industrial or office units with an option to change to Town Centre uses should existing premises become vacant and at least 50% of lands zoned E2 & E3 have been developed and occupied.

E2	<ul style="list-style-type: none"> • To provide for employment uses in the form of enterprise units / small-scale light industrial units and office based employment uses developed in a visually integrated and coherent fashion to high standards of architectural design, landscaping and layout. • To allow the option of releasing part of the site for active recreation purposes as playing fields and to act as a possible buffer between industry and existing residential properties. • To ensure extensive landscaping throughout the entire site and particularly along the perimeter, where a buffer of no less than five meters in width shall be planted, with native deciduous trees, where 20% shall be native oak.
E3	<ul style="list-style-type: none"> • To provide for employment uses (includes light industry, warehousing, transport and distribution type industries, enterprise units, small-scale starter uses etc.) developed in a visually integrated and coherent fashion. The layout shall be architecturally imaginative, with a very high quality building design, with significant and extensive landscaping throughout the entire site and particularly along the perimeter. • To provide an element of small local service employment uses (e.g. motor vehicle repairs). • To ensure extensive landscaping throughout the entire site and particularly along the perimeter, where a buffer of no less than five meters in width shall be planted, with native deciduous trees, where 20% shall be native oak.
E4	<ul style="list-style-type: none"> • To prohibit further expansion of this existing industrial activity and to monitor activities on site and actively encourage improvements in the standard of odour emissions generally. • To allow the land to change to E2 Zoning should the site become vacant.
OS	Open Space / Amenity
OS1	<ul style="list-style-type: none"> • To preserve/provide open space.
OS2	<ul style="list-style-type: none"> • To preserve open space and existing mature beech trees to provide a Town Centre Park with pedestrian linkages / cycle-ways to Sparrow Road and Market Square generally as indicated on the Land Use Zoning Map 1. • To provide a suitable children's playground or play area within the park.
GB	Green Belt / Agriculture
GB1	<ul style="list-style-type: none"> • To provide for agricultural development and amenity uses

3.2 Land Use Matrix

The acceptability of certain uses in a particular zone is self evident, as is the unacceptability of others. For development control purposes, the land use zoning objectives can be divided into seven principal or grouped zones outlined below in Table 6, and a matrix compiled outlining the acceptability of a broad range of land uses outlined in Table 7.

Table 6: Grouped Zoning Objectives

Re	Existing Residential (R1)	E	Employment / Industry (E1- E4)
Rn	New Residential (R2-10)	O	Open Space / Amenity (OS1,OS2)
T	Town Centre (T1)	Gb	Green Belt / Agriculture (GB1)
C	Community / Education (C1)		

Table 7 indicates level of acceptability for any land use in each of the seven Groups. Y = Permitted in Principle, O = Open for Consideration and X = Not Permitted.

Table 7: Land Use Matrix

Proposed Use	Grouped Zoning Objective						
	Re	Rn	T	C	E	O	Gb
Abattoir / rendering plant	X	X	X	X	X	X	X
Aerodrome / airfield	X	X	X	X	X	X	X
Agricultural machinery outlet	X	X	X	X	Y	X	O
Agri-tourism	X	X	X	X	X	X	Y
Apartments / flats – local growth	O	O	Y	X	X	X	X
Bed & breakfast / guesthouse (new)	O	O	O	X	X	X	X
Boarding kennels	X	X	X	X	X	X	O
Camping site / caravan park	X	X	X	X	X	X	O
Car park	X	X	Y	O	Y	X	O
Church / place of worship	X	O	O	Y	X	X	X
Community facility / community hall	X	O	Y	Y	X	O	O
Cultural use	X	O	Y	Y	O	O	O
Crèche / day care centre	O	Y	Y	Y	X	X	X
Dance/disco/nightclub/cinema	X	X	Y	O	X	X	X
Enterprise units	X	X	O	X	Y	X	X
Equestrian	X	X	X	X	X	X	O
	Re	Rn	T	C	E	O	Gb
Garden centre	X	X	O	X	O	X	O
Health centre/clinic	O	O	Y	Y	O	X	X
Heavy vehicle park	X	X	X	X	O	X	X
Home based economic activity	O	O	O	X	X	X	O
Hospital / nursing home	X	X	O	Y	X	X	O
Hotel / motel	X	X	Y	X	O	X	X
Hot food takeaway	X	X	O	X	X	X	X
Library / Art Gallery	X	O	Y	Y	X	X	X
Motor sales outlet	X	X	O	X	Y	X	X
Offices	X	X	Y	O	Y	X	X
Park / playground	Y	Y	Y	Y	O	Y	Y
Petrol station	X	X	Y	X	Y	X	O*

* Only open for consideration in the immediate vicinity of the town

** Residential local need is defined by Section 3.3.1 of the County Development Plan 1999

Playing fields	X	O	X	Y	O	Y	Y
Playschool / crèche	O	O	Y	Y	O	X	O
Public house	X	X	Y	X	X	X	X
Recreational building	X	O	Y	Y	O	X	O
Residential – local growth	Y	Y	Y	X	X	X	X
Residential – local need**	Y	Y	Y	X	X	X	Y
Restaurant	X	X	Y	X	O	X	X
School / education	X	O	O	Y	X	X	X
Sheltered housing	O	Y	Y	Y	X	X	X
Shops (local <60 sq.m.)	X	O	Y	O	O	X	X
Shop (other)	X	X	Y	X	X	X	X
Sports club and grounds	X	X	O	Y	O	X	O
Tourist accommodation	X	X	Y	X	X	X	O***
Travellers halting site	O	O	O	O	X	X	O
Warehouse****	X	X	X	X	Y	X	X
Wholesale outlet	X	X	O	X	O	X	X
Workshops	X	X	O	X	Y	X	X
Utility structures	O	O	O	O	O	X	O

3.2.1 Permitted in Principle

The Council shall seek to ensure development of lands in accordance with the Zoning Objectives set out in this section of the Plan. Land uses designated under each zoning objective as ‘Permitted in Principle’ are generally acceptable, subject to compliance with relevant policies, standards and requirements contained within this Plan and the County Development Plan.

3.2.2 Open for Consideration

Land uses indicated as ‘Open for Consideration’ are uses that are not considered acceptable in principle and will only be permitted in special cases where that Council is satisfied that the use would not conflict with the general objectives of the zone and permitted or existing uses as well as being in the interests of the proper planning and development of the area.

3.2.3 Not Permitted

Land uses that are not classified as ‘Permitted in Principle’ or ‘Open for Consideration’ will not be permitted.

3.2.4 Other Uses

Proposed land uses which are not listed under Table 7 will be considered on the merits of individual planning applications in relation to the general policies of the

*** Only open for consideration if intrinsically linked and subsidiary to a rural resource based tourist activity. In this context, the Council would give favourable consideration to the re-use and regeneration of existing structures / outbuildings that are of architectural or cultural merit.

**** Warehousing includes retail warehousing, which is defined in the 1999 County Development Plan

Plan and the zoning objectives for the area in question with regard to the most appropriate use of a similar nature.

3.2.5 Temporary Uses

Uses, which by their nature are temporary, are open for consideration in all zones although regard shall be given to the provisions of the Land Use Matrix.

3.2.6 Non-Conforming Uses

It is not intended that existing established uses within the zones outlined in this Plan that are inconsistent with the primary zoning objective should be curtailed. All such cases, where legally established by continuous use for the same purpose prior to 1st October 1964 or by a planning permission, will not be subject to legal proceedings under the Acts in respect of their continued use.

Where extensions or improvements of premises accommodating these uses are proposed each shall be considered on its merits in accordance with the proper planning and development of the area.

3.2.7 Transitional Areas

In transitional or boundary areas of adjoining zones, it is important to avoid abrupt transitions in scale and use and to avoid developments that would be detrimental to the amenity of the neighbouring zone, particularly in the case of existing residential areas.

In zones adjoining residential areas, particular attention shall be paid to the uses, density, scale and appearance of development proposals and to landscaping and screening proposals in order to protect the amenities of residential properties.

Development abutting amenity and open space should generally facilitate passive supervision of that space, where possible, by fronting onto it.

3.2.8 Material Contravention

The Planning Authority may not permit development, which materially contravenes a provision in the Development Plan unless it adopts a special procedure prescribed in the Local Government (Planning and Development) Acts. The decision to permit a material contravention must be taken by a majority of the elected members of the Planning Authority and this majority must consist of not less than three quarters of the total number of the elected members (not just $\frac{3}{4}$ of those present at that particular meeting) voting in its favour.

4.1 Introduction

This section of the Plan sets out specific objectives or work which the Council itself intends to carry out or intends other parties to carry out during the period of the plan in order to realise its stated aims and policies. The objectives set out below that require the carrying out of works and the expenditure of public funds are subject to:

- 1) All the necessary permissions, approvals and subventions being forthcoming from the EU, State, Semi-State and other sources, to support and finance the achievement of the objectives.
- 2) Additional finances required by the Council being made available having regard to the overall commitments of the Council.
- 3) The Council receiving contributions towards such expenditure from developments benefiting from such works.

Where possible Specific Objectives are illustrated on Map 2 accompanying this plan. Some objectives are not site specific and are not therefore illustrated on the map.

4.2 Housing Objectives

It is an objective of the Council to:

- H1 Ensure a high standard in design, layout, provision of open space and landscaping in new residential development.
- H2 Ensure variation in house type and size in all new development.
- H3 Zone sufficient land and sites to accommodate housing need and to co-ordinate the provision of roads and other services to new housing developments.
- H4 Provide, where possible and appropriate, pedestrian linkages / cycle-ways between and within housing areas and to the main streets, employment zones, schools and community facilities.
- H5 Preserve and reinforce existing mature trees and hedgerows and to ensure that new developments incorporate existing natural features into the site.
- H6 Ensure that infill development is in keeping with existing development in the vicinity in terms of scale, character, materials and finishes.
- H7 Discourage the use of external brick in new housing development, particularly within the town centre.
- H8 Prohibit ribbon development on approaches to the town.

In terms of social housing it is an objective of the Council to:

- H9 Seek an appropriate element of social and affordable housing in new residential development in accordance with the Council's housing needs assessment and the document "Social Housing – The Way Ahead" (DoE&LG, 1995) as in Section 2.6.2 of the County Development Plan.
- H10 Identify and acquire suitable lands for social housing as necessary.
- H11 Provide serviced sites for development by private individuals.

- H12 Complete residential development on Council lands on Sparrow Road and to the rear of Stephen Street.

4.3 Utility Objectives

4.3.1 Sanitary Services

It is an objective of the Council to:

- U1 Rationalise the Waste Water Treatment Works at Milltown and Logatrina to provide a single upgraded effluent treatment plant to cater for the anticipated population growth of Dunlavin and comply with the EU Urban Wastewater Directive 1994.
- U2 Monitor the capacity of the sewage treatment works over the lifetime of the plan and to further upgrade and increase the treatment standard and capacity of the plant as required to meet the town's requirements.
- U3 Ensure the separation of foul and surface water effluents through the provision of separate sewerage and surface water run-offs.
- U4 Upgrade and extend the existing sewer network as necessary to facilitate development of lands zoned under this plan.
- U5 Preserve free from development the way leaves of all public sewers as per the Council's requirements.

4.3.2 Water Supply

It is an objective of the Council to:

- U6 Increase the supply of water and the size and capacity of the reservoir to cater for the needs of an expanded town.
- U7 Minimise wastage in the water supply network.
- U8 Preserve free from development the way leaves of all public water mains as per Council's requirements.

4.3.3 Waste Management and Recycling

It is an objective of the Council to;

- U9 Provide kerbside recycling facilities in the town at convenient and appropriate locations to be decided in conjunction with the local community.
- U10 Ensure effective composting facilities, capable of dealing with all organic and garden waste, shall be provided for each individual housing unit in all new development.

4.4 Transportation Objectives

4.4.1 Roads and Streets

It is an objective of the Council to:

- T1 Carry out the following road improvements:

- Upgrade and improve the R756 from Dunlavin to the N81, to include road widening and realignment works.
 - Upgrade and improve the R412 from Dunlavin to the N81.
 - Upgrade and improve local roads west of Dunlavin leading towards the N9.
- T2 Carry out a traffic management study of Dunlavin with a view to improving traffic circulation and the provision of on-street car parking within the town and to carry out complementary environmental improvement and landscaping works.
- T3 Reinstate road surfaces and edges along Stephen Street, Main Street, Market Square and Kilcullen Street
- T4
- Facilitate the provision of access-ways from the main streets to open up existing backland areas / proposed development lands to the rear of the town.
 - To permit the proposed development of pedestrian access to lands adjoining the proposed public car park and to seek development contributions to develop the car park from developments which will be facilitated by a pedestrian access from the car park.

4.4.2 Footpaths and Public Lighting

It is an objective of the Council to:

- T5 Upgrade and improve footpaths and provide additional public lighting particularly along Stephen Street, Main Street, Market Square, Kilcullen Street and Sparrow Road and within Church Hill/Terrace/View and to illuminate the proposed Town Park and Public Car Park.
- T6 Provide a footpath along the northern end of Kilcullen Street, on the East Side.
- T7 Provide and maintain footpaths and public lighting as required throughout the town to facilitate new residential development and the development of employment lands.
- T8 Investigate the possibility of providing designated cycle-ways within the town particularly to link housing areas to schools and employment lands and seek the provision of bicycle parking facilities as appropriate.
- T9 Ensure that all footpaths are designed and constructed to cater for the needs of people with disabilities.
- T10 Maintain and improve existing pedestrian access-ways from the main streets to open up existing backland areas / proposed development lands to the rear of the town.

4.4.3 Traffic and Parking

It is an objective of the Council to:

- T11 Provide sufficient off-street car parking to serve the schools and the town centre.
- T12 Develop a public off-street car park on backland off Market Square.
- T13 Introduce adequate traffic calming measures in the vicinity of the schools, particularly in front of St. Kevin's Community College and St. Nicholas of Mira National School and to extend the speed restricted area further east along the R412 to Boherboy.

- T14 Introduce improved road markings at junctions and appropriate delineation of on-street car parking spaces within the Town Centre.
- T15 Upgrade road to facilitate access to future development of land.
- T16 To facilitate access for the future development of land.

4.5 Commercial Objectives

4.5.1 Industry and Employment

It is an objective of the Council to:

- C1 Facilitate the development of light industrial, employment and office development on appropriately zoned and serviced lands in co-operation with the IDA, County Enterprise Board, Forbairt and other relevant agencies and bodies.
- C2 Protect the amenity of adjoining residential and other areas from possible adverse impacts arising from the development of industrial/employment lands.
- C3 Ensure that new development is to a high standard of design and appropriately landscaped and screened.

4.5.2 Retail Objectives

It is an objective of the Council to:

- C4 Encourage the upgrading and expansion of existing retail/commercial outlets in the town centre.
- C5 Provide adequate land for future expansion of the retail/commercial base to serve the needs of an expanding town.
- C6 Encourage the use of vacant or under-utilised upper floors in retail/commercial premises for residential use.
- C7 Prohibit the development of large-scale retail and retail warehouse developments on the outskirts of the town, otherwise and in accordance with the Retail Planning Guidelines 2000.

4.6 Education, Community and Amenity Objectives

4.6.1 Education

It is an objective of the Council to:

- EC1 Zone sufficient land for the physical expansion of the schools to accommodate the envisaged increase in school going population of the town.
- EC2 Co-operate with school management boards, Wicklow VEC and the Department of Education and Science in the provision of an adequate number of school places to serve the needs of an expanded town.
- EC3 Facilitate the development of sports, recreational and cultural facilities for the schools.

4.6.2 Community and Recreational Facilities

It is an objective of the Council to:

- EC4 Carry out works to upgrade and improve Imaal Hall in consultation with the local community to provide a quality social and/or recreational resource for the people of Dunlavin.
- EC5 Carry out refurbishment, maintenance and conversion works on Market House to accommodate the expansion of the library.
- EC6 Provide sufficient land to facilitate the provision of additional purpose built community, social and recreational facilities to serve the needs of an expanded town.
- EC7 Co-operate with the Eastern Health Board in the provision of health and social facilities, nursing homes and sheltered housing as required.

4.6.3 Open Space and Amenity

It is an objective of the Council to:

- EC8 Protect existing open spaces and recreational uses from encroachment by other uses.
- EC9 Preserve and protect the open spaces of Fair Green and Cow Green from development.
- EC10 Provide a Town Centre Park, off Sparrow Road, to meet the recreational needs of an expanded town.
- EC11 Provide a landscaped public right-of-way along the former railway reservation to the west of the town.
- EC12 Landscape and upgrade the existing area of open space to the rear of Church Hill/Terrace/View.
- EC13 To facilitate the placing of cables underground where feasible with regard to public open spaces.

4.7 Conservation and Heritage Objectives

4.7.1 Greenbelt

It is an objective of the Council to;

- CH1 Zone a greenbelt area of special control in the environs of the Town as outlined on map No. 3 and to limit development in this area in accordance with the provisions of Table 7.

4.7.2 Architectural Conservation

It is an objective of the Council to;

- CH2 Designate the Town Centre as an Architectural Conservation Area as outlined on Map No. 2
- CH3 Protect those buildings and structures of particular merit, as listed in Appendix 1 and indicated on Map No. 2.
- CH4 Retain those buildings and structures without 'protected structure' status that make a positive contribution to the character of the Architectural Conservation Area.

CH5 Ensure a very high quality design in new development which respects the character and components of the Architectural Conservation Area and is in accordance with the principles and requirements contained in Appendix 2.

4.7.3 Archaeological Heritage

It is an objective of the Council to;

CH6 Refer all planning applications within the Area of Special Archaeological Potential to Duchas for comment.

CH7 Refer all planning applications within 100m radius of the boundary of all sites and monuments within the Greenbelt Zone, as shown in the Recorded Monuments Register for County Wicklow, to Duchas for comment.

CH8 Ensure that any proposals to develop lands adjoining the Railway Reservation shall achieve the preservation of its industrial archaeology.

4.7.4 Natural Heritage

It is an objective of the Council to;

CH9 Consider for protection those trees and groups of trees of special amenity value as indicated on Map No. 2.

CH10 Ensure that tree surveys are carried and appropriate buffer zones introduced to protect those trees adjoining development lands that are indicated as being of special amenity value on Map No. 2, prior to development taking place.

CH11 Carry out appropriate tree planting along Stephen Street and Kilcullen Street.

CH12 Ensure that appropriate ground cover / under storey planting takes place among trees and hedgerows to be preserved.

Appendix 1 – Protected Structures**Proposed Protected Structures (please refer to map No.2)***Proposed Structures*

No.	Building	Location	Extent
1	Single Story Cottage	Kilcullen St.	Structure
2	2 storey semi-d house	Kilcullen St.	Structure
3	Former Parochial House	Fair Green	Structure
4	Bank (AIB)	Stephen St.	Structure
5	Former bank	Market Square	Structure
6	2 storey detached house	Kilcullen St.	Structure
7	Former Rectory	Dunlavin upper	Structure

Proposed Churches

No.	Building	Location	Extent
8	St Nicholas COI	Stephen St	Entire Property*
9	St Nicholas & Myra	Fair Green	Entire Property*

* Including structure, site and boundary walls

Items/Miscellaneous

No.	Building	Location	Extent
10	Water pumps	Kilcullen St	Structure
11	Shop Front	Market Sq	Structure
12	Old railway bridge and granite base	NW of town	Structure

Proposed trees/groups to be protected

No.	Building
13	Group of mature trees at Sparrow Road (opposite RC church)
14	Groups of trees at Kilcullen St

Existing Protected Structure

No.	Building	Location	Extent
15	Court House	Market Square	Structure

National Monuments in Dunlavin and environs

² SMR ref.	Classification	Townland
16	Archaeological area	Dunlavin Town upper
17	Stone circle (possible)	Forristen
18	Stone circle (possible site)	Forristen
20	Battlefield	Blackhill
21	Cemetery mound site	Friarhill
30	Enclosure (possible site)	Tornant lower
31	Enclosure	Rathsallagh
32	Enclosure (possible site)	Tornant lower
33	Holy well	Tornant lower
34	Rath known as Tournant moat	Tourant lower
35	Unprotected inhumation	Tornant lower
36	Passage tomb (possible)	Tornant upper
37	Stone circle (possible site of)	Tornant upper
38	Enclosure	Tornant upper
39	Standing stone site	Tornant upper
40	Ringfort (rath/cashel)	Dunlavin upper
83	Enclosure	Tornant upper

² Sites and Monuments Record for Wicklow (sheet 15).

Appendix 2 – Architectural Conservation Area Design Guidelines

The design of new development, refurbishment, and renovation within the Architectural Conservation Area of Dunlavin should respect the existing built environment and be of the highest standards (in terms of design and quality of building materials).

Successful new developments are those, which readily integrate into their surroundings, using where possible, locally sourced materials (for example indigenous stone), and local / traditional building and craft methods of construction.

Good design can be practiced successfully through buildings of similar character to the existing built environment but also with great effect in new innovative design, of high quality. The Council will encourage innovative design where it is considered appropriate within the conservation area.

Good design amongst other things help to:-

- Foster a sense of place and civic pride amongst the community
- Promote sustainable development, by reducing energy loss (through appropriate siting of the building, and use of energy efficient materials)
- Improve quality of life for occupants / residents
- Attract investment to the town.

Planning applications in the Architectural Conservation Area

Applications for development within the conservation area will be expected to contain sufficient information to allow a detailed assessment by the Planning Department, as to the likely implications of the proposal on the conservation area.

Additional details that should accompany all planning applications are

- Fully detailed (coloured) scaled elevational drawings of the structure and at least front elevation of adjacent buildings.
- Photo montages (relating the proposal to its setting)
- Material samples (brick, roofing materials, etc.) or manufacturer's brochure.

In general terms all developments should adhere to the following principles:

Scale, proportion, building line and heights

The scale and proportion of the existing adjacent built environment should be sensitively considered in all proposals of new build and extensions within the conservation area. The scale and proportion should have regard to adjacent and nearby buildings. Building lines and heights should also respect the pattern of the historical *estate* layout of the town, (respecting the generous widths and most importantly, buildings should directly front onto the street, without the use of railings, or small setbacks, for gardens).

Design & Material Quality

All proposals for extensions, renovations, refurbishment and new build shall be designed to the highest quality. The Council will seek to actively encourage high

quality urban and architectural design. Original features throughout the built environment of Dunlavin, should be respected, and similar use may be applied to new developments. However mimicking of original features with poor quality materials will be actively discouraged (for example reconstituted stone detailing where natural stone should be used). The Council will encourage the use of natural / sustainable architraves, quoins, etc) and timber windows (vertical sliding sash windows, where the Council considers appropriate). In hard landscaping (paving, etc) serious consideration will be given to the use of appropriate materials, which are considered not to detract from the existing plain paving of the original sections of the town.

In summary the design and quality of developments should respect but not necessarily mimic the character of the existing built environment.

Fenestration

Fenestration on new build should be well proportioned and well balanced within an elevation and be *sympathetic* to adjoining and nearby buildings. Again the use of natural materials (timber, natural slate, stone detailing, metal guttering, etc) will be actively encouraged. Replacement windows will require planning permission within the conservation area, and should be considered carefully. It is vitally important to maintain the character and heritage of Dunlavin, through careful considerations to detailing, particularly to facades and prominent located buildings in the town. Replacement windows should avoid chunky stained timber but particular plastic frames (PVC) and aluminum windows, look obviously out of place. It is also important that the scale of window and door openings is retained and the relationship of solid and void in the walls is not destroyed.

Colour Schemes

The use of colour should be carefully considered in new build and renovation works. In general the insensitive use of masonry paint can easily change the character of a building, making them overly dominant in the streetscape. Strong, vibrant colours should be avoided, and the Council will need to be consulted before works commence.

Within the conservation area, all proposals that materially affect the character of the area will require planning permission.