



Dunlavin Local Area Plan

Section A

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1. PURPOSE OF THE PLAN

Plan Policy

It is the policy of this plan to establish a framework for the planned, co-ordinated and sustainable development of the town of Dunlavin. The aim of the plan is to enhance and facilitate the balancing of economic, social and environmental infrastructure in order to maintain and develop a high quality of life without compromising the protection of the environment and the needs of future generations.

In addition to the policies and objective set out in the County Development Plan 2004-2010 (CDP), that are relevant to the development of Dunlavin, it is an overarching objective of this plan to identify the special characteristics of Dunlavin and accordingly develop and enhance the previous policies of the Dunlavin Local Area Plan 2001 in order to provide objectives which meet the towns needs during the period up to 2016.

The Local Area Plan consists of a written statement and maps. The written statement takes precedence over the maps should any discrepancy arise between them.

2. LOCAL AREA PLAN STATUS AND PROCESS

This Draft Local Area Plan has been prepared in accordance with the requirements of the Planning and Development Act, 2000, as amended. It replaces the 2001 Development Plan for the Scheduled Town of Dunlavin. The Plan shall have effect within the development boundary set out in Map I.

Section 19 of the Planning and Development Act, 2000, as amended, states that a Local Area Plan may be prepared for any area, which the planning authority considers suitable, in particular, for those areas likely to be subject of large-scale development within the lifetime of the Plan. The Dunlavin Local Area Plan is for a period of six years from the date of adoption in 2008 to 2014. The Plan is subject to regular reviews to allow for changing circumstances; however, it is intended that the long-term vision set out will give a degree of continuity and certainty to the future development of Dunlavin.

The Planning and Development (Amendment) Act, 2002 states that in a Local Area Plan consideration can only be given to matters that relate to the proper planning and sustainable development of the area. Furthermore, the Plan must be consistent with the objectives of the Development Plan and must consist of a written statement and a plan or plans, which may include:

- Objectives for the zoning of land, or
- Other objectives for the proper planning and sustainable development of the area including details on community facilities and amenities and on standards for the design of developments and structures.

3. PUBLIC CONSULTATION

A public consultation meeting was held on Tuesday the 16th of October from 3.30-9pm at the Imaal Hall in Dunlavin. Upon arrival at the meeting each attendee was issued with a Background Issues Paper and a submission form.

The public consultation meeting was in the form of clinic facilitation where each individual/stakeholder had an opportunity to speak to a planner individually. Written submissions were invited from the public up to the closing date of the 13th of November 2007 at 5.00pm.

List of those who made Pre-Plan Submissions

No.	Name of Landowner/Community Representative	Company/Group
1	David Hanlon	Mel McLoughlin Arch. Naas
2	John Lawler	Connolly Architects
3	Bastion Properties Limited	PD Lane Associates
4	David Lawlor and Philip Stenson	Lawson Construction
5	Sadie Wright	Dunlavin Tidy Towns
6	SCD Construction	Colm McLoughlin
7	Barry Deering	PD Lane Associates
8	Dr. Mary Kearney	
9	Geraldine Coleman	Dunlavin and District Forum

HEADLINE ISSUES

A summary of the main headline issues raised in the Public Submissions and during Public Consultation meeting included:

Connections and Movements

- Safety of Roads at schools and junction of Main Street and Stephen's Street
- Car parking within the town
- Up grading of footpaths and public lighting along the Main Street and Stephens Street

Village Character

- Concern over impact of new developments on character of village
- Impact of Quarries on existing buildings within the town
- Revitalisation of main town centre
- Maintenance and up keep of Court House.

Social, Economic and Community Infrastructure

- Provision of more affordable housing in favour of social housing
- Provision of housing for the Elderly in the area
- Need for new recreational facilities with the town including a new playground and public park.

- Provide for a public/amenity walkway along the dis-used railway line to be connected to the town centre
- Need for additional retail facilities within the town to include chemist, medical centre, ATM, crèche.
- Need for adequate recycling facilities within easy access of the town centre.
- Education and community Purposes.
- Need for a petrol station
- Provide for off street parking
- Education and Community Purposes

Heritage and Landscape

- Heritage and Landscape conservation to be provided
- Retention of all historic monuments and features within the town and surrounding area

Infrastructure

- Up-grade and improve existing water supply and sewage facilities
Submissions 5 and 7 refer to general issues within the town, which need to be addressed with particular emphasis on the existing infrastructure and facilities.
- Provision of a Traffic Management Plan for the town
- Traffic calming measures at schools
- Up grading of existing signage and road markings

Zoning

- Additional Retail Outlets
- Education and Community Purposes
- Land surrounding the town boundary to be zoned for agricultural purposes
- Employment:
- Submission 8 proposes that the lands adjoining the south west of the existing employment lands also be zoned for employment purposes.
- Residential:
Submission numbered 1, 2, 3, 4 and 6 relate to lands within the town which are either currently zoned for residential purposes or which propose that the subject lands be zoned for residential purposes. Submission 2, 3, 4 and 6 relate to lands previously zoned for residential purposes that are currently undeveloped. The proposals received propose amendments to these previous zonings in terms of density, scale and access. Submission 1 relates to lands to the north west of the town at Dunlavin Lower with a proposal for residential use submitted.

4. DEVELOPMENT MANAGEMENT

The Standards of the County Development Plan shall apply except where specifically set out in the Local Area Plan and therefore it is not proposed to include a repetition of the policies, objectives or strategies as set out in the CDP.

Development Contributions

Having regard to the capital expenditure required to provide for Roads and Transportation, Environmental and Community Facilities Infrastructure, the Council

will require contributions from benefiting developers. Contributions shall be made in accordance with Wicklow County Council's Development Contribution Scheme, adopted December 2005, and crafted by virtue of its powers enacted under Section 48(1) of the Planning and Development Act, 2000.

In addition, Wicklow County Council will continue the practice of granting planning permissions with the inclusion of conditions requiring levies or bonds to be paid and/or works undertaken to facilitate developments in the interests of the common good.

5. STRATEGIC ENVIRONMENTAL ASSESSMENT

The Strategic Environmental Assessment (SEA) process is the formal systematic evaluation of the likely significant environmental effects of implementing a Plan or programme before a decision is made to adopt the Plan or programme. It informs Plans of the environmental impacts of alternative actions and contributes to the integration of environmental considerations into Plan making.

Legal Framework

The EU Directive 201/42/EC on the assessment of the effects of certain plans and programmes on the environment (Strategic Environmental Assessment) – (SEA) are given effect by the European Communities (Environmental Assessment of Certain Plans and Programmes) Regulations 2004 (S.I. No. 435 of 2004) and by the Planning and Development (SEA) Regulations 2004 (S.I. No.436 of 2004).

The SEA Directive requires that an environmental assessment must be carried out for all plans and programmes that fall within the parameters as set out in the Directive.

As the Dunlavin Local Area Plan is being prepared under Section 19 of the Planning and Local Government (Planning and Development) Act, 2000, the plan will supersede the existing Dunlavin Local Area Plan 2001. As the population within the Plan area is less than 10,000, it is a requirement that the County Council undertakes a 'screening' of the Plan in respect of SEA.

The Screening Process

Screening is the technique applied to determine whether a particular Plan, other than those for which SEAs are mandatory, would be likely to have significant environmental effects, and would thus warrant an SEA. The key indicator that will determine if an environmental assessment is required of particular non-mandatory plans, is if they are likely to have *significant environmental effects* on the environment or not.

Where the planning authority is uncertain that there is a prima facie case for an SEA, the Plan must be screened for its possible significant effects and the designated environmental authorities should be formerly consulted during, and as part of, the screening exercise.

The designated authorities are the Environmental Protection Agency (EPA), the Department of the Environment, Heritage and Local Government (DoELG), and the Department of Communications, Marine and Natural Resources. While the EPA must be consulted in all cases, consultation with the two Departments is conditional on the Plan having significant effects within the remit of those Departments.

Dunlavin Local Area Plan Screening

As stated above, the key to deciding if SEA will apply is whether the proposed plan would be likely to have significant effects on the environment. As advised by the Regulations, regard was had to the criteria set out in Schedule 2A of the SEA Regulations 2004 and subsequently notice was given to the *Environmental Protection Agency*, the *Department of Communications, Energy and Natural Resources* and the Department of the Environment, Heritage and Local Government.

The following Comments were received from the relevant departments:

Department of Communications, Energy and Natural Resources

- In terms of the protection of water quality and fishery status of the receiving waters, the status objectives as set out in the Water Framework Directive should not be compromised as a result of this Plan.
- Wastewater Treatment Plant capacity must be sufficient to take and treat the increased loadings, both organic and hydraulic, that are likely to arise from the projected population increases anticipated in the Plan.

Department of the Environment, Heritage and Local Government

The DoEHLG stated the following:

It is expected that the making of the new Plan will have a benign environmental effect. In this regard a new Plan could have a significant effect on the architectural heritage of the town, albeit beneficial.

In this regard, while the making of a new Local Area Plan for Dunlavin should mean that there should be little negative environmental impact there is nevertheless the potential for the local area plan to have a significant effect on the architectural heritage of the locality.

The department conclude by stating that should a decision be taken that a Strategic Environmental Assessment is necessary that they will be pleased to provide further assistance on the contents of the Environmental Report at scoping stage.

Conclusion:

Having regard to the above response it is considered that the Policies and objectives of this plan are unlikely to have significant effects on the architectural, archaeological or natural heritage of the plan area. Environmental effects are expected to be generally positive in nature specifically regarding: the improvement of services infrastructure and the provision of additional community facilities.

The population is projected to increase from 849 to 1,492 by 2010. This represents a 75.7% increase for this period while the increase from 1,492 to 2,000 represents a

34% increase. Despite this increase in population growth minimal additional lands (6.6 ha zoned residential) are required to accommodate the target 2016 population. The capacity of the treatment plant and availability of water supply will be taken into consideration in the development of land.

The Development Management provisions in the Wicklow County Development Plan 2004-2010 and this Plan will ensure appropriate assessment of proposed developments on a case-by case-basis.

6. STRATEGIC CONTEXT

The spatial pattern of development in Dunlavin must conform with strategic planning objectives that are set out in the 'National Spatial Strategy' (2002), the 'Regional Planning Guidelines for the 'Greater Dublin Area, 2004-2016' and the 'Wicklow County Development Plan, 2004-2010'. All forms of development must conform with the principles of sustainable development.

National Spatial Strategy 2002-2020

Dunlavin is within the Greater Dublin Area, the national strategic objective role of which is to consolidate development. Dunlavin is identified as an 'Urban Centre' as it has a population of circa 1,000 persons. With sustained growth, such towns' population would have the capacity to increase to between 1,500 and 5,000.

Regional Planning Guidelines 2004-2016

The RPGs categorise Dunlavin as a 'Small Growth Town' with a population range of 1,000-5,000. Such settlement types should be 'On national primary or secondary roads with good bus links to railway and major settlements'. It's economic function should be as an 'attractor for investment' and it must achieve a level of sustainability corresponding with it's Small Growth Town status (see p133 of the RPGs).

Wicklow County Development Plan (CDP) 2004-2010

The town is designated as a 'Small Growth Town II in the County Development Plan (CDP). As provided in the CDP, the indicative population for Dunlavin in 2010 is 1,492 and the target population for 2016 is 2,000. It is intended that the necessary infrastructure will be in place to provide for this growth.

Such settlements represent the more rural small towns in the County, which provide a range of employment, retail and social/community services to a mainly rural hinterland.

It is anticipated in the County Development Plan that 25% of all Multi-house developments (Large Residential Developments) must be sold to persons that have been living and/or working in County Wicklow for at least 1 year, 50% of new houses must be sold to persons that have been living and/or working in County Wicklow for at least 5 years excluding residents of any settlement in Levels 1-3, who are not

generally eligible. There are no restrictions on the remaining 25%. (Please refer to CDP Variation 3 SS4 in full)

Dunlavin Falls under the following Landscape categorisation as provided for in the CDP:

Landscape Zones and Categories

Landscape Zone	Landscape Category	Vulnerability	CDP Text
Corridor Area	Western Corridor	Medium	These areas are for the most part low lying and comprise of more accessible tracts of land, which connect major towns. The Western corridor is focused along the N81 road from Dublin.

7. POPULATION

The following table sets out actual and indicative population figures for Dunlavin Town:

Year	Population	% Increase on previous population	Source
1996	693		1996 Census – population of Town
2002	814	17.5%	2002 Census – population of Town
2006	849	4.2%	2006 Census – population of Town
2010	1,492	75.7%	CDP Indicative Population*
2016	2,000	34%	CDP Indicative Population*
2016	2,000		Current Local Area Plan Indicative Population

8. QUANTITY OF ZONED LAND

This Plan will cover the period of the current County Development Plan until 2010, however the zonings provided for in this Plan are set in the context of projections up to 2016.

Housing

The quantum of development until 2016 will be controlled through the development management process on the basis of the 2016 figures catering for an extra 1,151 persons. This will ensure that only the land necessary to accommodate the target population may be developed.

The amount of land to be zoned is based on the number of people to be catered for, the household size, the ‘excess factor’, the ‘headroom’ and housing density.

Household Formation

As can be seen on the following table, the size of households has been falling steadily since 2002. The most up to date projections for household size indicate that household size will reduce from the current figure of 2.9 to 2.73 in 2010 and 2.56 in 2016.

Wicklow County Occupancy rates, i.e. persons per household

Year	Occupancy Rate	Source
2002	3.14	2002 Census – occupancy rates for Wicklow
2006	2.9	2006 Census – occupancy rates for Wicklow
2010	2.73	Projected occupancy rates for Wicklow. Background Paper – Housing Projections, RPG Update Report 2007
2016	2.56	Projected occupancy rates for Wicklow Background Paper – Housing Projections, RPG Update Report 2007

Excess Factor

This terms describes the fact that demand for housing will exceed actual household formation due to the following:

- some of the additional units being required to replace obsolete housing;
- some units being vacant at any one time due to market frictional factors;
- some units being second homes or pieds a terre.

The excess factor can vary over time, between regions, within counties, and between urban and rural areas. The Regional Planning Guidelines have assumed that by 2010 the excess factor will be 20% for the Greater Dublin Area, and in the Mid-East region it will be c. 13%. Given that the excess factor is greater in urban than in rural areas, that Dunlavin is in the ‘Hinterland’ and that a considerable proportion of households in the town are commuter households, an excess factor of 6% will be used in this Plan.

Headroom

This is the amount of extra land that should be zoned over and above the minimum amount needed to accommodate population targets. It is also known as market factor and is intended to allow for the fact that zoned land that may not be released to the market for housing purposes during the Plan period. Headroom is normally in the range of 30%-50%. A figure of 32% will be applied to Dunlavin in order to account for the town’s location on the outskirts of the GDA.

Housing Density

The maximum density standards for green field sites in towns, as set out in the County Development Plan will apply at a rate of 20-25 units per hectare (for dwellings of 100m² and 125m²). For calculation purposes a figure of 20 houses per hectare shall apply.

Amount of New Zoned Housing Land

The number of houses to be catered for is based on the stated 2016 population (1,151 extra population) divided by the predicted 2016 household size (2.56), which yields 450 units. A further 78 houses must be added to reflect the potential of new household formation from existing households (i.e. the difference between the number of houses required for the two household sizes), giving a total figure of 528 units. An additional 52 no. units were permitted under 06/5730 which are currently undeveloped and must therefore be taken into consideration in determining the land requirements for the town. This provides us with a requirement for 476 units to be provided at a density of 20/ha equating to 23.8ha. This figure is then adjusted by adding in the 'excess factor' and 'headroom' giving a total allowance for zoned residential land of 33.2ha at medium density.

	Area (ha)	Location	Density/ha	No. units
<i>Proposed</i>	9.2	AAP1 lands to be developed in 3 phases	20	184
<i>Proposed</i>	3	AAP2 lands to be developed	20	60
<i>Proposed</i>	6.8	AAP3 lands to be developed in 2 phases	20	136
<i>Existing</i>	3.6	Low Density R1	15	54
<i>Existing</i>	4.6	RP	20	92
<i>Existing</i>	1.2	RP	20	24
<i>Proposed</i>	4.95	AAP4 lands to be developed in 2 phases	20	99
<i>Existing</i>	1	Low Density R1	15	15
Total	34.35		Total	663

It should be noted that a proposed housing density of 15 units per hectare shall be applied to lands zoned R1 and R5 due to their location on the periphery of the town boundary, therefore an additional 1.15ha of additional land has been provided for within Action Area 4 to meet the housing requirements as set out above. The remaining areas zoned for residential purposes were previously zoned under the provisions of the Dunlavin Local Area Plan 2001 but where never developed. These lands have been included in this draft plan where a housing density of 20/ha shall apply except for the lands zoned R5.

Social and Community Infrastructure

The town of Dunlavin has the Following Assets under this heading:

- A Catholic Church
- Two Primary Schools and a Secondary School
- A Church of Ireland Church
- A Credit Union
- A Library
- A Community Hall

- GAA and Soccer facilities
- Open Green Areas
- A Bank

Education

The existing town contains two no. primary schools, Jonathan Swift National School and Scoill Nicolais Naofa and a secondary school St. Kevins Community College with student numbers currently standing at 622 students.

The existing secondary school have recently constructed a large two storey style extension which will provide for 10 no. additional classrooms. At present the secondary school student numbers represent 40.4% of the existing population with the primary school student numbers representing 32.8%. Given the catchment area for these schools and the potential population growth within the town it is considered that to use these percentage figures would provide sufficient lands for the future education needs in the area up to 2016.

Applying the standards set out in the “Development Plans” guidelines for planning authorities the existing secondary school requires a minimum of 4.3ha of land to provide for a potential student population 808. The existing lands zoned for educational use within the plan provide for almost 6 acres, which should adequately provide for the post primary educational needs for a projected population of 2,000 in 2016. The existing primary schools required that 2.53ha of land in total to be provided with the existing lands providing for 2.83ha of lands, which also should be adequate to cater for the projected future population in 2016.

Having regard to the above it is not intended to provide for any additional lands over those designated in the existing Plan for educational purposes within the lifetime of the plan, however in the event that additional lands may be required the provision of a school will be open for consideration within the Green Belt zoning.

Community and Play

This Local Area Plan will provide for 2.9ha of community lands per 1000 population to be designated for the following purposes:

Area (ha)	Location
0.69	To the southern section of AA2 off Sparrow Road, new Community park area incorporating a playground.
0.67	Community lands within AA1 to the east of town centre
2	Active Open Space to north of Dublin Products Ltd for as playing fields
2.5	Amenity walkway along the disused rail line extending from Existing residential to south to end of AA1
5.86	Total

Employment and Enterprise Infrastructure

The appropriate scale of employment to be provided for such a ‘Small Growth Town II’ as Dunlavin is guided principally by the Regional Planning Guidelines for the Greater Dublin Area and the County Development Plan. The relatively modest employment in the town and its proximity to Dublin, Kildare and Carlow suggest non-sustainable car trips to other settlements.

While the comparative measurement of the economic health of settlements by the application of statistical indicators is of importance to the understanding of medium to large settlements, such detailed analysis of the economic status of smaller towns and villages is not warranted or accurate. Analysis of Dunlavin indicates that it is a town serving its hinterland with some commuting population and that outflows for employment are considerably greater than inflows. While the ‘Planning Role’ of Dunlavin, a small town amidst higher order towns, is to sustain the local community, this plan will seek to enhance Dunlavin’s role as a nucleus for local enterprise and to accommodate all its citizens, and those of its hinterland to be able to work locally without having to travel more than moderate distances to work. The public consultation process and Wicklow County Council Enterprise and Corporate Services Directorate have identified that demand exists for local employment. The type of employment envisaged is that of light industry which shall be located to the south west of the town centre adjoining the existing sewage treatment plant off the Milltown Road. The employment zoning will allow for the following assumptions:

- A plot ratio in accordance with the standards set out in the County Development Plan
- A gross employment density of 50 Sqm per employee:

Given a County participation rate of 63% approximately 9.135ha of land is required for employment uses. (63% of 2000 (2016 pop) =1260ppl with 50 Sqm/employee at a plot ratio of 1 with headroom of 45% (2.835) = 9.135ha). The Plan proposes to provide for 12.5ha of employment lands.

Retail

The analysis in the ‘Employment and Enterprise’ section above applies to retail as well. Dunlavin is distant from other settlements and needs small and medium sized convenience retail units.

Dunlavin is currently served by a reasonable choice of convenience retailing with further retail potential available within the town centre zoning. It is therefore not intended that any further lands will be zoned for retailing purposes, however within the town centre zoning the plan will encourage retail development and the use of backlands for retailing purposes within Action Area 2 as delineated in Map 1.