



Dunlavin Local Area Plan

Section B

1. Purpose of the Plan	1
<i>Local Area Plan Status</i>	
2. Location, Population and Content	1
<i>Historical Context</i>	
<i>Urban Form</i>	
3. Settlement Function and Role	3
4. Transportation, Traffic an Parking	4
5. Water Services and Infrastructure	4
<i>Water Supply</i>	
<i>Waste Water</i>	
6. Community and Infrastructure	5
<i>Sports, Play and Community</i>	
<i>Education</i>	
<i>Parks, Open Space and Green Amenity</i>	
7. Residential Development	7
<i>General Standards</i>	
8. Employment	9
9. Commercial Town Centre	9
10. Natural, Architectural and Archaeological Heritage	10
11. Zoning	13
<i>Residential</i>	
<i>New Residential</i>	
<i>TownCentre</i>	
<i>Employment</i>	
<i>Community and Enterprise</i>	
<i>Open Space</i>	
<i>Active Open Space</i>	
<i>Green Belt</i>	
12. Action Area Plans	16
AA1	
AA2	
AA3	
AA4	
13. Implementation	20
14. Strategic Environmental Assessment	21

1. PURPOSE OF THE PLAN

The Dunlavin Local Area Plan sets out the development strategy for the sustainable future growth of the town of Dunlavin.

The aim of this plan is to establish a framework for the planned, co-ordinated and sustainable development of Dunlavin and to enhance and facilitate the balance of economic, social and environmental infrastructure in the interests of the community.

The Plan is being prepared under Part II, Sections 18, 19 & 20 of the Local Government (Planning and Development) Act, 2000, as amended.

The Plan shall be in place until 2014. However, all objectives have been prepared so as to account for the needs of the town up until 2016. It replaces the 2001 LAP for the town of Dunlavin and shall have effect within the development boundary set out in Map 1.

Local Area Plan Status

This Plan is being prepared in the context of strategic planning objectives which 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'. In summary, these documents define the strategic role of Dunlavin as follows:

- Dunlavin is located in the hinterland of the metropolitan area of the GDA.
- Dunlavin is designated as a Level 6 Small Growth Town II in the County Wicklow Settlement Hierarchy.
- The town caters for local and regional growth.
- Infrastructure, community facilities, retail services and employment opportunities shall be provided in tandem with growth in population.

All forms of development must conform with the principles of sustainable development.

2. LOCATION, POPULATION AND CONTEXT

Dunlavin is located c.6kms to the southwest of the Hollywood N81 junction in Co.Wicklow. Dunlavin is close (c.1.5kms) to the border with Co.Kildare and is located c.12.5kms directly to the south-east of Kilcullen in Co.Kildare, 17km to Baltinglass to the north, 18 km to Blessington situated to the south west and therefore commands a relatively large hinterland.

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.

The town serves the local town and hinterland population, providing mainly local convenience based shopping and service opportunities. Local community and recreation facilities are provided in the form of 2 primary schools, a post-primary

school, GAA and soccer playing fields, a library, ecclesiastical facilities and community hall.

While the Broad layout of the existing town/streetscape ensures ease of access and prevents any traffic congestion, the town is constrained by matters affecting its development. Such matters include its relatively isolated location within the Greater Dublin Area hinterland, a shortfall of retail services and employment opportunities, a number of derelict buildings and under-utilised sites particularly around the town centre.

The topography of Dunlavin varies greatly with the lands to the south-east rising gradually as one moves away from Stephen Street with the lands to the north west of Market Street falling gradually away from the designated town centre. To the west of Main Street the abandoned Great Southern and Western Rail line acts as a natural town boundary. The County Development Plan 2004-2010 categorises the landscape of Dunlavin as an Access Corridor Area. Dunlavin Marshes are situated C.1.4Km to the north west of the existing employment zoned lands (refer to zoning E of Map 1).

Historical Context

The town of Dunlavin 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 Mansions of nearby Russborough and Powerscourt.

The broad layout of the Town made for easy accommodation of agricultural markets. 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.

Urban Form

There are a number of housing developments situated to the east, south and south west of the town centre of Dunlavin, which have mostly been constructed at a low density. The proposed residential zonings set out in Map 1 are based on enabling ease of access to town centre facilities by walking and cycling.

Stephen Street and Main Street form a T-junction in the centre of Dunlavin. Main Street extends in a north-east direction from Market Square and Kilcullen Street. There is a distinctive domed courthouse located in the middle of the street between Market Square and Killcullen Street. Dunlavin has a traditional compact centre characterised by predominantly one and two storey-terraced properties.

The town contains a significant amount of natural, archaeological and built heritage. The entire Old Village Core is designated as an archaeological site while the Disused Great Southern and Western Railway reservation although situated outside the area of special archaeological potential and not listed as a recorded monument, is a man made landscape feature of appropriate amenity with elements such as granite bridges, of

notable architectural and historical significance. The town's rich and historic heritage makes a significant contribution to its distinct character.

The Disused Great Southern and Western Railway reservation to the west, the topography of the lands to the east, the junction of the R412 and R716 and the existing Dublin Products site to the south form a natural boundary for the development of the town.

Map 1 defines the development boundary in red and highlights specific zoning objectives for lands within town boundary. Map 2 defines the wider hinterland/agricultural green belt and identifies the location of all protected structures, recorded monuments.

3. SETTLEMENT FUNCTION AND ROLE

The Regional Planning Guidelines for the Greater Dublin Area (RPGs) put in place a broad planning framework for the development of the Greater Dublin Area of which Wicklow forms a part. The Guidelines are informed by and flow from the National Spatial Strategy 2002 – 2020. The RPG's provide an overall strategic context for the Development Plans of each Local Authority.

The RPG's make a distinction between the existing built up area and its environs where the built up area is the Metropolitan and the remainder the Hinterland with a range of settlement sizes that have the potential to attain an enhanced level of sustainability. Northeast Wicklow including Bray and Greystones/Delgany, and their environs, are within the Metropolitan area while the remainder of the County is Hinterland.

The County Development Plan (CDP) settlement strategy seeks to locate population growth and channel development in line with the principles of the RPGs. It promotes a hierarchy of settlements in recognition that the settlement role and function is a product of scale and spatial distribution and designates Dunlavin as a 'Small Growth Town II'.

The CDP defines 'Small Growth Towns' as "*the more rural small towns in the County, which provide a range of employment, retail and social/community services to a mainly rural hinterland*".

The closest settlements to Dunlavin within the county of Wicklow are Hollywood and Stratford with the larger towns of Blessington and Baltinglass being located to the northeast and south of the town along the N81 regional road. The town of Kilcullen Co. Kildare is situated under 12.5Km to the north west of the town of Dunlavin.

To fulfil its remit this plan shall not make provision for development of a scale that is commensurate with and appropriate for higher order settlements. Rather Dunlavins role is to provide a good range of employment, retail and social/community services for the town and its hinterland.

4. TRANSPORTATION, TRAFFIC AND PARKING INFRASTRUCTURE

Apart from congestion caused by on-street car parking and school traffic along the R412 regional road the main streets of Dunlavin are well aligned and wide thereby mitigating against significant traffic congestion; however the County Road leading to the Friar Hill estate and catholic church is quite narrow and requires a continuous foot path from the town centre to the GAA club grounds. There is a need to develop the permeability of the existing and emerging settlement by the provision of pedestrian and cycling links throughout the Town, and in particular a pedestrian link between the town centre and all residential lands.

Objectives

- It is the objective of the Council that all new road developments should provide for traffic calming measures in residential areas to ensure that hazards to pedestrians are minimised. Traffic calming measures shall be a key design dynamic of all residential areas.
- All developers will be required to provide, within their development, that part of a new road network as a specific objective in this plan that traverses their site. Road reservations where required will be identified in the Local Area Plan.
- Parking shall be provided along Cow Green to service the existing primary and secondary schools.
- It is an objective of the Council to provide a continuous footpath from the town centre to the GAA club grounds along Sparrow Road and to restrict parking along this county road in close proximity to the church grounds.
- It is an objective of the council to provide for additional off street car parking for the town as set out in Map 1 to the rear of Stephen Street and Main Street.
- The existing Dunlavin – Cross Keys road shall be realigned along the perimeter of the Employment, Residential and Active Open Space lands.
- The Linear walkway as proposed along the Disused Railway reservation shall be linked to the town centre through the Action Area 1 Lands and shall be passively supervised by new residential development within AA1.
- A pedestrian walkway shall be provided through the proposed new town park to the north of Sparrow Road which shall extend through the demesne setting of the Old Rectory and link onto Kilcullen Street as indicated on Map 1.
- Provide pedestrian and cycle linkages within and between existing and new housing/mixed use development throughout the town. All pedestrian linkages shall be passively supervised by existing or proposed developments.
- The Council shall use its powers of compulsory acquisition to provide land required to improve or facilitate access to lands designated for development in this plan.

5. WATER SERVICES INFRASTRUCTURE

Water Supply

The Water Supply for Dunlavin is currently sourced from a well to the south of the town centre within the townland of Boherboy. This water supply is currently insufficient to meet the future demands of the town. The West Wicklow Water Supply Scheme part 2a has recently been approved to proceed to a detailed design and construction stage. The Design review for this project recommends a scheme for the

Dunlavin and Tober area with an estimated average day demand of 1.0 million litres and 24 hours storage amounting to 1.0m³/l. This water supply will be provided from the existing Ballymore Eustace water supply. The proposed scheme shall be completed within the next the next 2/3 years and will be capable of meeting the demand from the projected population of 2,000 for the town of Dunlavin in 2016.

Waste Water

The existing sewage treatment systems situated at Logatryna and Milltown are currently at capacity. Approval has been given for new/expanded infrastructure for Dunlavin, which shall provide for a population equivalent (PE) of 3,600 that will cater for the projected population of 2,000 as well as commercial employment and industrial uses. . This infrastructure will include the construction of a new plant at Milltown to the south west of the town and the decommissioning of works at Logatryna. and the rehabilitation of the sewerage collections systems in Milltown, Logatryna and Dunlavin. The improved infrastructure will cater for current and future residential and commercial development in Dunlavin and environs, and will also significantly improve water quality in the Greese and Barrow rivers. It is estimated that these works will be completed within the next 2/3 years.

No new significant development can take place until this infrastructure is in place.

Surface Water:

The Council will require that all surface water in excess of that flowing from the site under previous land use conditions will be required to be attenuated on site unless conclusive evidence can be produced that existing watercourses or surface water sewers can accommodate such increased flows, as well as increased flows from all possible developments within the relevant catchment area. All development shall comply with Sustainable Urban Drainage Systems (SUDS).

It is proposed to put in place a new surface water collection system for Stephen Street using the existing outfall at the junction of Stephen Street and Church road. It would also be proposed to upgrade the outfall pipe work across Lawlors lands to the Grease river.

6. COMMUNITY INFRASTRUCTURE

The quality of life in a community depends not only on the provision of housing, employment and infrastructure support but also on access to social, community and cultural facilities which are fundamental to social cohesion and personal enhancement.

Community infrastructure must be progressed in tandem with residential development, and the latter will only be permitted on the basis of satisfactory provision of the former

Sport/Play/Community

Dunlavin's community facilities comprise of 2 primary schools, a post-primary school, a library, ecclesiastical facilities and a community hall. From an active recreational perspective there is a comprehensive GAA facility and a Soccer pitch.

While these active recreational facilities are a valuable asset to the town they are both located on the periphery of the town boundary and do not serve the recreational needs of the entire population of the town. Having regard to this and the need to spatially distribute active and passive play area within the town additional facilities need to be provided. To provide for the existing population and the planned increase of 1,151 by 2016 this plan allocates 5.86ha of land within the town boundary for community use. The following table sets out the breakdown of these lands, which should be read in conjunction with Map 1.

Community Lands:

Area (ha)	Location
0.69	Lands within AA2 to the immediate north of Sparrow Road. A new Community /Town Park area incorporating walkways and hard landscaping shall be provided
0.67	Community lands within AA1 to the east of town centre to provide for a health centre, community building and a MUGA. (Multi Use Games Areas).
2	Active Open Space to the north of Dublin Products Ltd for playing fields within AA4
2.5	Amenity walkway along the disused rail line extending from the Logatryna road through AA1 and on as far as the existing residential units along the Knocknador County road.
5.86	Total

Objectives

- To provide for a new Community/Town Park to the north of Sparrow Road as set out in Map 1 measuring 0.69ha which shall be passively supervised by the associated developments within AA2.
- 0.67ha of lands shall be provided for Community Use within AA1 the use of which shall be subject to agreement with the Community and Enterprise section of Wicklow County Council. These lands shall cater for a new library, a healthcare centre and a MUGA.
- 2ha of land to the immediate North of Dublin Products Ltd shall be designated as active open space where a sports facility accommodating two no. full size pitches, a synthetic 5/6-aside pitch and associated changing facilities shall be provided.
- The Disused railway reservation shall be developed as an amenity linear walkway, which shall be linked to the town centre through AA1.
- All open space shall be well lit and overlooked by adjoining development, in order to minimise anti-social behaviour.

Education

There are two primary schools within Dunlavin and a secondary school where a two-storey extension is currently under construction. Having regard to the standards set out by the Department of Education it would appear that the existing schools surpass the recommended guidelines set out i.e. Land requirements per Student population for primary and secondary education. The reasoning behind this relates to Dunlavins large school catchment area, which encompasses the settlements of Hollywood, Donard, Vallymount, Stratford and Grangcon in Co. Wicklow and the towns of

Kilcullen and Ballymore Eustace in Co, Kildare. Having regard to this a higher than average percentage of students per school has been applied in order to ensure that the existing schools have adequate capacity to cater for the envisaged future growth of the town while also catering for this existing wider catchment area.

Accordingly the existing schools have adequate lands to cater for the projected future population growth of the town up to 2016 and therefore no additional lands have been zoned for Education on top of the previously zoned lands.

Parks, Open Space and Green Amenity

Within AA2, lands have been designated for a new town park, incorporating a pedestrian walkway linking Sparrow Road to Kilcullen Street through the western section of the demesne of the Old Rectory. This area shall also accommodate a playground and shall be passively supervised by prospective surrounding developments while also providing a pedestrian link to the proposed town centre car park and town centre backlands to the north of Main Street.

The Disused Railway Line shall be developed into a linear walkway, which shall extend from the lands zoned for a nursing home to the north west of the town centre to the most southern section of AA1. This linear walkway shall be linked to the town centre through AA1 lands as set out in the indicative pedestrian routes highlighted on Map 1.

Objectives

- To provide for a New Town Park with pedestrian walkways and a playground facility linking Sparrow Road to Kilcullen Street while also opening up a pedestrian access to the backlands of the town centre.
- A Linear Walkway shall be provided by the developer of AA1 along the path of the disused railway line, which shall be fully lit and passively supervised by any proposed developments on the adjoining lands within AA1.

Age groups catered for by proposed facilities

Age Group	Playground	MUGA	Community Centre	Playing Fields	Town Park/ Linear Park
0-5	✓		✓		✓
5-12	✓	✓	✓	✓	✓
12-18		✓	✓	✓	✓
18-55			✓	✓	✓
55+			✓		✓

7. RESIDENTIAL DEVELOPMENT

To cater for the 2016 population of 2000, to allow for the anticipated decrease in household sizes, to provide for headroom of 32% and an excess factor of 6%, a total of 6.6ha of additional land is required to meet the projected population requirements of the town at a medium density of 20/ha. Having regard to this, lands zoned R1 are to provide for a density of 15/ha, therefore an additional 1.15ha of land has been added which shall be located within AA4 as set out on the residential zoning map. The

residential density zoning is set out in the table below. The lands to be zoned will ensure that future demand for housing is nucleated within the town in a sustainable manner.

Table:

Area (ha)	Location	Density/ha	No. units
9.2	AAP1 lands to be developed in 3 phases	20	183.2
3	AAP2 lands to be developed	20	60
6.8	AAP3 lands to be developed in 2 phases	20	136
3.6	Low Density R1	15	54
4.6	RP	20	92
1.2	RP	20	24
4.95	AAP4 Lands to be developed in 2 phases	20	99
1	Low Density R1	15	15
34.35		Total	663.2

** It should be noted that at the Council meeting on the 07/04/08 an amendment was made to the plan, which reduced the amount of land zoned for residential purposes indicated as being 4.6ha above. 0.7ha of this land has now been zoned for Community and Educational purposes as indicated in the land use-zoning map. This equates to a reduction of 14 housing units and therefore the plan has now zoned land to accommodate approximately 649.2 in place of the 663.2 as indicated above.*

General Standards

The renovation or redevelopment of vacant or derelict buildings, as well as new build, shall recognise the character of the village.

Objectives

- No development that will result in raising the population of Dunlavin beyond 1492 people can be commenced before 2010, and conditions requiring this shall be attached to any planning permissions granted before that date;
- Housing development shall be phased to ensure that infrastructure, and in particular land for community infrastructure, is provided to match the needs of new residents.
- In existing residential areas only infill development that reflects the prevailing density and character of its immediate surroundings will be permitted. No development will be permitted that compromises the amenity of existing properties in the vicinity of proposals. No development will be permitted that compromises the value and form of existing streetscapes that are considered worthy of protection. No development will be permitted that compromises the character and setting of heritage assets that are considered worthy of protection.
- It is the objective of the Council to acquire lands within the plan area where necessary to provide for housing and community facilities, including local housing needs.
- All residential schemes of 25 units or more must provide a variety of house types and sizes. In addition, the Council will encourage smaller schemes to provide a mix of appropriate dwellings.

- Developments providing for 75 units or more must be phased and include a crèche facility which shall; be located close to the entrance/exit to each residential scheme in order for ease of drop off/collection points and shall be of a design which is capable of accommodating an alternative use should the need for the facility ever become redundant.

8. EMPLOYMENT

The only existing industrial employment located within the town of Dunlavin is that of Dublin Products Ltd. To cater for the development of employment facilities up to 2016, a total of 9.6ha has been zoned for employment purposes.

It is the policy of the Council to provide for economic development and employment on 'E' zoned lands. Development on these lands shall not be detrimental to the residential amenity of adjoining residential properties.

- It is the objective of the Council to specifically promote the development of employment opportunities on Employment zoned land, in accordance with the provisions set out in Chapter 6 of the County Development Plan.
- The council will encourage the provision of small enterprise units comprising of a mix of warehousing/manufacturing and some office space.
- Developments shall be designed in a manner that safeguards the residential amenity of adjoining residential areas and properties. Land directly adjoining residential areas shall be for office and light industrial buildings¹. Appropriate screening shall be provided between employment type developments and adjoining residential areas and properties.
- All developments shall be of a high architectural design quality.
- All developments shall include detailed landscaping and planting proposals.

9. COMMERCIAL/TOWN CENTRE

It is important that town centres are inhabited and provide a mix of uses and exhibit a high standard of urban design to ensure vitality and viability, and accordingly the concept of "Living over the Shop" will be encouraged generally, and required in new developments.

Dunlavin is currently served by a reasonable choice of convenience retailing with further retail potential available within the town centre zoning. It is therefore intended that only minimal additional lands will be zoned for retailing purposes. The council will continue to promote the development of shops providing an immediate convenience to local residents and the rural hinterland. Specific Zoning for Major retail development is not considered appropriate for a town such as Dunlavin.

Objectives

- The Council will seek to enhance the streetscape of Dunlavin and to ensure that all infill development reflects established building styles and formats. All

¹ 'Light industrial building' shall be in accordance with the definition of such, as set out in the Planning and Development Regulations, 2001

commercial and residential development within Dunlavin town should reflect established building lines and promote the development of high quality frontages through the design of adequately proportioned facades and use of natural materials

- New development including the refurbishment of buildings, shall be cognisant of existing character and streetscape in terms of massing, rhythm, materials and finishes.
- The Council will seek to encourage the development of retail spaces within the Town Centre (TC) zoned area to cater for retail demands. The consolidation and expansion of existing facilities is encouraged to meet additional retail requirements. Within the TC zone, retail and commercial uses shall be the principle use at ground floor level. A ground floor change of use from retail or commercial to residential will not generally be permitted. Regard must be had to the residential amenity of existing residential properties within the Town Centre zone.
- The Council will encourage the development of backlands within the town centre with particular emphasis on the development of backlands in accordance with the objective set out for Action Area 2 as set out in Map 1.

10. NATURAL, ARCHITECTURAL AND ARCHAEOLOGICAL HERITAGE

The town of Dunlavin contains a significant amount of natural, archaeological and architectural heritage. The entire Old Village Core is designated as an archaeological site while the Disused Great Southern and Western Railway reservation although situated outside the area of special archaeological potential and not listed as a recorded monument, is a man made landscape feature of appropriate amenity with elements such as granite bridges, of notable architectural and historical significance. The town’s rich and historic heritage makes a significant contribution to its distinct character.

Objectives

- It is an objective of the Council to protect the natural, architectural and archaeological heritage of the town, in accordance with the provisions of the County Development Plan.
- All development proposals should incorporate and preserve existing items of heritage interest such as hedgerows, stone walls, vernacular gate pillars and associated features. All new landscaping proposals should have an emphasis on native planting and biodiversity enhancement

The following tables include a description of the town’s heritage assets, as set out in Chapter 10 of the County Development Plan.

Schedule 10.4 Proposed Natural Heritage Area

No.	Description
30	Dunlavin Marshes

Schedule 10.11 Trees and Groups of Trees considered for preservation

No.	Description
4	Trees in Tynte-Park in the townland of Loughmore Upper, Dunlavin

46	Group of mature beech at sparrow road, Dunlavin
47	Group of trees at Kilcullen St. Dunlavin

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

Schedule 10.12 Architectural Conservation Area

No.	Location	Description
1	Dunlavin	Dunlavin Village Centre both protected buildings and those buildings that make a positive contribution to the town

- It is an objective of the Council to preserve and enhance the character of the *Architectural Conservation Area* delineated on the map. The repair and refurbishment of existing buildings will be favoured over demolition and new build. New development should be sympathetic in scale, massing and detailed design to the existing character of the area.

Specifically, the repair (or replacement with replicas if necessary) of original timber sash windows, cast iron rain water goods and railings, natural slate roofs, chimneys and external renders will be sought for all buildings within this area. Shop fronts and signage should be traditional in design and respect the scale and character of the original building.

Schedule 10.13 Areas of Archaeological Potential and Significance

Ref.	Location	Description
4	Dunlavin	Example of Anglo-Norman Borough

Schedule 10.15 Record of Protected Structures

Ref. No	OS Map Ref	Building Address	Structure	Townland	Description
14-02	14	Milltown, Dunlavin	Railway Bridge	Dunlavin Lower Td O 865 014	Late-19th Century bridge with base of rusticated granite and iron deck and parapets.
15-06	15	Dunlavin shopfront Teac de Gras	House and Shopfront	Dunlavin Td N 872 015	Simple shopfront on a four-bay, two-storey, mid-19 th Century house of coursed-rubble stone with brick dressings and an elliptical-headed doorcase.
15-07	15	Dunlavin St. Nicholas' Catholic	Church	Dunlavin Td N 873 013	T-plan, barn church dating from the early 19 th Century and embellished in the late 19 th Century, with pointed windows,

		Church			porches and bellcote.
15-08	15	Dunlavin St. Nicholas' Church of Ireland Church	Church	Dunlavin Td N 871 015	First Fruits Church with three-stage, west tower with crenellations and pinnacles. The church is built of coursed-rubble stone with pointed window.
15-09	15	Dunlavin Former Parochial House	Dwelling	Dunlavin Td N 873 013	Handsome, circa 1840 house of three bays and two storeys with gabled breakfront, rendered walls, sash windows with Georgian panes, elliptical-headed, bracketed doorcase, hipped roof, natural slates and eaves.
15-10	15	Dunlavin Former Rectory	Dwelling House	Dunlavin Td N 873 015	Mid-19th Century, three-bay, two-storey house with full-height, half-octagon bows, tall, square-headed doorcase under a bracketed cornice.
15-11	15	Stephen's Street, Allied Irish Bank	Bank	Dunlavin Td N 873 014	Georgian revival bank of circa 1910 with rough-cast walls, four bays and two storeys with a wide, half octagon bow with limestone mullions on the ground floor, slate-hung between the ground and first-floor windows, sash windows, bracketed doorcase with Queen Anne revival canopy, bracketed eaves and Westmoreland slates on the roof.
15-12	15	Dunlavin, Court House	Court House	Dunlavin Td N 872 015	Early-18th Century, combined market house and court house. This is one of the most enigmatic buildings in Ireland having a complex ensemble of colonnades, arches, gables and rusticated walls building up to a tower with an extraordinary, fluted, granite dome. This baroque jewel is possibly by Richard Castle.
15-13	15	Dunlavin, Kilcullen Street	Cottage Dwelling House	Dunlavin Td N 872 015	Four-bay, single-storey cottage with rendered walls, drip-labels over a simple door and drip-labels over small windows with sashes containing tiny panes of glass. The roof has natural

					slates.
15-14	15	Dunlavin, Bank Former Bank Building, Market Square		Dunlavin Td N 872 015	Large, four-bay, two-storey, gable-ended, commercial building of circa 1890 with painted, rendered walls, arched, ground-floor windows and door case, a band for the name and sash windows on the first floor, bracketed eaves with steep-pitched roof and two dormer windows. On the left-hand side is a crenellated wall with carriage arch
15-15	15	Dunlavin, House Kilcullen Road		Dunlavin Td N 872 015	Two-storey detached house.
15-16	15	Dunlavin Dwelling Kilcullen House Street,		Dunlavin Td N 872 015	Two-storey detached house.
15-17	15	Dunlavin Hydrant		Dunlavin Upper Td O 873 018	Hydrant on Kilcullen Street.
15-18	15	Dunlavin Hydrant		Dunlavin Upper Td O 873 018	Hydrant on Kilcullen Street.

11. ZONING

The purpose of land use zoning objectives is to indicate the Council's intentions for all lands in the town. The various land use zones and their objectives are identified on the Maps of this Local Area Plan. Zoning aspires to promoting the orderly development of the town by eliminating potential conflicts between incompatible land uses, and to establishing an efficient basis for investment in public infrastructure and facilities.

The basis for the zoning in this Plan is to develop the town in a compact form so that housing and facilities are within easy reach of each other, encouraging sustainable forms of transport such as walking and cycling.

Land use zoning objectives, vision and uses are listed in the following:

Residential - Infill (RE)

Objective: *To protect, provide and improve residential amenities of adjoining properties and areas while allowing for infill residential development that reflects the established character of the area in which it is located.*

Vision: To ensure that any new development conforms to County Development Plan standards and that development in existing areas (e.g. extensions, infill development,

childcare facility etc) reflects the prevailing density and character of its immediate surroundings, and shall have a minimal impact on existing residential amenity.

Such Residential Uses include: housing, open space, community facilities, home based economic activity, utility installations and ancillary development and other residential uses in accordance with the County Development Plan.

New Residential (RP, R1)

Objective: *To protect, provide and improve residential amenities.*

Vision: To ensure that any new development conforms to County Development Plan standards and reflects the character of the town of Dunlavin in terms of scale, design and external finishes.

Such Residential Uses include: housing, open space, community facilities, home based economic activity, utility installations and ancillary development and other residential uses in accordance with the County Development Plan.

Town Centre (TC)

Objective: *To provide for the development and improvement of appropriate town centre uses including retail, commercial, office and civic use, and to provide for 'Living Over the Shop' residential accommodation, or other ancillary residential accommodation. To consolidate and facilitate the development of the central area, and to identify, reinforce, strengthen and promote urban design concepts and linkages between town centre activity areas.*

Vision: This rural town is located in an agricultural rural area, providing local services and limited employment opportunities to the surrounding rural areas, and also has a role as a dormitory town. This zoning objective seeks to consolidate the existing Town centre. The aim is to further develop the centre by extension of the area (as set out in AA2) and provision of open space, parking, appropriate commercial and residential developments ensuring an opportunity mix of commercial, recreational, civic, cultural, leisure, residential uses, and urban streets while delivering a quality rural town environment which will enhance the quality of life of resident, visitor and workers alike. The zone will strengthen retail provision, emphasise urban conservation, ensure priority for pedestrians and cyclists, and enhance and develop the existing town fabric.

Such Town Centre uses include: retail, shops, health, restaurants, sufficient residential development to ensure the passive security of the zone, commercial, office, community, some tourism and recreational uses, utility installations and ancillary developments for town centre uses in accordance with the County Development Plan.

Employment (E)

Objective: *To provide for economic development, enterprise and employment*

Vision: Employment areas are intended to create, preserve, and enhance areas containing a range of employment uses within a well-designed and attractive setting that would supply employment opportunities for the settlement and its hinterland. It is also envisaged that indigenous and local enterprise is facilitated in this zoning.

Such Employment uses include: general and light industry and ancillary office uses, warehousing and distribution, recycling centre, enterprise units, appropriate warehousing, utility installations and ancillary developments for employment and industry uses in accordance with the County Development Plan.

Community Facilities (CF)

Objective: To provide for Community Facilities

Vision: This zoning objective seeks to provide and enhance the existing Community Facilities in the town of Dunlavin falling under the headings of State, Private, Local Authority and Community/Voluntary Community Facilities.

Such uses include: VEC run schools and Adult Education centres, Health Board run health/community clinics, Garda Stations, Post Offices, GP clinics, dentist surgeries, nursing homes, crèches, outdoor recreational spaces, playgrounds, parks/open spaces, urban woodlands/nature areas, swimming pools Community halls/centres, crèches, pitches, sheltered housing, sports and special interest clubs, youth clubs, Churches, religious order and nondenominational run schools, community cultural and art centres.

Community and Educational (CE)

Objective: To provide for civic, community and educational facilities.

Vision: The zoning objective seeks to provide and enhance the existing social infrastructure for the town.

Such Community/Educational and Social Infrastructure uses include: burial grounds, places of worship, schools, training facilities, community hall, sports and recreational facilities, utility installations and ancillary developments for community, educational and institutional uses in accordance with the County Development Plan.

Open Space (OS)

Objective: To preserve, provide and improve recreational amenity and open space.

Vision: This zoning objective seeks to provide recreational and amenity resources for urban and rural populations subject to strict development controls. Only community facilities and other recreational uses will be considered and encouraged by the Planning Authority.

Such Open Space uses include: tourism and recreational uses, community facilities, open space, sports grounds, utility installations and ancillary developments for open space uses in accordance with the County Development Plan.

Active Open Space (AOS)

Objective: To provide for active recreational open space, in accordance with Objective OS2

Vision: This zoning objective seeks to provide recreational and amenity resources for urban and rural populations subject to strict development controls. Only community

facilities and other recreational uses will be considered and encouraged by the Planning Authority.

Such Open Space uses include: Tourism and recreational uses, community facilities, open space, sports grounds, utility installations and ancillary developments for open space uses in accordance with the County Development Plan. Recreational buildings shall be ancillary to the land they serve.

Greenbelt (GB)

Objective: *To protect and provide for agricultural greenbelt to demarcate the urban and rural area and provide for agriculture and amenity in a manner that protects the physical and visual amenity of the area.*

Vision: The zoning objective seeks to create a rural/urban fringe that is attractive, accessible, diverse and multi-functional. It will serve the needs of both urban and rural communities, strengthen the links between town and country and contribute fully towards sustainable development. The role of the agricultural greenbelt is to retain the open and rural character of lands between and adjacent to urban areas, and an area of step down management from the town development boundary to the greater rural hinterland. Social residential accommodation will be permitted provided it is located in accordance with firm planning principles especially with respect to proximity to services and connectivity to the town.

Development within this zoning is controlled under the policies and objectives of the County Development Plan. Residential development shall be subject to the provisions of policy SS9 of The County Development Plan.

12. ACTION AREA PLANS

Action Area Plans comprise of plans within the overall Boundary of a Local Area Plan where performance criteria is set out and lands with the Action Area boundary are designated with specific land uses. The concept of an Action Area zoning allows the Council to ensure that necessary community and other facilities are provided parallel to the development of lands.

Action areas have a list of objectives as well as area for each type of development. Any planning application prepared for these lands, while respecting all relevant development control standards and plan objectives, must provide for the phased and integrated delivery of each of these objectives, it will not be permissible to carry out only selective elements of this list of objectives.

Action Areas are identified in the Land Use Zoning Map 1 and are outlined in blue. The precise location of each lands zoned within each Action Areas is illustrative only except where stated, and different land uses may be located within other areas within the AA if justified on planning grounds provided the same amount of land is provided for each land use.

Before any planning application is made on any lands within the Action Areas, an Action Area Plan must be proposed for the entire Action Area, showing how the landowners propose to comply with the objectives of the relevant Action Area Plan.

The Action Area Plan shall be signed and agreed by each landowner and development thereafter must be in accordance with the plan once the proposed Action Area Plan has been agreed with the Planning Authority. In the event of agreement not being reached by all landowners, An Action Area Plan for a limited part of the area may be acceptable provided a broad and representative selection of the objectives can be achieved. Community Infrastructure objectives shall be provided for in all such cases. Four no. Action Areas have been identified in the Local Area Plan.

Action Area 1

This Action Area is situated to the immediate east of the town centre and comprises of approximately 9.2ha of residentially zoned lands to be developed at a density of 20/ha. 0.67ha of land have been designated for Community Use in the form of a new healthcare centre, community building and synthetic playing surfaces while an amenity walkway along the disused Railway reservation is also included in this Action Area Plan. With this Action Area Plan the following objectives shall be met in any proposal;

- An overall layout for Action Area 1 shall be submitted which provides for the phased development of residential and community developments of a scale and design which is in keeping with the existing character of the town. The overall layout shall provide for areas of open space in accordance with the standards set out in the County Development Plan and shall provide pedestrian linkages, within and throughout the entire scheme, which provide ease of access to the existing town centre. All proposed community facilities should be provided at the expense of the developer.
- The amount of housing to be permitted shall provide for a residential mix ranging from 2-5 bedroom units of a high quality layout, design and finish. Each unit shall fully comply with the Design and Development Standards set out in the County Development Plan. The use of a red brick finish shall not be permitted.
- 0.67 acres of land within Action Area 1 shall be reserved for Community use, which shall be provided by the developer. The detailed use and development of this land shall be subject to consultation with the Planning, Community and Enterprise sections of Wicklow County Council.
- Throughout the development pedestrian linkages shall be provided which connect the residential and community facilities within the overall Action Area Plan to one another and to the existing town centre facilities.
- Landscaped areas of Public Open Space shall be provided throughout the development, which are easily accessible to the dwelling units they are to serve and which provide for passive supervision.
- To the south west of Action Area 1 access shall be provided along the southern section of AA1 allowing for the subdivision of the existing properties zoned R1 along the Milltown road.
- 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.

Action Area 2

This Action Area includes the lands to the north of Sparrow Road, the backlands of the existing town centre off Main Street, Stephen Street and the existing fire station forming a town centre extension (TCe) overlooking the proposed off-street car park for the town. This Action Area shall provide for a mix of uses, which shall include Residential, a New Town Park, Retail/commercial units and a Car Park.

Objectives

- Promote the use of existing back lands for the provision of compatible town centre uses in the form of small commercial units accessed from the proposed town centre car park or alternatively through the pedestrian walkway running through the proposed new town park. The external finishes of these developments shall maintain and preserve the setting of the former rectory.
- Encourage the redevelopment of the existing fire station and neighbouring back lands for residential purposes in the form of two storey style town house developments in keeping with the character and scale of the existing dwellings at this location while also allowing for passive supervision of the lands to the rear. Full Compliance with the Development Control Standards of the County Development Plan in terms of private open space provision shall be waived due to the proximity of the proposed town park and open space to the rear.
- Provide for a town park extension on the forestry lands within the demesne setting of the old rectory site as indicated on map 1 providing an extended pedestrian walkway linking up to the existing cul de sac walkway to the side of the existing fire station.
- Provide legibility and permeability between the residential element of AA2, the town centre zoning and the proposed new public park while also linking these lands to AA3 through the provision of linked walkways fully lighted and supervised by the proposed developments within AA2. The residential zoning within AA2 shall also provide for a new road access, which serves the units located within the town centre extension as mapped TC (e). These units shall be of a design, which allows for dual frontage onto the proposed town park and the residentially zoned lands
- Promote the provision of over the shop living in order to allow for passive supervision of the proposed public car park, Town Park and pedestrian walkways. The provision of first floor office uses may also be permitted within this Action Area in certain circumstances.
- Ensure that all proposed developments are in keeping with the design and scale of the existing developments situated within the boundary of the Action Area.
- Encourage the redevelopment and refurbishment of the existing dwellings/buildings within the action area in order to integrate these existing developments with the overall development of the Action Area zone.
- Off-street car parking shall be provided measuring 0.2ha with access being provided from Main Street by a 6m wide circulation aisles.
- The provision of car parking for all developments immediately adjacent to the proposed Town Centre car park shall be waived. Access shall be provided through the proposed access road serving the off-street car park.

- Ensure that any proposed developments do not adversely effect the existing open space or its curtilage at Market Square.
- Provide for a one way system for access to the proposed residential units to be situated within the existing fire station site with access being taken off Kilcullen street at the current location and exit being provided at the Old school house exit/access point. This provision of a one-way system shall be subject to detailed design.
- All applications within AA2 should be accompanied by an archaeological/architectural report, which clearly outlines all measures to be implemented during the excavation/construction of all proposed developments.

Action Area 3

This Action Area is situated to the immediate north of Action Area 2 and consists of 6.8ha of land. The lands are relatively flat and adjoin the demesne setting of the Old Rectory Building.

Objectives

- 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 20 units/ha.
- The lands shall be developed 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 Land Use Zoning Map. Secondary areas of open space shall be distributed as appropriate throughout the development in accordance with the standards of the County Development Plan.
- To facilitate the provision of housing for the elderly on 0.5ha of land to be located to the south western corner of the AA3 allowing for ease of pedestrian access to the New Town Park and Town Centre facilities.
- To provide 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.

Action Area 4

This Action Area is located to the south west of the town centre and is to be accessed off the Milltown Road. The total area within this Action Areas Boundary is to comprise of 6.95ha of land, providing for residential development and community use in the form of a large Active Open Space capable of accommodating playing fields. The proposed Active Open Space shall be located as indicated on Map 1, acting as a natural buffer to the existing industrial development to the immediate south. This Area of Active Open Space shall be provided by the developer of this Action Area.

Objectives

- An overall layout for Action Area 4 shall be submitted which provides for the phased development of residential and community developments of a scale

and design which is in keeping with the existing character of the town. The overall layout shall provide for areas of open space in accordance with the standards set out in the County Development Plan and shall provide pedestrian linkages, within and throughout the entire scheme.

- The amount of housing to be permitted shall, be at a density of 20 per hectare, provide for a residential mix ranging from 2-5 bedroom dwellings of a high quality layout, design and finish. Each unit shall fully comply with the Design and Development Standards set out in the County Development Plan.
- 2.0ha of land within Action Area 4 shall be reserved as Active Open Space at the location indicted in Map 1. These lands shall be developed to cater for two no. full size playing fields, a 5/6 aside synthetic surface and associated changing facilities to be open for use by the entire community. These facilities shall be provided at the expense of the developer of Action Area 4 in consultation with local community groups and the Community and Enterprise section of Wicklow County Council.
- Access to these lands shall be subject to detailed design at pre-planning stage.
- The residential lands shall be developed in two phases with the first phase to be completed alongside the Active Open Space lands, to the satisfaction of Council, before the remaining half can be developed.
- The access road shall be designed to provide access to the Active Open Space Lands and the Residential Lands while also being capable of providing a through road to the lands to the east for possible future development beyond the timeframe of this plan.
- Landscaped areas of Public Open Space providing for both hard and soft landscaping shall be provided throughout the development, which are easily accessible to the dwelling units they are to serve and which provide for passive supervision.

13. IMPLEMENTATION

The Council is obliged to monitor the operation and implementation of the Plan. The successful implementation of the provisions of this Plan will require the combined involvement of the community, local business, statutory service providers as well as Wicklow County Council.

The achievement of the objectives of the Plan will be dependent on the availability of appropriate levels of finance. The Council will actively and innovatively strive to identify and secure resources from both public and private sectors, to implement the provisions of this Plan and facilitate private investment in the town, in accordance with this Town Plan.

To facilitate the implementation of roads and transportation, water and drainage, 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 2005-2007, prepared under Section 48(1) of the Planning and Development Act, 2000.

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

14. STRATEGIC ENVIRONMENTAL ASSESSMENT

The EU Directive 2001/42/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 (Statutory Instrument No. 435 of 2004) and by the Planning & 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 Plan is being prepared under part II, Sections 18-20 of the Local Government (Planning & Development) Act, 2000 as amended it will be adopted as a Local Area Plan and will have affect over a six-year period (2008-2014). Screening of the exercise is required in accordance with the SEA Directive.

The key in deciding if SEA will apply is whether the Local Area Plan would be likely to have significant effects on the environment. As advised by the Regulations, a screening exercise was undertaken having regard to the criteria set out in Schedule 2A of the SEA Regulations 2004, and subsequently notice was given to the three Environmental Authorities².

The conclusion of the County Council's consideration of the criteria set out in Schedule 2A of the Planning & Development SEA Regulations is that, the policies and objectives contained within the variation, and the development that will result there from, are unlikely to give rise to any significant adverse effects on the environment. It is therefore concluded that an SEA is not required for this Plan.

² The Environmental Protection Agency. The Minister for the Environment, Heritage and Local Government and the Minister for Communications, Marine and Natural Resources.