



Greystones-Delgany and Kilcoole Local Area Plan 2013-2019



September 2013

This plan was prepared by the Forward Planning Department of Wicklow County Council and adopted by the elected members of Wicklow County Council on 2nd September 2013. The plan takes effect on 29th September 2013.

GREYSTONES-DELGANY AND KILCOOLE LOCAL AREA PLAN (LAP) 2013-2019

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SECTION 1: STATUTORY AND CONTEXTUAL BACKGROUND

1.1 BACKGROUND

Previously, the planning strategy for the settlements of Greystones-Delgany and Kilcoole was set out within two separate plans, the Greystones-Delgany Local Area Plan 2006-2012 and the Kilcoole Local Area Plan 2008-2014. Following public consultation during June and July 2012, it was decided to prepare a new local area plan for the wider area of Greystones-Delgany and Kilcoole. Accordingly, this Greystones-Delgany and Kilcoole Local Area Plan (LAP) 2013-2019 has been prepared and adopted, with effect from 29 September 2013 and from that date supersedes the previous two LAPs. This local area plan provides a strategy for the exclusive growth of each settlement, whilst giving due recognition to the reality of the strong links between the settlements and the relatively large degree of cross-sharing of certain services, facilities and infrastructure between the settlements including community, recreational and retail services and shared transportation and water services infrastructure. It is anticipated that the preparation of a single strategy for the combined area will contribute to the success of the area as a cohesive whole.

1.2 PURPOSE AND STATUS OF PLAN

It is the purpose of this plan to establish a framework for the planned, co-ordinated and sustainable development of Greystones-Delgany and Kilcoole. 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. While this plan provides for the development of the plan area for a six year period between 2013 and 2019, it is framed within the nine year period up to 2022. In addition, the plan has been prepared mindful of a long term background context of a further ten years or so beyond 2019, based on CSO long term projections.

This local area plan is consistent with the objectives of the Wicklow County Development Plan 2010-2016, its core strategy, and the Regional Planning Guidelines for the Greater Dublin Area 2010-2022.

This local area plan is compliant with the Strategic Environmental Assessment, Appropriate Assessment and Flood Risk Assessment requirements of the relevant EU Directives.

The plan includes a written statement and maps indicating objectives. These objectives include zoning objectives, objectives for phased development, community facilities and services, infrastructure and amenities, and the protection of built and natural environment, and objectives for the design of developments. Should any discrepancy arise between the written statement and maps, the written statement shall take precedence.

As this plan must conform to the policies and objectives of the Wicklow County Development Plan 2010-2016 it is not proposed to include a repetition of the policies, objectives or strategies as set out in the county plan. Where standards or objectives for a particular development are not included in this plan, the provisions of the county plan shall apply. The plan will however include development objectives that are specific to the plan area and which are compatible with those of the county plan, to assist the development management process in managing sustainable progress for the town.

Map A indicates the boundary of the Local Area Plan and the boundary of the settlements of Greystones-Delgany and Kilcoole. All lands located outside the settlement boundaries are considered to be within the rural area. Within these areas planning applications shall be assessed having regard to the zoning objective of the lands and the objectives and standards for the rural area, as set out in the prevailing Wicklow County Development Plan.

1.3 DELIVERY AND IMPLEMENTATION

Delivery of the objectives of the local area plan is dependent on the creation of a strong overall development strategy and buy-in from key stakeholders. The Council will implement the objectives of the local area plan in a pro-active manner harnessing public and private funding avenues to provide for the provision of infrastructure and services for the successful delivery of development.

In order to support the implementation of the local area plan, the Council will apply Section 48 and 49 of the Planning and Development Act 2000 (as amended) of the development contribution scheme to enable funding for public infrastructure benefiting development in the area of the plan. The Council will continue the practice of granting planning permissions with the inclusion of conditions requiring levies and / or bonds to be paid and/or works undertaken to facilitate developments in the interests of the common good.

In addition, in newly developing areas, the Council will require the implementation of a phasing programme whereby housing development is linked with any necessary investment in water services and transportation infrastructure, community facilities and schools.

1.4 PHYSICAL CONTEXT

The settlements of Greystones-Delgany and Kilcoole are located along the coast, to the north of County Wicklow, approximately 30-35 kilometres from Dublin. The settlement of Greystones is located approximately 10 kilometres south of Bray. The village of Delgany is located to the west of Greystones town, and forms part of the greater built up area of Greystones. While the centre of Kilcoole is approximately 5 kilometres south of Greystones town centre, the built up areas of the settlements are separated at their closest point by a rural greenbelt of approximately one kilometre in distance. The town of Kilcoole is connected to the village of Newcastle to the south and Newtownmountkennedy to the west.

The main physical and environmental constraints in the area include the coast and sea to the east, and higher ground to the north and northwest of Greystones including Bray Head SAC/pNHA, Little Sugarloaf, Kindlestown Hill and Bellevue Hill. Constraints to the west include the Three Trouts Stream and the Glen of the Downs SAC/pNHA. Development to the east of Kilcoole is constrained by the Murrrough SPA/SAC/pNHA.

1.5 ROLE AND FUNCTION OF SETTLEMENTS

The Wicklow County Development Plan 2010-2016 sets out the current settlement strategy for future population growth within the county. Under this strategy, the settlement of Greystones-Delgany is designated a 'Large Growth Town 2' (Level 3 in the hierarchy) and Kilcoole is designated a 'Small Growth Town' (Level 5 in the hierarchy). While a 'Large Growth Town 2' is required to accommodate a large amount of population growth and have a high level of infrastructure, services and employment, a 'Small Growth Town' is required to provide for a lower level of growth and employment, and provide mainly for the local service needs of the settlement and its hinterland.

Under the strategy, the population of Greystones-Delgany is to grow from a current population of approximately 17,208 (2011 Census) to a target population of 21,000 by 2016 and 24,000 by 2022. Likewise the population of Kilcoole is to grow from a current population of approximately 4,063 (2011 Census), to a target population of 4,500 by 2016 and 5,000 by 2022.

A summary of the key strategic objectives of the Wicklow County Development Plan 2010-2016, as applicable to the plan area, is set out in Table 1.1. Further details regarding the context within which the strategies and the objectives of the plan area are framed are set out in Appendix A.

Table 1.1: Key strategic objectives for the plan area, as set out in the Wicklow County Development Plan 2010-2016.

	Greystones-Delgany	Kilcoole
Core Strategy: Settlement, Population & Housing Strategies	Greystones-Delgany is designated a 'Large Growth Town 2' with a target population of 21,000 by 2016 and 24,000 by 2022.	Kilcoole is designated a 'Small Growth Town' with a target population of 4,500 by 2016 and 5,000 by 2022.
Retail Strategy	<p>Greystones is designated a Level 3 'Town/District Centre', described as a centre which serves a large catchment, with a mix of retail types, including a good range of comparison shopping.</p> <p>Delgany Village, Blacklion, Charlesland, Bellevue Road, Mill Road, Killincarrig*, Victoria Road* and Eden Gate* are designated Level 4 'Neighbourhood Centres', described as locations providing retail and other community services outside of the core town centre area.</p>	<p>Kilcoole is designated a Level 4 'Small Town', serving a local catchment with a range of shopping facilities, including one supermarket / 2 medium sized convenience stores (max 1,000m²) and a relatively large number of smaller shops (10-20 indicated in CDP).</p> <p>Generally not considered suitable for discount foodstores.</p>

* These centres shall provide the same function as a Neighbourhood Centre, with the exception that they are not appropriate for the provision of a supermarket. They will normally have between approximately three and five retail/retail service units, depending on the characteristics of the particular area, with units generally limited to a maximum of c. 150m² gross floor area. For this reasons they shall be known in the Local Area Plan as 'Small Local Centres' to distinguish them from the larger 'neighbourhood centres'.

	Greystones-Delgany	Kilcoole
Economic Development Strategy	<p>Economic function is to be a attractor for inward investment, targeting foreign and local investment, in a range of 'people' and 'product' based industries.</p> <p>Enhance opportunities for local indigenous enterprise.</p> <p>Maximise potential associated with N11 transportation corridor.</p> <p>Economic development to be focused on:</p> <ul style="list-style-type: none"> • Attracting high technology manufacturing/services/knowledge based sector • Build on economic dynamism and potential associated with its strategic location in the metropolitan area of GDA. • Promote high density employment uses 	<p>Economic function is to be an attractor for investment, targeting local investment, in mainly 'product intensive' industries, with some 'people' emphasis.</p> <p>Enhance opportunities for local indigenous enterprise.</p> <p>Maximise potential associated with N11 transportation corridor.</p>
Social Development	<p>The plan must ensure that sufficient lands are reserved for community uses in line with the future development of the area.</p> <p>Greystones-Delgany is within Level 1 of the Community Facilities Hierarchy (population range 15,000 – 30,000) and as such should provide a broad range of community facilities</p>	<p>The plan must ensure that sufficient lands are reserved for community uses in line with the future development of the area.</p> <p>Kilcoole is within Level 3 of the Community Facilities Hierarchy (population range 2,000-7,000) and as such should provide a relatively narrow spectrum of facilities.</p>
Environmental Strategy	<p>To ensure the objectives of the plan are consistent with the conservation and protection of the environment, the protection of heritage and addressing flood risk.</p> <p>Integrate Appropriate Assessment, Strategic Environmental Assessment and Flood Risk Assessment requirements in the preparation of the LAP.</p>	<p>To ensure the objectives of the plan are consistent with the conservation and protection of the environment, the protection of heritage and addressing flood risk.</p> <p>Integrate Appropriate Assessment, Strategic Environmental Assessment and Flood Risk Assessment requirements in the preparation of the LAP.</p>

	Greystones-Delgany	Kilcoole
Infrastructure Strategy	<p>To ensure water services infrastructure is sufficient to cater for the projected population within the plan area.</p> <p>Promote a sustainable land use and transportation policy.</p> <p>Facilitate improvements in local road and transportation infrastructure.</p>	<p>To ensure water services infrastructure is sufficient to cater for the projected population within the plan area.</p> <p>Promote a sustainable land use and transportation policy.</p> <p>Facilitate improvements in local road and transportation infrastructure.</p>
Landscape Categorisation	<p>Greystones-Delgany designated a 'settlement'.</p> <p>Coastal Area of Outstanding Natural Beauty – landscape is of high vulnerability</p>	<p>Kilcoole designated a 'settlement'.</p> <p>Coastal Area of Outstanding Natural Beauty – landscape is of high vulnerability.</p>
Coastal Zone Management Plan	<p>Cell 3/Cell 4</p> <p>Generally, the objectives aim to protect the coastal amenity of this area.</p>	<p>Cell 5/Cell 6</p> <p>Generally, the objectives aim to protect the coastal amenity of this area.</p>

1.6 WATER SERVICES

Wastewater

Wastewater in the Greystones-Delgany area is currently treated at the Greystones Waste Water Treatment Plant (WWTP) at Woodlands, Greystones. This treatment plant receives wastewater from Greystones and its environs including Delgany and Rathdown, as well wastewater that is pumped from Kilcoole and Newtownmountkennedy. The plant was designed with a nominal wastewater treatment capacity of 30,000 p.e. (population equivalent). Works commenced in October 2011 to upgrade the treatment capacity of the plant to 40,000 p.e. These works were completed in 2013. It should be noted that large sections of low density residential areas in the Kindlestown and Blackberry Lane areas of Delgany are served by private single house on-site effluent disposal systems. In the future it would be desirable to limit the further development of on-site systems and to facilitate the connection of unsewered areas to existing and planned sewer connections, where possible.

The wastewater in the Kilcoole and environs agglomeration is served by a secondary waste water treatment plant located off Sea Road, Kilcoole, to the south-east of Kilcoole village. The plant treats all waste waters arising in the north and middle of the village with all other areas in the village being collected in a separate foul sewer system and conveyed to the Greystones WWTP for treatment as outlined above. This treatment plant is designed to treat a population equivalent of 3,000 p.e. This plant requires upgrading in order to meet the conditions of its licence. Until these upgrades are completed, the capacity of the plant is severely restricted. While it is most

desirable that waste waters arising from the north and middle of the village area served by the Kilcoole WWTP, the planning authority may allow in certain cases, subject to the agreement of the Water Services Section of the Council, waste water from these lands to be pumped to the Greystones WWTP.

Wicklow County Council has developed a proposal for the construction of a new 22,000 p.e WWTP at Leamore, Co. Wicklow (which is south of Kilcoole) and associated sewer network and connections. It is expected that this plant will eventually treat all waste waters arising in the villages of Newcastle, Newtownmtkennedy, Kilpedder and Kilcoole. This proposal shall be completed in phases, with the final phase being the construction of the new WWTP at Leamore and connection of the sewer network. It is not however envisaged that this WWTP will be constructed in the short to medium term.

It is considered that there is sufficient capacity in the wastewater treatment systems in the area to provide for the needs of the targeted population of the area up to 2022.

Water Supply

Greystones-Delgany and Kilcoole are served by water treated at the Vartry Waterworks at Roundwood (owned and managed by Dublin City Council). Whilst most of Greystones is served by the Drummin Reservoir, the Charlesland area is served from a combination of the Drummin and Priestsnewtown Reservoir, which also serves Kilcoole. The Kindlestown Hill area of Delgany cannot be gravity fed from the Drummin Reservoir due to height constraints and is therefore fed by a connection from the Dublin City Council trunk main via a booster pump at Delgany. A small number of properties on the outskirts of the Greystones-Delgany area are fed by wells.

It is considered that there is an adequate supply of water to provide for the needs of the targeted population of the area up to 2022.

1.7 ROADS AND TRANSPORTATION

Access to the settlements of Greystones-Delgany and Kilcoole is by a number of different approach routes. Access from the M/N11 is provided at two points – the R774 (Farrankelly/ Charlesland Road) provides a link into the north of Kilcoole and southern part of Greystones. To the north, Delgany is accessed from an interchange at Drummin. Alternative access is provided from the Coast Road R761, which connects the settlements with Bray to the north and Newcastle to the south. In addition, Kilcoole is also connected to Newtownmountkennedy by local primary road L-1048.

Generally, the area is well served by roads infrastructure. Having regard to the high levels of population growth in the area and the large number of new communities, particularly in Kilcoole, certain roads could benefit from the introduction of traffic calming and reduction measures, such as pedestrian priority crossings, shared surfaces and cycle-parking facilities.

The plan area is relatively well served by public transport facilities, including rail and bus services. While both Greystones and Kilcoole are serviced by the suburban South Eastern Commuter rail service and the Dublin-Rosslare Europort services, Greystones is also served by the DART and a substantial park and ride facility. While the DART service averages one train per half hour, limitations of track capacity are constraining an increase in the frequency of services. In addition, both settlements are served by Dublin Bus services linking to Dublin, and Greystones is also served by the Aircoach service to Dublin Airport.

In general, the plan area is relatively well served by pedestrian and cycling facilities. Currently, the Roads Section of Wicklow County Council is in the process of implementing the 'greenroutes' initiative, for the development of pedestrian and cycling facilities, in parts of the Greystones area, including at Killincarrig, Marine Road and Delgany. The proposed developments include traffic calming and enhanced pedestrian, cycling and parking facilities, footpath and junction improvements.

1.8 FLOODING

A flood risk assessment of this plan has been carried out in accordance with 'Flood Risk Management – Guidelines for Planning Authorities' (2009). A map showing flood zones, indicating areas that are likely to be at a high and moderate risk of flooding is set out in on Map C. This map indicates the following flood zones:

- Flood zone A – where the probability of flooding from rivers and the sea is highest (greater than 1% or 1 in 100 for river flooding or 0.5% or 1 in 200 for coastal flooding) and where a wide range of receptors would be vulnerable.
- Flood zone B – where the probability of flooding from rivers and the sea is moderate (between 0.1% or 1 in 1000 and 1% or 1 in 100 for river flooding and between 0.1% or 1 in 1000 year and 0.5% or 1 in 200 for coastal flooding)

Information regarding the preparation of flood zones is set out in the Flood Risk Assessment.

SECTION 2: OVERALL VISION AND DEVELOPMENT STRATEGY

The Vision and Development Strategy of the ‘Greystones-Delgany and Kilcoole Local Area Plan 2013-2019’ is set out below. The vision and strategy is consistent with the role, function and growth parameters of each settlement, as set out in the Wicklow County Development Plan 2010-2016. The vision and strategy set the context within which all the objectives of the local area plan are framed.

2.1 VISION

To build on the dynamism between the settlements of Greystones-Delgany and Kilcoole, so that the area develops in a mutually dependent and complementary manner as a prosperous and growing community. Each settlement shall have a distinct identity and shall perform a function in sustaining its own local community and in providing enhanced opportunities for the creation of new local enterprise. The area shall be a high quality, attractive and sustainable place to live, visit and conduct business. The combined area shall maximise the potential opportunities associated with its strategic location at the edge of the Dublin Metropolitan Area.

2.2 DEVELOPMENT STRATEGY

The vision can be achieved through the following development strategy:

- The retention of a suitable agricultural / greenbelt buffer between Greystones-Delgany and Kilcoole.
- Greystones is to develop in a sustainable manner at a relatively large-scale in accordance with its role as a county significant ‘growth’ town. The town shall provide a high order economic and social function, and shall capitalize on its accessible location with good road, bus and DART/rail links to the Dublin metropolitan area. The town shall provide for the retail needs of its population and its catchment, in the form of a mixture of both comparison and convenience retail offer. The town should aim to attract a concentration of major employment-generating investment and shall target investment from foreign and local sources in a mixture of ‘people’ and ‘product’ intensive industries. In accordance with the Settlement Strategy, as set out in the Wicklow CDP 2010-2016, Greystones-Delgany shall accommodate a high level of housing growth, from a current population of approximately 17,208 to a target population of 21,000 by 2016 and 24,000 by 2022.
- The identity of Kilcoole as a separate stand alone entity in the wider area shall be re-enforced by protecting its distinct character and by encouraging its continued growth as a small, locally important commercial town. Kilcoole shall provide for the service and social infrastructure needs of its residents and its local hinterland. Development of social infrastructure is to keep pace with population growth. Kilcoole should aim to be an economically active town, which targets a variety of investment types, primarily local in nature, in the form of ‘product intensive’ industries with some ‘people’ emphasis. In accordance with the Settlement Strategy, as set out in the Wicklow CDP 2010-2016, Kilcoole shall accommodate a moderate level of housing growth, from a current population of approximately 4,063 to a target population of 4,500 by 2016 and 5,000 by 2022.

- The role of Delgany as a village, to serve the day-to-day service and social needs of its local population, shall be strengthened. The identity of the village shall be re-enforced by facilitating the development of village services and through protecting the unique character and heritage value of the Delgany ACA. Development at the outskirts of Delgany shall generally remain for low density and rural housing, in reflection of the natural heritage of these areas and the environmental and infrastructural shortfalls in these areas.
- To provide for a mix of housing in all areas, in a range of house types, sizes and tenures. In particular, new housing in Greystones-Delgany should focus on increasing the number of affordable private homes for families and increasing housing options for older people. New housing in Kilcoole should focus on ensuring that there is an appropriate balance between the amount of social, affordable and private tenure housing.
- To support social and community development and in particular, to link the development of new housing to the delivery of necessary community facilities, including schools, playing pitches, health facilities and other community facilities.
- To promote the development of a sustainable transportation and land use pattern. In particular, throughout all areas, promote the concept of a 'walkable' neighbourhood, whereby all residents are within walking distance of a local service, community facility and public transport option.
- To capitalize on the tourist potential of the area, and to improve tourist infrastructure for the benefit of the combined area.
- Protect the natural and built heritage, and scenic quality of the area, and in particular protect features including the 'Breaches' (Murrough SPA/SAC), Bray Head, the coast, rivers, Architectural Conservation Areas (ACAs), protected structures, monuments and trees, amenity areas and protected views/prospects.
- Maximise the use of existing infrastructure and target new investment in infrastructure where there is a shortfall in infrastructure provision and where new infrastructure can generate the highest returns to the community.

SECTION 3: POPULATION AND HOUSING

3.1 POPULATION GROWTH

Table 2.1 below sets out the past population trends and future population targets for the settlements of Greystones-Delgany and Kilcoole. In considering the figures, it should be noted that the boundaries used by the Census differ to the settlement boundaries of the Greystones-Delgany Local Area Plan (LAP) 2006-2012 and Kilcoole Local Area Plan (LAP) 2008-2014. The table includes a re-calculation of the population of the two settlements, having regard to the boundaries as set out in the previous Local Area Plans. This re-calculation indicates that the 2011 population of the Greystones-Delgany and Kilcoole settlements are 17,208 and 4,063 respectively. As per the strategy, the population of Greystones-Delgany is to grow to a target population of 21,000 by 2016 and 24,000 by 2022. Likewise the population of Kilcoole is to grow to a target population of 4,500 by 2016 and 5,000 by 2022.

Table 2.1: Population Figures

Year	Source	Greystones-Delgany	Kilcoole
<i>Census Population Figures</i>			
2002	2002 Census	11,913	2,826
2006	2006 Census	14,569	3,252
2011	2011 Census	17,468	4,049
<i>LAP Population Figures</i>			
2011	2011 Settlement Boundary (Greystones-Delgany LAP 2006-2012, Kilcoole LAP 2008-2014) ¹	17,208	4,063
2016	CDP Indicative Target Population (CDP 2010-2016)	21,000	4,500
2016	CDP Indicative Target Population (CDP 2010-2016)	24,000	5,000

3.2 HOUSING GROWTH

In accordance with 'Development Plans – Guidelines for Planning Authorities' (DoEHLG, 2007), this plan will provide enough zoned land to meet the residential needs of the settlement for a period extending three years beyond the life of the plan, up to 2022.

This local area plan is required to be consistent with the 'core strategy' of the Wicklow County Development Plan 2010-2016. As such, there shall be sufficient zoned land to provide for the growth targets as set out in the Wicklow County Settlement Hierarchy. Having regard to these growth targets, Tables 2.3 and 2.4 below set out the total number of additional houses required in the Greystones-Delgany and Kilcoole settlements.

- In order to provide for a target population in Greystones-Delgany of 24,000, the plan must provide for an increase in the amount of housing units from 6,637 in 2011 to total of 10,402 in 2022, representing a total increase of 3,765 units.

¹ Based on Small Area Population statistics (Census 2011) and information from An Post GeoDirectory

- In order to provide for a target population in Kilcoole of 5,000, the plan must provide for an increase in the amount of housing units from 1,402 in 2011 to a total of 2,177 units in 2022, representing a total increase of 775 units.

It should be noted that these housing requirement targets are based on assumptions relating to the household size and vacancy rates. Details relating to the sources and calculation of the figures relating to occupancy rate and vacancy rate are set out in Appendix A.

Table 2.3: Greystones-Delgany – Housing Requirements

Year	Population	Occupancy Rate	Households	Including Vacant Units (5.1%)	Total Additional Units Required from 2011
2011	17208	2.73		6637	
2016	21000	2.625	8000	8408	1771
2019	22500	2.526	8907	9361	2724
2022	24000	2.425	9897	10402	3765

Table 2.4: Kilcoole – Housing Requirements

Year	Population	Occupancy Rate	Households	Including Vacant Units (5.6%)	Total Additional Units Required
2011	4063	2.97		1402	
2016	4500	2.625	1714	1810	408
2019	4750	2.526	1880	1985	583
2022	5000	2.425	2062	2177	775

3.3 SETTLEMENT STRATEGY

The Greystones-Delgany and Kilcoole LAP 2013-2019 zones sufficient land to provide for the total number of additional units required up to 2022. This process involves a review of all currently zoned and undeveloped land, with additional land proposed for the provision of new housing being designated having regard to the following principles:

- Application of the sequential approach whereby zoning extends outwards from centres, and encourage opportunities for infill and zoning of land contiguous to existing zoned land.
- Promotion of the concept of ‘walkable’ neighbourhoods, whereby undeveloped lands within 10 minutes walking distance of Greystones town centre and 5 minutes walking distance of villages and neighbourhood centres was considered as potential housing land.
- Promotion of a sustainable land use and transportation pattern, whereby undeveloped lands that are accessible to public transport routes are considered most suitable for development. In this regard, undeveloped land within 1km of Greystones DART Station (10 minute walking distance), 800m of Kilcoole train station, 450m of bus routes (5 minute walking distance) was considered.
- Promotion of a gravity fed water supply system.
- Zoned land to be serviced by the public waste water collection system.
- Protection of the environment and heritage.
- The need to maintain the rural greenbelt between Greystones-Delgany and Kilcoole.

- Promoting the development of lands adjacent to existing or planned community and social infrastructure, such as schools and open space sites/zones.
- The application of appropriate densities. An average density of 22/ha is generally applied, to reflect the need for affordable family homes in the area.

Based on the above considerations, the following principal land banks provide for the housing growth of the area:

- Lands zoned for residential use under the Greystones-Delgany LAP 2006-2012 and Kilcoole LAP 2008-2014 generally retained for residential use, with densities increased where appropriate and flood risk land rezoned from residential to open space purposes.
- Additional land zoned for residential use at Coolagad, being within walking distance of Blacklion neighbourhood centre and schools, and with access to roads and public mains infrastructure, and public transport routes. Development is restricted to the lower part of Kindlestown Hill in order to safeguard against undesirable encroachment to the upper reaches of Kindlestown Hill.
- Additional land zoned for residential use at Farrankelly and Charlesland, being an opportunity to consolidate the built up area.
- Opportunities for infill within existing residential areas and centres.

A detailed description of lands that provide for the future housing growth of Greystones-Delgany and Kilcoole up to 2022, in accordance with the 'core strategy' of the Wicklow County Development Plan 2010-2016, is set out in Appendix A.

3.4 OBJECTIVES

Housing Development

RES1: To adhere to the objectives of the Wicklow County Development Plan 2010-2016 in regard to population and housing as are applicable to the plan area. In the assessment of development proposals, regard shall be paid to the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (Cities, Towns and Villages), (DoEHLG, 2009).

Phasing

RES2: Notwithstanding the zoning of land for residential purposes, the development management process shall monitor and implement the population targets for Greystones-Delgany and Kilcoole as set out in the Wicklow County Development Plan, and shall phase and restrict, where necessary, the granting of residential planning permissions to ensure these targets are not exceeded.

RES3: The development of zoned land should generally be phased in accordance with the sequential approach:

- Development should extend outwards from centres² with undeveloped land closest to the centres and public transport routes being given preference, i.e. 'leapfrogging' to peripheral areas should be avoided;
- A strong emphasis should be placed on encouraging infill opportunities and better use of under-utilised lands; and
- Areas to be developed should be contiguous to existing developed areas.

² Including town centres, village centre, neighbourhood centres and small local centres.

Only in exceptional circumstances should the above principles be contravened, for example, where a barrier to development is involved. Any exceptions must be clearly justified by local circumstances and such justification must be set out in any planning application proposal.

RES4: Where a housing development is adjoining future development lands or provides the only possible access route to other lands, new roads will be required to be designed to ensure that future access to other lands can be facilitated. This objective shall be applied to zoned lands at Kindlestown Upper. An indicative through access route is indicated on Map A.

Density

RES5: On undeveloped residentially zoned land, it is an objective of the Council to provide for the development of sustainable residential communities up to a maximum density, as prescribed by the land use zoning objectives indicated on Map A and described in 'Table 11.1: Zoning Matrix'.³

In existing residential areas, infill development shall generally be at a density that respects the established character of the area in which it is located, subject to the protection of the residential amenity of adjoining properties. However, where previously unsewered, low density housing areas become served by mains sewers, consideration will be given to densities above the prevailing density, (up to 10 / ha, depending on local circumstances), subject to adherence to normal siting and design criteria.

Apartments generally will only be permitted within Greystones Town Centre, Kilcoole Town Centre, Delgany Village Centre, Neighbourhood Centres, Small Local Centres, Greystones Harbour and North Beach Action Plan, South Beach Action Plan and within 10 minutes walking distance⁴ of Greystones train station.

Within existing residential areas, regard shall be paid at all times to the overriding objective of the Council to protect the residential amenity of these areas and to only allow infill residential development where this reflects the character of the existing residential area. Apartments will not normally be permitted on sites surrounded by predominantly single family occupied housing estate developments.

RES6: Purpose built apartments will not be permitted in the Old Burnaby.

RES7: Notwithstanding the zoning objectives set out within this plan, lower density residential developments may be required at certain locations; where by virtue of environmental, topographical and service constraints, including lack of public mains infrastructure, poor road access, steep gradients, flooding issues and significant coverage of natural biodiversity; a lower density of development is preferable. This objective applies to all land zonings within the plan area.

³ Densities shall be based on a typical house of 125m² gross floor area. As such, the maximum total number of units permissible on a site shall be calculated on the basis of total gross floor area permitted over a site.

⁴ Assuming an average walking speed of 0.08km per minute. Distances shall not be measured using the 'as the crow flies' tool. Regard shall be paid to the actual pedestrian route available from a residential property to a centre. Walking distances shall be calculated on the distance from the front door of a property.

In particular, the planning authority will limit growth in the amount of housing on lands zoned 'R2.5: Residential (2.5/ha) along Blackberry Lane, Delgany and lands zoned 'RE: Existing Residential' at Kindlestown Upper and Bellevue Demesne. In these areas housing shall generally be restricted to the development of low density single housing, subject to all matters being addressed to the satisfaction of the planning authority.

On land zoned R17/R5/R22 in the Kindlestown Upper/Coolagad vicinity, the design and layout of developments shall be appropriate to the topography of sites and the necessity to ensure that there is a visual transition between these developed lands and the unzoned agricultural lands/Kindlestown Hill to the rear of the site. Regard shall be paid to the protection of the visual amenity of the area, including views of Kindlestown Hill and to the objectives of the Blacklion ACA.

RES8: No upward limit on housing density is set out for centres. The quantum of development on any site will be guided by adherence to appropriate standards set out in the Wicklow County Development Plan, i.e. standards relating to massing, height, design, fit with fabric of the area, plot ratio, car parking, open space etc., and the protection of residential amenity.

Special Residential Zonings

RES9: To provide for residential development for a maximum of 3 additional units, with no restrictions on purchasing and occupation at Bellevue Demesne (as zoned 'Special R-A' on Map A), subject to all matters pertaining to the proper planning and sustainable development of the site/ area being satisfied.

RES10: To provide for residential development for a maximum of 4 additional units, with no restrictions on purchasing and occupation at the grounds of Delgany Golf Club, Bellevue Demesne (as zoned 'Special R-B' on Map A), subject to all matters pertaining to the proper planning and sustainable development of the site / area being satisfied.

RES11: To provide for an especially high quality, discreetly designed, 40 unit low density golf resort related residential development on lands zoned 'Special R-C' on Map A. Development on this site shall be effectively and permanently screened from an early date from public view (including from the R761 on the east side and from Kilmullin Lane on the west).

Housing Type and Tenure

RES12: There is a particular need to ensure that there is a mix in the type, size and tenure of housing available in Kilcoole. As such, the planning authority shall ensure that all developments include an appropriate mix of units to cater for all sectors of the population, and in particular to ensure an appropriate balance between the amount of social, affordable and private tenure.

RES13: There is a shortfall of affordable family-type homes (e.g. three to four bedroom houses on small to medium sized plots, generally semi-detached in nature, typically not more than 125m² in floor area) within the Greystones-Delgany area. As such, there shall be a preference for the development of these types of housing units within this plan area.

RES14: To facilitate the development of housing options for older people within the plan area.

MU: Mixed Use Zone, Kilcoole

RES15: To provide for a mixed housing development, including a range of tenure types (e.g. social, affordable and private housing) and community facilities (as determined by the planning authority, in conjunction with the Community and Enterprise section of the Council) in the MU mixed use zone, subject to the agreement of a Master Plan⁵ for the entire zone. An equipped playground of c. 200m² shall be provided within this zone. This land may also be suitable for the development of a community building.

⁵ A master plan shall set out details regarding how the objectives of the subject site are to be achieved, including for example, the allocation of uses throughout the site, address principles of design (e.g. heights, mass, materials), transportation links and permeability, details regarding phasing of the development, and any other matters as required by the planning authority.

SECTION 4: RETAIL

4.1 RETAIL STRATEGY

In setting out objectives and guidance on future retail development within the plan area, regard has been paid to the County Wicklow Retail Strategy, as set out in the Wicklow County Development Plan.

Under the Strategy prevailing at the time of adoption of this plan, Greystones is designated a Level 3 **Town Centre**. Level 3 Town Centres vary in both the scale of provision and size of catchments. Due to Greystones' proximity to the major town centre of Bray, the current scale of retail provision is relatively low, with the town centre range of shops meeting more basic day to day needs and only a small scale range of comparison units trading. The Strategy indicates that the centre is to provide a good mix of retail services, including a range of comparison shopping (including low, middle and higher order comparison) together with some leisure activities and a range of cafes and restaurants and other mixed uses. Level 3 centres usually contain at least one supermarket and smaller scale department store for local needs, alongside financial and other retail services.

A number of centres within the settlement of Greystones-Delgany are designated Level 4 'Neighbourhood Centres'. Neighbourhood centres usually contain one supermarket ranging in size from 1,000-2,500m² with a limited range of supporting shops and retail services and possibly other services such as post offices or community facilities, grouped together to create a focus for the local population. These centres meet the local day-to-day needs of the surrounding residents. The Wicklow County Retail Strategy indicates that there are some sites that are larger than the normal size standards, where larger foodstores will be permitted, based on their historic use and the need to service considerable tranches of housing. At these locations, the scale of convenience outlets will be dictated by the overall size of the town, the catchment of the neighbourhood centre and its distance to the town core. It is considered that the Bellevue Road site falls into this category.

In undertaking the review of the previous LAP, regard has been paid to the role and function that that local centres provide to local communities and to ensuring that the viability of the town centre is safeguarded. As such, the following centres are considered capable of fulfilling the role of **Neighbourhood Centres**: Blacklion (Lidl), Bellevue Road (Tesco/Donnybrook Fair), Mill Road (spread over 2 sites) and Charlesland (Superquinn). In addition, Delgany village is to provide the role of a Level 4 Neighbourhood Centre, however in recognition of its village identity, the centre is to be called a **Village Centre**.

There are a number of small local centres that are not capable of providing the type of services associated with a neighbourhood centre, namely, the provision of a supermarket. Albeit that their function is not directly akin to that of a neighbourhood centre, they provide a function in terms of providing local shops and services to a local community. These centres include Killincarrig village, Victoria Road and Eden Gate. Under this plan, these centres are designated **Small Local Centres**. These centres shall provide a similar function as a Neighbourhood Centre, with the exception that they are not appropriate for the provision of a supermarket. They will normally have between approximately three and five retail / retail service units, depending on the characteristics of the particular area. The size of units within Small Local Centres shall generally be limited to a maximum of c. 150m² gross floor area.

The County Wicklow Retail Strategy sets out allocations for the development of retail floorspace between the period 2006 and 2016. These allocations indicate that the gross indicative floorspace need in Greystones-Delgany between 2006 and 2016 is 2,000-2,500m² of convenience space and 7,000-10,000m² of comparison space. Having regard to the fact that this plan provides for the needs of the plan area up to 2022, an additional 1,000m² of convenience and an additional 2,000m² of comparison space shall be permitted in addition to the allocations set out in the County plan. Accordingly, between 2006 and 2022, Greystones is allocated a total of up to 3,500m² convenience space and 12,000m² comparison space.

Taking account of retail space that has been constructed or is permitted and awaiting commencement/completion⁶, there is a need for approximately an additional 1,300m² convenience floorspace and 8,000m² of comparison space, to be provided between 2013 and 2022 in Greystones-Delgany. This allocation applies to all centres within the Greystones-Delgany settlement boundary.

Under the County Wicklow Retail Strategy, Kilcoole is designated a Level 4 **Small Town Centre**. Small Town Centres provide for the retail and service needs of its population and local hinterland. Retail provision in Small Town Centres should be relatively extensive, including one supermarket/two medium sized convenience stores (up to 1,000m² aggregate) and perhaps 10-20⁷ smaller shops and retail services. Land providing for the expansion of retail shops and services within Kilcoole is zoned TC within 'AP9: Bullford Action Plan' and south of the school/church.

4.2 OBJECTIVES

Retail Development

RT1: To ensure that all new applications for retail development accord with the provisions of Retail Planning Guidelines for Planning Authorities (DoECLG, 2012), the County Wicklow Retail Strategy, the Retail Strategy for the Greater Dublin Area 2008-2016 and the strategy as set out in this plan.

Greystones Town Centre

RT2: To provide for the development of a mix of uses within Greystones town centre, including retail, service and commercial outlets, and complementary leisure, entertainment, cultural and community facilities, to a degree that is akin to its designation as a Level 3 town centre.

RT3: To promote the development of retailing in the Core Retail Area of Greystones town (as indicated on Map A). A broad range of retail formats shall be promoted in Greystones town centre, including higher, middle and lower order comparison, super-store and super-market retail format. The planning authority shall not permit large scale retail development in other locations, unless it is satisfied that there will be no adverse effect on the vitality and viability of the retail core.

⁶ Including at a minimum (i) 1,206m² commercial space at Harbour and North Beach Action Plan (ABP 27.JA0029), (ii) 1,528m² convenience and 467m² comparison space for discount foodstore at Mill Road (PRR 10/2013), (iii) c. 700m² net increase convenience and c. 700m² net increase comparison space, Tesco site, Bellevue Road (PRR 08/1057), (iv) Victoria Road, permission for up to c. 1,000m² retail space (PRR 07/818, PRR 08/1532, PRR 12/6094)

⁷ Could extend up to 30 units

Development proposals not according with the objective to support the vitality and viability of the Core Retail Area must demonstrate compliance with the sequential approach⁸. The order of priority for large scale retail developments shall be:

1. Core Retail Area
2. Other TC zoned sites
3. Zone 1 of the Greystones Harbour and North Beach Action Plan and neighbourhood/village centres
4. Edge of town centre sites
5. Out of centre sites

Large scale retail development shall not be permitted on lands zoned 'Small Local Centre'.

Kilcoole Town Centre

- RT4:** To provide for the development of a mix of uses within Kilcoole town centre, including retail, service and commercial outlets and leisure and community facilities, to a degree that is akin to its designation as a Level 4 Small Town Centre status, so that the centre provides for the day-to-day needs of its population and its hinterland.
- RT5:** To promote the vitality and viability of Kilcoole's town centre and to promote retailing as the core function of the town centre. Retail uses shall include a range of lower order comparison and super market retail formats.
- RT6:** New town centre developments, in particular developments on the west side of Main Street, shall incorporate new 'streets' where possible, and developers of new town centre areas shall co-operate with each other in order to provide a new network of street and squares and to minimize duplication of car parks and vehicular access points on the Main Street.
- RT7:** A new 'town square' shall be provided west of the Main Street – Sea Road junction, in accordance with the criteria set out for 'AP9: Bullford Action Plan'.

Delgany Village Centre

- RT8:** To provide for the development of a mix of uses within Delgany village centre, which provide for the day-to-day needs of its local community, including local retail, service and commercial outlets and leisure and community facilities, to a degree that is akin to its designation as a Level 4 Centre.

Neighbourhood Centres

- RT9:** To provide for the development of a mix of uses within the neighbourhood centres of Blacklion, Bellevue Road, Mill Road (spread over two sites) and Charlesland, which provide for the day-to-day needs of the local community, to a degree that is akin to their designation as a Level 4 centres.

⁸ The sequential approach to the location of retail development shall be in accordance with the principles set out in 'Retail Planning Guidelines for Planning Authorities' (DoECLG, 2012).

The planning authority may allow for the development of the Bellevue Road neighbourhood centre to a size that exceeds the normal standards as set out in the Wicklow County Retail Strategy (Wicklow CDP 2010-2016), subject to the proper planning and sustainable development of the area. All applications will be considered on a case by case basis, having regard to the Wicklow County Retail Strategy and Retail Strategy for the Greater Dublin Area. Particular attention shall be paid to ensuring that the scale of convenience offer is appropriate to the size of the town, the catchment of the neighbourhood centre and the impact on the viability and vibrancy of the town centre and other neighbourhood centres in the locality.

Small Local Centres

RT10: To provide for the development of a mix of uses within the small local centres of Killincarrig village, Victoria Road and Eden Gate, which provide for the day-to-day needs of the local community, to a degree that is akin to their designation as a small Level 4 Centre (normally between approximately three and five retail / retail service units), subject to no supermarkets or premises with gross floor area greater than approximately 150m² being permitted on these sites.

Local Corner Shops

RT11: To give consideration to the development of local corner shops on residentially zoned land, where there is a clear deficiency of retail provision and subject to the protection of residential amenity. The planning authority shall not permit the development of a local corner shop unless it is satisfied that there will be no adverse effect on the vitality and viability of any of the designated centres.

When evaluating proposals for such a use, the Council will have regard to the distance of the proposed development to existing shopping facilities and to its impact on the amenity of adjoining dwellings. Local corner shops shall not have a floorspace greater than 100m² net and new local corner shops shall not be permitted within a 5 minute walking catchment of a designated centre.

Retail Warehousing

RT12: It is the objective of the Council to generally not permit the development of retail warehousing in the plan area, except where evidence in the form of a Retail Impact Study is provided to demonstrate that there is a proven need for retail warehousing within this area and subject to compliance with the Wicklow County Development Plan 2010-2016, Retail Strategy for the Greater Dublin Area 2008-2016 and the Retail Planning Guidelines for Planning Authorities (DoECLG, 2012).

Subject to this objective, retail warehousing shall only be open for consideration in the E and TC zones of the plan and in no other zones, *with the exception that retail warehousing shall not be permitted on lands zoned E in Killincarrig townland.*

Brownfield and Opportunity Sites

RT13: To encourage and facilitate the sustainable re-use and regeneration of brownfield land and buildings in all centres and to promote the development of opportunity sites in accordance with the specific criteria set out for each area as set out in 'Section 4.3: Opportunity Sites'.

Non-Retail Uses

RT14: Within all designated centres, it is the objective of the Council to:

- generally restrict the development of non-retail uses at ground floor level in the principal shopping areas, and
- provide for the development of residential uses within all centres, in 'Living over the Shop' schemes and on backland sites.

Environmental Amenity of the Public Realm

RT15: To preserve and enhance the amenity of the public realm.

Development proposals shall be sustainable and contribute to the improvement of the environmental amenity of all public areas in the plan area through the following ways:

- The creation of quality spaces and an enhanced public realm, through improvements to public spaces including improved paving, signage, lighting, street furnishings, tree planting and landscaping of car parking areas. The palette of paving materials, lighting, signage and furniture fittings for use should be chosen with regard to the particular identity of each centre, so that enhancements can, as a whole, be visually coherent.
- Improve connectivity between residential areas, the harbour, seafront and town centre areas, as appropriate.
- Priority of movement for pedestrians, cyclists and public transport should be ensured, so that the impact of the private car is moderated. In particular, the Council will promote the development of wide footpaths throughout the plan area.
- Promote the development of quality shopfronts, and in particular promote the development of traditional shopfronts which contribute to the distinctive character of the centres.
- Placing underground of overhead power lines where possible.
- The protection of natural and built heritage.
- The development of public toilets and public information boards at appropriate locations, particularly in the vicinity of the harbour.
- Appropriate controlling of advertising and signage in the interests of protecting the visual amenity of the area and ensuring the safety of the public.
- The promotion of high quality urban and architectural design.

4.3 OPPORTUNITY SITES

The Council considers that there are a number of prime sites within the town centre areas of the plan area, which are under-utilised in terms of their development potential, and as such they should be upgraded and revitalized. These sites are located at critical gateways or entry points to the towns, and as such are highly visible. As the development of these sites will help set the tone and character of the plan area, a high quality design and innovative architectural design solutions will be sought at these locations.

In order to promote the development of these sites, the Council may, where appropriate, apply development management standards in a flexible manner, in accordance with the proper planning and sustainable development of the area.

OP1: Brooke House, Main Street, Kilcoole

- To facilitate the redevelopment of the site for a mix of uses, including commercial, civic / community, residential and office uses, in accordance with TC zoning objective.
- Ground floor uses shall be restricted to commercial uses.
- Frontage shall be provided to both the Newcastle Road and the proposed new access road on the northern boundary of the site. New buildings should be set back an appropriate distance to provide for the development of footpaths. Any future design would ideally be set back sufficient distance to provide sufficient space for urban/hard landscaping/outdoor seating etc.
- Design and materials shall be in accordance with the character of the area.
- Protect the amenity of existing residential properties in the area, in particular Monteith Park.

OP2: Kilcoole House ('Urells'), Main Street, Kilcoole

- This site is located at a strategic gateway point and marks an important corner at the intersection of Main Street, Lott Lane and Sea Road.
- To facilitate the redevelopment of the site for a mix of uses, including commercial, civic / community, residential and office uses, in accordance with TC zoning objective.
- Ground floor uses shall be restricted to commercial uses.
- While this site could benefit from the development of a landmark building that bookmarks the junction of Main Street and Sea Road, particular attention shall be paid to ensuring that the height and scale of the building is in keeping with the overall character of the town, and in particular, the degree of obtrusion on the skyline from vantage points, including upon entering the town from the south. While a development of civic or community importance is most likely to justify the development of a building of prominence, a mixed use commercial/residential development is less likely to justify a significant degree of prominence.
- The design shall be in keeping with the character of the area and should provide for multi-aspect building(s), addressing both Main Street, Lott Lane and Sea Road. Primary frontage shall be provided to Main Street.
- Particular attention shall be paid to ensuring that the design and materials that front directly onto the roundabout are of high quality and in keeping with the character of the area. This corner is particularly visible upon entrance to the town and due regard shall be paid to ensuring a design of exceptional architectural quality.

- Traffic access shall be provided from Lott Lane.
- There shall be pedestrian links through the site from between Lott Lane and Main Street.
- Protect the amenity of existing residential properties in the area.

OP3: La Touche Hotel, Trafalgar Road

- To facilitate the redevelopment of the site for a mix of uses, including commercial, tourist, leisure, office and residential uses, in accordance with the TC zoning objective.
- Any development on the site shall be in accordance with the objective to preserve the character of the Harbour ACA.
- Protect the amenity of existing residential properties in the area.

SECTION 5: EMPLOYMENT AND ECONOMIC DEVELOPMENT

5.1 EMPLOYMENT AND ECONOMIC DEVELOPMENT STRATEGY

The employment strategy for the area has been prepared having regard to the strategy set out in the Wicklow County Development Plan 2010-2016, the Regional Planning Guidelines for the Greater Dublin Area 2010-2022 and to the economic profile of the area. Background information relating to the preparation of the employment and economic development strategy and the amount of land zoned for employment purposes is set out in Appendix A.

Taking account of the above, it is the employment strategy of this plan to endeavour to achieve the following by 2022:

- Increase the proportion of jobs in the area to the number of people in the workforce by approximately 100% in Greystones-Delgany and Kilcoole, so that there is capacity for expansion of employment opportunities in the plan area up to a target of approximately 7,000 jobs (including existing and new jobs).
- Support the role of Greystones-Delgany within the Bray/Cherrywood/Greystones Core Economic Area, as set out in the RPGs, for the development of economic linkages and opportunities between these areas. Promote opportunities for Kilcoole to benefit from this role.
- Promote the development of a range of high quality employment opportunities in the Greystones-Delgany and Kilcoole area for a range of 'people' and 'product' based industries including high-technology manufacturing, knowledge, service, pharmaceutical, light industry, general business, distribution, warehousing etc. from a variety of investment sources including foreign and local investment. Greystones-Delgany should target both foreign and local investment in 'people' and 'product' based intensive industries. Kilcoole should target mainly local investment in mainly 'product' intensive industries, but with some 'people' emphasis.
- Maximise the advantages associated with this area's strategically important location on a key transportation spine along the N/M11 and Dublin-Rosslare train route, which provides easy access to Dublin and associated international and national transportation links and markets.
- Promote the development of incubator / enterprise units for small and medium enterprises.
- Promote home based employment in residential areas, where it can be demonstrated that the employment activity will not have adverse impacts on residential amenity such as significantly increased traffic volumes, deliveries from heavy goods vehicles, noise and air emissions.
- Having regard to the particularly high number of highly skilled, professional and managerial workers in this area, every effort should be made to promote the overall area for knowledge and service based employment. Office developments should be located, where possible, on key public transport routes, particularly in proximity to the train station.

5.2 OBJECTIVES

Employment and Economic Development

EMP1: To facilitate the development of employment generating activities on suitably zoned lands within Greystones-Delgany and Kilcoole, in accordance with the employment strategy of this local area plan and in accordance with the objectives and development standards set out in the Wicklow County Development Plan.

EMP2: To protect employment zoned land from inappropriate development that would undermine future economic activity or the sustainable development of such areas.

EMP3: To encourage the redevelopment of already developed or brownfield employment / mixed use lands for enterprise and employment creation throughout the settlement, subject to the proper planning and sustainable development of the area and compliance with all other objectives of this plan.

E1 zoning at Mill Road / Charlesland Road

EMP4: To promote and facilitate the development of lands zoned for employment development (E1 zone) at Mill Road / Charlesland Road in accordance with the following requirements:

- This zone shall be developed as an extremely high quality, primarily office based employment zone. In this area, a reasonably high intensity of development will be required, and in particular, development should attain a plot ratio of not less than 0.75 and may be up to 3-storeys in height. Given the proximity of the lands to high quality transport links and the town centre, flexibility shall be afforded to the application of car parking standards and the majority of undeveloped lands shall be given over to high quality hard and soft landscaping. The design and format of this area shall address AP4: South Beach Action Plan, such that there is an easy transition between the two areas, with strong pedestrian links. The height, massing and finishes of the development shall be appropriate to the nature and scale of existing and proposed developments in the vicinity, including the Burnaby ACA and the South Beach Action Area. Buildings shall generally be designed around civic spaces / public squares.
- Mature trees along the eastern boundary of the site shall be retained, to provide a buffer to the residential area of Woodlands.
- This site is appropriate for the development of hotel.
- Retail development shall not be permissible within this zone

E2/GB option zoning at Windgates

EMP5: The following objectives relate to lands zoned E2/GB at Windgates. These lands measure approximately 7ha and include greenbelt (c.1.3ha) and E2 (c.5.7) zoning objectives. These lands shall be developed in an integrated manner, in accordance with the following:

- E2 lands shall provide for the development of a senior clinical healthcare centre and hotel.
- GB lands shall be retained as a wooded area.
- Healthcare facility to include, at a maximum: 170 bed spaces, clinical care facilities, seniors R&D, parklands and woodland access – scenic walks.

- Hotel to include, at a maximum: 125 bedrooms, conference facility, business centre, associated wellness and health spa.
- The existing disused period house shall be retained and appropriately redeveloped.
- Appropriate provision shall be made in terms of providing pedestrian/cycle links to Greystones and access to public transport facilities, as appropriate.
- The scale and design of the development shall not lend itself to possible future conversion to private dwelling houses.
- Development is subject to strict legal agreement (under Section 47 of the Planning and Development Act) requiring that:
 - The entire development, including all buildings and land, shall be held in single ownership and shall not be subdivided.
 - No part of the development shall be allowed to be used as a permanent residence.

SECTION 6: TOURISM

6.1 TOURISM STRATEGY

The strategy for the promotion of the tourism industry within the plan area includes the following:

- Promoting the development of tourism related development, at appropriate locations, in a sustainable and environmentally sensitive manner.
- Improving linkages between the settlements so that the area's potential as a cohesive tourism product is unlocked.
- Enhancing the tourism role of the area by improving awareness of and access to the heritage features in the area.

6.2 OBJECTIVES

TOUR1: To promote and facilitate the sustainable development of tourism and recreation related development within the overall plan area at appropriate locations. Tourism and recreation related development shall be located on suitably zoned land within the settlement boundaries of Greystones-Delgany and Kilcoole. Applications for tourism and recreation related developments on zoned land outside the settlement boundaries (e.g. greenbelt lands), shall be determined on the basis of policies that apply to the rural area, as set out in the Wicklow County Development Plan, and in particular, TR4 of the current County Development Plan.

TOUR2: To promote the development of tourism and recreation related developments in a sustainable manner at suitable locations that are of an appropriate scale and design. It is an objective of the Council to particularly promote tourism and recreation related developments that are associated with / which provides access to / which increase awareness of the following tourism products or themes:

- (i) The area's coastal amenity, including the existing cliff walk, Greystones harbour and marina, the former medieval settlement at Rathdown, and Kilcoole marshes, linking the Murrough and the East Coast Nature Reserve near Newcastle,
- (ii) Kindlestown Wood and local recreational trails linking it with Glen of the Downs Nature Reserve,
- (iii) Delgany Heritage Trail,
- (iv) Early Christian, Medieval, Victorian and Edwardian built heritage,
- (v) Golfing,
- (vi) Entertainment / cultural venues, e.g. restaurants, craft shops, art galleries, family entertainment venues etc.

TOUR3: To support and facilitate, in co-operation and consultation with the relevant bodies such as the National Parks and Wildlife Service, the formalisation of an appropriate coastal walkway between Greystones-Delgany and Kilcoole and the development of an appropriate coastal cycle route. Any such proposal would be subject to appropriate assessment requirements in accordance with the Habitats Directive. No development shall be permitted that would have adverse impacts (directly, indirectly or cumulatively) on the conservation objectives of Natura 2000 sites.

- TOUR4:** To improve tourist accommodation offer within this area and in particular to facilitate the development of a hotel in the plan area, particularly within the settlement of Greystones-Delgany.
- TOUR5:** To provide for the development of agri-tourism uses at Glenroe Open Farm.
- TOUR6:** To provide for the development of an Integrated Tourism/Leisure/Recreation complex at Druids Glen Golf Course, Woodstock Demesne, in accordance with the objectives set out for ITLRCs in the Wicklow County Development Plan, 2010-2016, and to promote the development of linkages between the settlement of Kilcoole and this tourist facility in an environmentally sustainable manner.

SECTION 7: SOCIAL INFRASTRUCTURE

7.1 SOCIAL INFRASTRUCTURE STRATEGY

The strategy for the development of social infrastructure within the plan area includes the following:

- Provide for the primary and post primary education needs of the area.
- Provide community facilities, particularly playgrounds, multi-use games areas (MUGA) for teenagers, sports and recreation facilities and multi-purpose community buildings.
- Provide active open space in accordance with the Wicklow Local Authorities 'Play Policy' and 'Sports and Recreation Policy' which require that AOS should be provided at a rate of 2.4ha per 1,000 population.
- Ensure community facilities are financially and geographically accessible to all sectors of the community.
- Provide community facilities for older people.
- To provide community infrastructure in tandem with residential development.

It is noted that while Greystones-Delgany is generally well served at present by social infrastructure, the target population of an extra c. 7,000 people requires additional investment in infrastructure. Kilcoole, in comparison, does not have the required infrastructure to meet the needs of its current population, and is deficient in playgrounds, facilities for teenagers and community buildings. Considering the growth target, it is particularly important that social infrastructure is delivered.

7.2 OBJECTIVES

Social Infrastructure

SOC1: Social infrastructure shall be progressed in tandem with residential development and the latter will only be permitted on the basis of satisfactory provision of land and/or facilities for the former.

Schools

SOC2: To co-operate with the Department of Education and Skills, the Vocational Education Committee for County Wicklow, school management boards and any other education providers, in the provision of school places and adult education facilities, where a need is identified.

SOC3: One new site (suitable for a 16-classroom school) shall be reserved in Kilcoole for primary school development – to the north of the Holy Faith Convent, Kilcoole. The development of a school on this site shall not prejudice the long term objective for the reservation of a link road at this location as shown on Map A.

SOC4: Land of c.1.6ha shall be reserved adjacent to Colaiste Chraobh Abhann for future school expansion. In the event that it is determined that this land is not needed for this school, this site shall be reserved as an alternative primary school location (suitable for 16-classroom school).

- SOC5:** A minimum of 18 acres (7.28ha) shall be provided at Blacklion, in accordance with the agreed Blacklion Action Plan, for the development of education facilities including primary and post-primary schools.
- SOC6:** To provide for the development of a 16-classroom primary school and one post-primary secondary school on lands at Charlesland, to be provided as part of AP7: Charlesland Action Plan.
- SOC7:** To provide for the extension of all existing schools, subject to the proper planning and sustainable development of areas.

Active Open Space

- SOC8:** Protect and improve public and private open space and recreation provision.
- SOC9:** Public open space within residential housing estates shall be preserved and enhanced. No development shall be permitted that would compromise the integrity of these spaces. In particular, residential development shall not be permitted on designated public open space within these areas.
- SOC10:** To provide for the development of active open space to meet the needs of the current and future population of the plan area.
- SOC11:** The redevelopment for alternative uses of recreational lands whether owned by private recreational clubs or publicly owned, will normally be resisted by the Council unless suitable alternative recreational facilities can be provided in a convenient location.
- SOC12:** It is a long term objective of the Council to provide for the development of a neighbourhood park at an appropriate location within the plan area.

Community Buildings/ Facilities

- SOC13:** Allow for the development of new and improved community services, for health, welfare, community, education, civic and institutional uses including schools, childcare, nursing homes, community buildings, churches, Garda station, health centre etc. on suitably zoned lands. A site shall be reserved at Charlesland for a new Garda station (see AP7: Charlesland Action Plan).
- SOC14:** Any large scale developments in Kilcoole town centre shall be required to provide appropriate community facilities, which can be determined by the planning authority, in consultation with the Community and Enterprise Section of Wicklow County Council.
- SOC15:** Any development in AP9: Bullford Action Plan shall make provision for the development of appropriate community facilities, as determined by the planning authority, in consultation with the Community and Enterprise Section of the Council.
- SOC16:** A new community building / facility shall be provided within AP1: Coolagad Action Plan. The size/configuration shall be determined in consultation with the Community and Enterprise Section of the Council.

- SOC17:** To facilitate the development of allotments / community gardens in all locations within the plan area subject to:
- such development not undermining the zoning objective for that land use zone,
 - the development not being located on lands permitted or identified as public open space, and
 - normal planning, environmental and safety considerations.

SECTION 8: TRANSPORT AND SERVICE INFRASTRUCTURE

8.1 INFRASTRUCTURE STRATEGY

The strategy for the development of transport and service infrastructure within the plan area shall be as follows:

- Maximise advantages associated with the area's strategically important location on a key transportation spine along the N/M11 and Dublin-Rosslare train route, and to provide for the development of transport services having regard to relevant higher order strategies including the 'Spatial Planning and National Roads Guidelines' (DoECLG, 2012).
- Support the development of transportation infrastructure and services in line with the NTA policies and strategies including the 'GDA Draft Transport Strategy 2011-2013' and NTA investment projects for the area.
- Provide transportation and service infrastructure to provide for the needs of existing and future populations and to provide for the development of zoned lands.
- Improve the accessibility and safety of roads in the plan area.
- Promote the development of public transport facilities.
- Promote walking and cycling throughout the plan area.
- Address flood risk

8.2 OBJECTIVES

All objectives for the development of transportation and service infrastructure shall be implemented in consultation with the Roads and Water Services Sections of the Council, and subject to the delivery of funding and / or delivery as part of proposals for development, as determined by the planning authority. In all cases, new development shall not be permitted ahead of the appropriate provision of infrastructure.

Services

- TS1:** Ensure that a reliable and effective water services, drainage, energy, waste management, recycling and communications infrastructure is put in place to service the existing and future development needs of the settlements, in a manner that protects the quality of the environment, and to allow for the improvement of public services and public utility installations.
- TS2:** All new development shall be required to connect to the public mains systems for water supply and waste water collection and disposal. Permission for the connection of single houses to private waste water systems and water supply systems will only be granted in exceptional circumstances, where there is no adverse effect on the environmental integrity of the area and in accordance with the proper planning and sustainable development of the area.
- TS3:** To encourage and facilitate the connection of unsewered areas, including individual properties serviced by septic tanks, to existing and planned public mains systems.

Flooding

- TS4:** To implement flood management objectives as set out in the Wicklow County Development Plan 2010-2016 and to implement the ‘Guidelines on the Planning System and Flood Risk Management’ (DoEHLG/OPW, 2009).
- TS5:** To restrict the types of development permitted in Flood Zone A and Flood Zone B to the that are ‘appropriate’ to each flood zone, as set out in Table 3.2 of the guidelines for Flood Risk Management (DoEHLG/OPW, 2009). Developments that are an ‘inappropriate’ use for a flood zone area, as set out in Table 3.2 of the guidelines, will not be permitted, except where a proposal complies with the Justification Test for Development Management, as set out in Box 5.1 of the Guidelines. Flood Risk Assessments shall be in accordance with the requirements set out in the Guidelines.
- TS6:** Notwithstanding the identification of an area as being at low or no risk of flooding, where the planning authority is of the opinion that flood risk may arise or new information has come to light that may alter the flood designation of the land, an appropriate flood risk assessment may be required to be submitted by an applicant for planning permission.

Roads and Transportation

- TS7:** Promote the development of safe and accessible pedestrian and traffic routes.
- TS8:** To implement the objectives as set out in Table 7.1, for:
- (i) the development of new roads within the lifetime of the plan (indicated in purple on Map A),
 - (ii) the development of new roads beyond the lifetime of the plan (indicated in pink on Map A), and
 - (iii) the improvement/upgrading of existing roads, including for example new footpaths/cycleways, public lighting, road realignments / widening, re-surfacing etc., within the lifetime of the plan (indicated in peach on Map A)

Table 7.1: Roads Objectives

RO1	Reserve a land corridor to provide for a new road from the R761 at Sea View to lands within AP1: Coolagad Action Plan. The new road shall provide local access to zoned lands within the lifetime of the plan and shall, subject to feasibility, need and design, in the long term provide a northern access route from Greystones to the N11.
RO2	Completion of the new road from the R761 at Blacklion to Chapel Road, with an upgraded road continuing southwards to link up with the alignment of road objective RO3.
RO3	Realignment of Chapel Road in the vicinity of St. Laurence’s School as necessary, to provide a more direct and efficient route to Blacklion from Delgany.
RO4	Road improvements to facilitate the development of AP5: Killincarrig Action Plan and improvements as required to Convent Road.
RO5	Improve the pedestrian and traffic safety of the R761 junction and the entrance to Burnaby Heights
RO6	Improvement of the R761 from Burnaby Heights to Kilcoole, as appropriate.
RO7	Provide for a local access road to facilitate the development of zoned lands and to provide for the development of a through road from Priory Road to R761

R08	To provide for the development of a Western Distributor Road to bypass Kilcoole. The northern section of the route shall be developed in the long term, with linkage to the R774. It is a long term objective to develop an additional link between R761 intersection with Lott Lane and the Western Distributor Road. To provide for the development of a local access road in conjunction with the development of zoned lands at AP9: Bullford Action Plan and to provide for the development of a through link road from Main Street to the Western Distributor Road. This section of the route is necessary for the opening up of zoned lands (AP9 and E lands at Bullford Farm). Only 50% of development on these lands shall be permitted before the southern part of this road is completed.
R09	Provision of a local access road to facilitate the development of zoned lands at AP8: Ballydonarea Action Plan, in the form of a link road between Sea Road and Lott Lane
R010	Improvement of Bellevue Hill Road, to include a footpath.
R011	Upgrading of Priory Road, including the development of a footpath
R012	Upgrading of Three Trouts Bridge, including widening of bridge and development of footpath.
R013	Upgrading of Lott Lane, Kilcoole
R014	Improvement of Sea Road, Kilcoole, including the development of a footpath from Main Street to Kilcoole Train Station.
R015	Improvement of the R761, from Kilcoole GAA Club to Kilcoole town centre, to include a footpath.
R016	To improve, subject to further feasibility studies, detail design and traffic impact assessment, the capacity of the R761/new Blacklion junction.
R017	The development of lands zoned R2.5 at / to the south of Stilebawn House shall provide for either substantial improvements to the junction of Blackberry Lane/Priory Road/R762 or for an alternative (public) route from the R762 to Blackberry Lane.

TS9: To facilitate the introduction of traffic management, calming and reduction measures throughout the plan area.

TS10: Development of any road, with the exception of minor access roads, over the lower slopes of Bray Head within the LAP boundary will not be permitted. Any proposal for a minor access road is subject to normal appropriate assessment requirements in accordance with the Habitats Directive. No development shall be permitted that would have adverse impacts (directly, indirectly or cumulatively) on the conservation objectives of Natura 2000 sites.

Sustainable Transportation Modes

TS11: To provide for the development of sustainable modes of transportation within the plan area including public transport, walking and cycling, in particular to provide high quality pedestrian and bicycle links between residential areas and retail, recreation and education facilities. The Council will facilitate the following:

- Any works required to upgrade the frequency and capacity of existing DART services.
- Any works required to upgrade Kilcoole Train Station.
- The continued operation of Greystones park and ride.

TS12: To develop the 'greenroute' network for pedestrian and/or cycling facilities. The proposed indicative 'greenroute' network is indicated on Map B. Greenroutes should be developed with a common scheme of signage and/or markings. Where feasible, proposals for development should provide for the development of these greenroutes. Proposals for the

development of 'greenroutes' shall be subject to appropriate assessment requirements in accordance with the Habitats Directive. No development shall be permitted that would have adverse impacts (directly, indirectly or cumulatively) on the conservation objectives of Natura 2000 sites.

While certain parts of the 'greenroute' network are likely to be implemented in the short term, certain parts are considered to be a more long term aspiration. Implementation of 'greenroutes' is subject to the available funding and further design and feasibility studies. Some sections may also be delivered as part of proposals for the development of zoned land.

Through Route Corridors

TS13: Lands being developed at the periphery of the developed part of zoned lands should provide for corridors, to ensure lands that could be required to facilitate future population increases in future LAPs are not landlocked and can be effectively and efficiently accessed.

SECTION 9: NATURAL AND BUILT HERITAGE

9.1 HERITAGE STRATEGY

The strategy for the protection of natural and built heritage within the plan area is as follows:

- Promote the conservation of heritage for current and future generations.
- Protect the natural heritage of the area, including the designated sites of the Murrough SAC/SPA/pNHA, Bray Head SAC/pNHA/SAAO and the Glen of the Downs SAC/pNHA, and non-designated sites including sites identified under the Greystones-Delgany Local Biodiversity Area Study (2006), protected trees, river habitats and coastal areas.
- Protect the built heritage of the area, including Architectural Conservation Areas (ACAs), protected structures and recorded monuments and places.
- Protect listed views and prospects.
- Have regard to the landscape categorizations of Wicklow County Development Plan and to particularly protect landscapes that are of high vulnerability and which are designated 'Coastal Area of Outstanding Natural Beauty'.
- Have regard to the Coastal Zone Management Plan of the Wicklow County Development Plan and the objectives set out for Cells 3, 4, 5 and 6⁹.
- Have regard to the requirements of the Habitats Directive, SEA Directive and Floods Directive.

9.2 OBJECTIVES

Built and Natural Heritage

HER1: Protect and enhance the character, setting and environmental quality of natural, architectural and archaeological heritage, and in particular those features of the natural landscape and built structures that contribute to its special interest. The natural, architectural and archaeological heritage of the area shall be protected in accordance with the objectives set out in the Wicklow County Development Plan.

HER2: To preserve and improve the integrity of Natura 2000 sites and to prohibit development that adversely affects the integrity of any Natura 2000 site, in light of the site's conservation objectives. Development proposals shall comply with the following:

- Any proposed development with potential to impact upon a Natura 2000 site shall be subject to the requirements relating to Appropriate Assessment as set out in the Part XAB of the Planning and Development Act 2000 (as amended) and in accordance with 'Appropriate Assessment of plans and projects in Ireland-Guidance for Planning Authorities' (DoEHLG, 2009).
- Avoid encroachment on a Natura 2000 site and implement an appropriate buffer zone on adjacent sites, as required, where feasible or as determined following

⁹ Generally the objectives for this are focused on protecting the coastal amenity of the area through measures such as protecting Bray Head SAAO/SAC and the Murrough SAC/SPA/pNHA, maintaining the green break between Bray and Greystones, the protection of the Cliff Walk from Bray to Greystones and facilitating the development of a coastal walk, protection of listed views/prospects, restricting residential development and controlling development along the regional road, and improving visitor facilities and the upgrading of Kilcoole station.

- consultation with National Parks and Wildlife Service or other relevant body.
- Ensure that recreational use is directed away from sensitive areas within the Natura 2000 site, in consultation with National Parks and Wildlife Service.

In order to ensure the protection of the integrity of Natura 2000 sites, the planning authority is not limited to the implementation of the above objectives, and shall implement all other relevant objectives of the CDP as it sees fit.

HER3: To protect, wherever possible, wildlife habitats that are located outside protected and designated areas, including the coast, cliffs, dunes, trees, hedgerows, drainage ditches, scrub, woodland, rock outcrops, watercourses, stone walls and other features of the natural landscape that provide wildlife corridors and which contribute to the biodiversity of the area. In the assessment of planning applications, the Council may require that such features are retained and incorporated into future development. In considering proposals for development, regard shall be paid to the Greystones-Delgany Local Biodiversity Area Study (2006). Recommendations set out in this study shall be implemented, as deemed appropriate, by the planning authority.

HER4: To protect and retain trees which contribute to the biodiversity value and the character and amenity of the area. This objective applies to the list of trees indicated in Appendix B and Map B.

HER5: To protect the biodiversity value and associated habitats of water bodies within the plan area in accordance with the objectives as set out in the Wicklow County Development Plan and Eastern River Basin District Management Plan. In considering proposals for development, regard shall be paid to the recommendations set out in Greystones-Delgany Local Biodiversity Area Study (2006). In particular, recommendations relating to the Three Trouts Stream shall be implemented, as deemed appropriate, by the planning authority

Water bodies within the plan area include the Three Trouts Stream, the Newtown River from Newtown to Kilcoole Marsh via Druids Glen Golf Course, Kilcoole Stream (from Kilpedder to Kilcoole feeding to Kilcoole Marsh), Kilcoole Marsh (a transitional estuarine water body), the southwestern Irish Sea-Killiney Bay (coastal water body) and a number of groundwater bodies.

The Coast

HER6: To maintain and protect the coastal and marine character of the Greystones and Kilcoole area and to provide for its enjoyment as a recreational and natural asset.

HER7: To support the implementation of Bray Head as a Special Amenity Area (SAAO).

HER8: To maintain and enhance the 'cliff walk' from Bray to Greystones, including the development of services and facilities for visitors such as car parking, signage, information boards, footpath surfaces, and public toilets, while preserving its rugged and natural character and its biodiversity value. It is a particular objective of the Council to provide for the development of public toilet facilities at the harbour end of the 'cliff walk'.

HER9: To facilitate the undertaking of works required for (i) the protection of the coastline from erosion and (ii) the maintenance of the 'Blue Flag' status on South Beach, Greystones

AG/GB: Agriculture / Greenbelt areas

HER10: Within Agriculture / Greenbelt areas, it is the objective of the Council to generally protect the open nature and landscape quality of lands, to protect and enhance local biodiversity, and to maintain the primary use of the land for agricultural purposes.

The following objectives shall apply to the agriculture / greenbelt areas:

- Agriculture / Greenbelt areas form part of the rural area. As such, the rural development objectives and standards of the Wicklow County Development Plan shall apply as appropriate. Rural housing may be permitted subject to compliance with the rural development objectives and standards of the CDP. The Coastal Zone Management Plan objectives, as set out in the CDP shall apply to areas designated a 'coastal cell'.
- Protect the integrity of Natura 2000 sites in accordance with objective HER2.
- Protect listed views/prospects and other features of natural and built heritage.
- Provide for the development of greenroutes in the area. In particular, facilitate the development of (i) a pedestrian/cycling route between Lott Lane, Kilcoole and Shoreline Sports Park, Charlesland, and (ii) a coastal walk, having due regard to environmental designations and compliance with the EU Habitats Directive, and to restrict development that interferes with the achievement of this objective.

Views and Prospects

HER11: To protect the views and prospects as set out in the Wicklow County Development Plan and this plan. Protected views and prospects within the plan area are indicated in Appendix B and Map B.

Architectural Conservation Areas

HER12: To preserve the character of Architectural Conservation Areas (ACAs), in accordance with Appendix B. The following objectives shall apply to ACAs:

- Development will be controlled in order to protect, safeguard and enhance the special character and environmental quality of ACAs.
- The buildings, spaces, archaeological sites, trees, views and other aspects of the environment that form an essential part of the character of an ACA will be protected.
- Proposals involving the demolition of buildings and other structures that contribute to the Special Interest of ACAs will not be permitted. The original structure of the La Touche Hotel contributes to the Special Interest of this ACA.
- The design of any development in an ACA, including any changes of use of an existing building, shall preserve and/or enhance the character and appearance of the ACA as a whole.
- Schemes for the conservation and enhancement of the character and appearance of an ACA will be promoted.
- The character and appearance of the urban public domain within an ACA shall be protected and enhanced. The Council will seek to work in partnership with local

community and business groups to implement environmental improvements within ACAs.

- Within the Church Road ACA, alterations to the front boundaries to accommodate off-street car parking will not normally be permitted.
- Historic items of street furniture and paving within ACAs shall be retained, restored and repaired.
- All electricity, telephone and television cables within ACAs shall be placed underground where possible.
- The placing of satellite dishes, television aerials, solar panels, telecommunications antennae and alarm boxes on front elevations or above the ridge lines of buildings or structures will generally be discouraged within Architectural Conservation Areas, except where the character of the ACA is not compromised.

It should be noted that the designation of an Architectural Conservation Area does not prejudice innovative and contemporary design. The principle of a contemporary and minimalist design style will be encouraged within ACAs, provided it does not detract from the character of the area. It is considered that new buildings should be of their own time in appearance and should not replicate the style and detailing of heritage buildings. The replication of historic architectural styles is considered to be counter productive to heritage conservation in principle as it blurs the distinction between what is historic and what is contemporary and can lead to the emergence of poorly considered and inauthentic buildings.

Kilcoole Town Centre Character Area

HER13: It is Council policy to protect the historic and traditional rural character of the 'Kilcoole Town Centre Character Area'.

The Main Street of Kilcoole retains a traditional provincial town character that is worthy of conservation. This character is represented by the presence of simple shopfronts and a good mixture of nineteenth century houses all fronting onto the main street.

The objective relating to the Kilcoole Town Centre Character Area aims to promote the protection of the distinct identity of Kilcoole as a unique and differentiated settlement within the plan area. This 'Kilcoole Town Centre Character Area' is indicated on Map B.

The following objectives shall apply within this area:

- Provide a high standard of urban design that is reflective of its historic and traditional rural character. Particular attention shall be paid to ensuring that the character and setting of the terrace of protected structures along Main Street is protected.
- In order to maximise the efficient use of town centre zoned lands, buildings in Kilcoole should generally aim to be approximately two storeys in height, subject to the proper planning and sustainable development of the area.
- To reinforce and improve the visual appearance of this area, in particular the west side of Main Street and encourage development that will enhance the vitality and vibrancy of this area.

In determining future planning applications, the Council will carefully consider to what degree proposals for development are sympathetic to the character of this area and the setting of protected structures. In assessing proposals for development the planning authority will have careful regard to the impacts on non-protected structures that contribute to the character of this area.

It should be noted that the designation of the Kilcoole Town Centre Character Area does not prejudice innovative and contemporary design, nor does it prejudice the demolition / improvement or replacement of buildings, as determined appropriate, by the planning authority.

Rathdown Heritage Area

HER14: To protect the natural and built heritage of the Rathdown Heritage Area and to facilitate the development of this area as a heritage park for public amenity and education purposes, in accordance with the objectives for Zone 3 of AP3: Greystones Harbour and North Beach Action Plan.

SECTION 10: ACTION PLANS

10.1 ACTION PLANS

Action plan areas are areas that are designated for comprehensive (not piecemeal) integrated schemes of development that allow for the sustainable, phased and managed development of the area during the plan period. Separate applications for sections of each area will not be considered until an overall action plan has been agreed in writing with the planning authority unless it can be shown that any application will not undermine the achievement of the overall objectives for that Action Area.

In some cases, the planning authority may agree that an action plan does not have to be agreed prior to the submission of planning applications. This will only be permitted in cases where it is likely that all objectives for the area (including phasing, provision of infrastructure, design solutions, density etc) can be successfully addressed in a planning application. This approach is generally limited to cases where the action plan lands are held within single ownership, where there is a limited amount of easily achievable objectives and where there are relatively few environmental constraints. In these cases, the planning authority shall provide written agreement, regarding the waiver of the requirement to agree an action plan, prior to the submission of a planning application.

The position, location and size of the land use zonings shown on Map A within the action plan areas are indicative only and may be altered in light of eventual road and service layouts, detailed design and topography, subject to compliance with the criteria set out below.

Action plans have been agreed for the following areas:

- AP2: Blacklion Action Plan
- AP8: Ballydonarea Action Plan
- AP10: Sea Road Action Plan

In addition, planning permission has been granted for the development of AP3: Greystones Harbour and North Beach Action Plan. Development has commenced and is partially completed on the site.

While development shall be in accordance with the above agreed action plans, it should be noted that developers can at any stage submit proposals to revise an existing agreed action plan or make a new action plan for agreement. This shall generally only be permitted in cases where it is clear that the agreed action plan differs from the objectives for that area, as set out within the current local area plan.

By time related conditions, agreements or otherwise, the Council will regulate the building programme to ensure that the needs of the population do not exceed the provision of essential support systems and the Council will use its powers under the Planning and Development Act 2000 (as amended) to effect this control.

In the preparation of Action Plans or planning applications for these areas, regard shall be paid to the objectives relating to heritage features that are within and adjoining Action Plan areas. The following objectives for Action Plan areas do not generally make reference to the specific heritage features of interest. It is the objective of the Council to generally protect all natural and built heritage features within these areas. Regard should be paid to Map B of this plan. Regard shall also be paid to objectives relating to the management of flood risk and flood zones as indicated on Map C of this plan.

10.2 AP1: COOLAGAD ACTION PLAN

This Action Area is located at Templecarrig Lower, Coolagad and Kindlestown Upper, on a site approximately 34ha in size. This area shall be developed for a mix of uses including residential, community and open space, in accordance with the following:

- c. 29ha for the development of residential units.
- A minimum of 4ha of land shall be provided for active open space including public park, MUGA and playground, in accordance with the requirements of the Community and Enterprise Section of the Council.
- A community centre and/or other community facility/facilities shall be provided to serve the communities of this area. In determining requirements for community facilities, a community services audit shall be carried out and consultation shall be undertaken with the Community and Enterprise Section of the Council.
- A new road shall be provided for local access to zoned lands and shall be designed to facilitate the achievement of the long term objective to provide a northern access route from Greystones to the N11, in accordance with roads objective RO1, 'Section 7: Transport and Service Infrastructure' of this plan.
- Greenroutes shall be provided throughout the area to link residential areas with community infrastructure, schools, adjoining housing lands and the Blacklion neighbourhood centre.
- The residential amenity of existing and future adjoining properties shall be protected.
- Protection of natural and built heritage, including rivers and trees.
- In designing the development of this area attention shall be paid to reducing the visual impact of the development on views towards Kindlestown Hill, from the R761. In particular, development on lands to the west of the Blacklion Action Plan shall be of a design and layout that is appropriate to the topography of the site and the necessity to ensure there is a visual transition between these developed lands and the unzoned agricultural lands / Kindlestown Hill to the rear of the site.
- Regard shall be paid to ensuring appropriate links and transition of scale, design and layout of housing, with lands adjoining the boundary of the Action Plan, including lands within AP2: Blacklion Action Plan and lands zoned for housing to the south at Kindlestown Upper.
- Phasing shall be as follows:
 - Phase 1: 200 units and completion of road
 - Phase 2: 150 units and provision of open space (AOS and OS)
 - Phase 3: 150 units and community centre/facility
 - Phase 4: remainder of units.

10.3 AP2: BLACKLION ACTION PLAN

This Action Area is located at Blacklion on a site approximately 16.5ha in size. An Action Plan, dated 26th March 2007, has been agreed by Wicklow County Council. The agreed Action Plan provides for the development of a mix of private and social and affordable housing and schools. In summary, this action plan provides for the following:

- 7.4ha (18 acre) site for the development of primary and secondary schools.
- 4.65ha (11.5 acre) site for private housing development
- 1.21ha (3 acre) site for social and affordable housing development
- 3ha (7.4 acres) in existing residential use
- Development in two phases
- The development of the Blacklion Link Road from R761 to the southern boundary of the site.
- The development of a green corridor/ greenroute through the site.

Current development on site includes two primary schools – Gaelscoil na gCloch Liath and Greystones Educate Together.

Development on this site shall be in accordance with the agreed action plan for this area, dated 26th March 2007.

10.4 AP3: GREYSTONES HARBOUR AND NORTH BEACH ACTION PLAN

The Greystones Harbour and North Beach Action Plan provides a planning framework in which the development of the Greystones Harbour and North Beach Area may be facilitated, and appropriate proposals developed.

Action Plan Objectives

To provide a high quality integrated harbour/marina mixed development linked to a linear coastal public park and any future heritage park. The development shall provide leisure, recreational, open space and marine facilities, and mixed form residential, commercial, civic and social amenities, centred around the harbour and marina. Optimisation of the use of natural daylight and views, conservation of energy and environmental sustainability should be key elements of the conceptual proposals for the development. The development shall provide a link to the coastline with public access and coastal protection works provided to preserve the landscape from further erosion in the future.

In relation to the development, due regard shall be given to the general development standards and other general provisions of this plan. However, in the event of inconsistency between these general provisions and the objectives of the Greystones Harbour and North Beach Action Plan, the latter shall take precedence, in order to facilitate its successful implementation.

Zone 1 – Development Area

Harbour and Marina

Integrated harbour and marina comprising:

- Marina basin with potential for circa 230 yachting berths
- Leisure harbour with easy access to the sea
- Harbour entrance with wave absorbing basin
- Rubble mound groyne to create sheltered sandy beach
- The provision of marine based community clubs and facilities in a waterside location with direct access to a launching beach and slipways. The facilities should provide appropriate clubhouse and boatyard facilities.

Provision of the harbour and marina would involve marine construction, dredging and land reclamation works above and below high water mark.

Residential and Non-Residential

Provide for mixed residential, commercial, recreational, cultural and social development subject to the following standards and limitations:

- Provision of a good built environment which is responsive to the site and its setting.
- Utilisation of sound design principles and variety in built form to create a sense of place with its own identity.

- Contemporary architecture and layout with mixed tenure and appropriate urban design principles.
- Public walkways, plazas and open spaces with continuity, ease of movement, legibility and where appropriate enclosure to promote permeability through the development.
- Minimisation of impact of development on coastal views towards Bray Head and Little Sugar Loaf from Greystones harbour.
- Up to 375 residential units.
- Variety and choice of residential unit type to meet a wide range of social and living needs.
- No more than 6,500m² mixed use commercial, cultural, community and tourist residential waterfront space.
- Building density to conform with contemporary urban planning design principles and where appropriate, the Residential Density Guidelines published by the Department of the Environment, Heritage and Local Government.
- Maximum height for waterfront buildings around the harbour and marina to be restricted to 3 storeys over 1 storey (ground floor).
- Elsewhere, maximum storey height is limited to 2 storeys, except for buildings directly overlooking the sea which should be no more than 3-storey.
- Good vehicular access with adequate public and private car parking having regard to the relevant standards.
- Throughout the development, public use and access will be encouraged.

Typical potential use of the circa 6,500m² floor space of harbour side and marina buildings is envisaged as follows:

Potential Non – Residential Use of Floor Space

Use	Illustrative Type
Commercial	
Entertainment	Bars Restaurants Café Food Outlets
Accommodation	Hotel Holiday Accommodation
Retail	Ships Chandlers Marine Related Stores Clothing and Specialist Clothing Arts and Crafts Book Shop / Art Gallery / Records / CDs Gift Shop / Souvenir Hairdresser Florist Convenience Store / Food
Leisure	Health & Fitness Club Spa
Business	Harbour Master & Marina Reception Office Small Offices
Civic & Social Amenity	
Cultural	Art Gallery Tourist and Heritage Centre Library Museum Conference and Exhibition
Community	Primary Healthcare Crèche Public toilets / showers / changing facilities

The prime waterfront space may be used primarily for commercial use (including leisure/retail/office/cultural/community use), or tourist residential use, or as a combination of both. The idea of future live/work/leisure space within a single integrated sustainable environment is encouraged.

Zone 2 – Public Park

Creation of an attractive linear coastal public park to include:

- Provision of new landscaped public park for passive recreation and some appropriate sporting uses, incorporating Wicklow Coastal Walk and access to any future Heritage Park at the site of medieval Rathdown.
- Appropriate planting (using native plants suited to the local environment and using seed of local provenance where possible), walkways, signage and seating to form a pleasant and successful outdoor public open space.
- Capping and landscaping of the old landfill, with appropriate planting (using native plants suited to the local environment and using seed of local provenance where possible), to form an integral part of the park.
- Creation of a sandy cove at the north end of the proposed development with good beach access from adjacent public car parking.

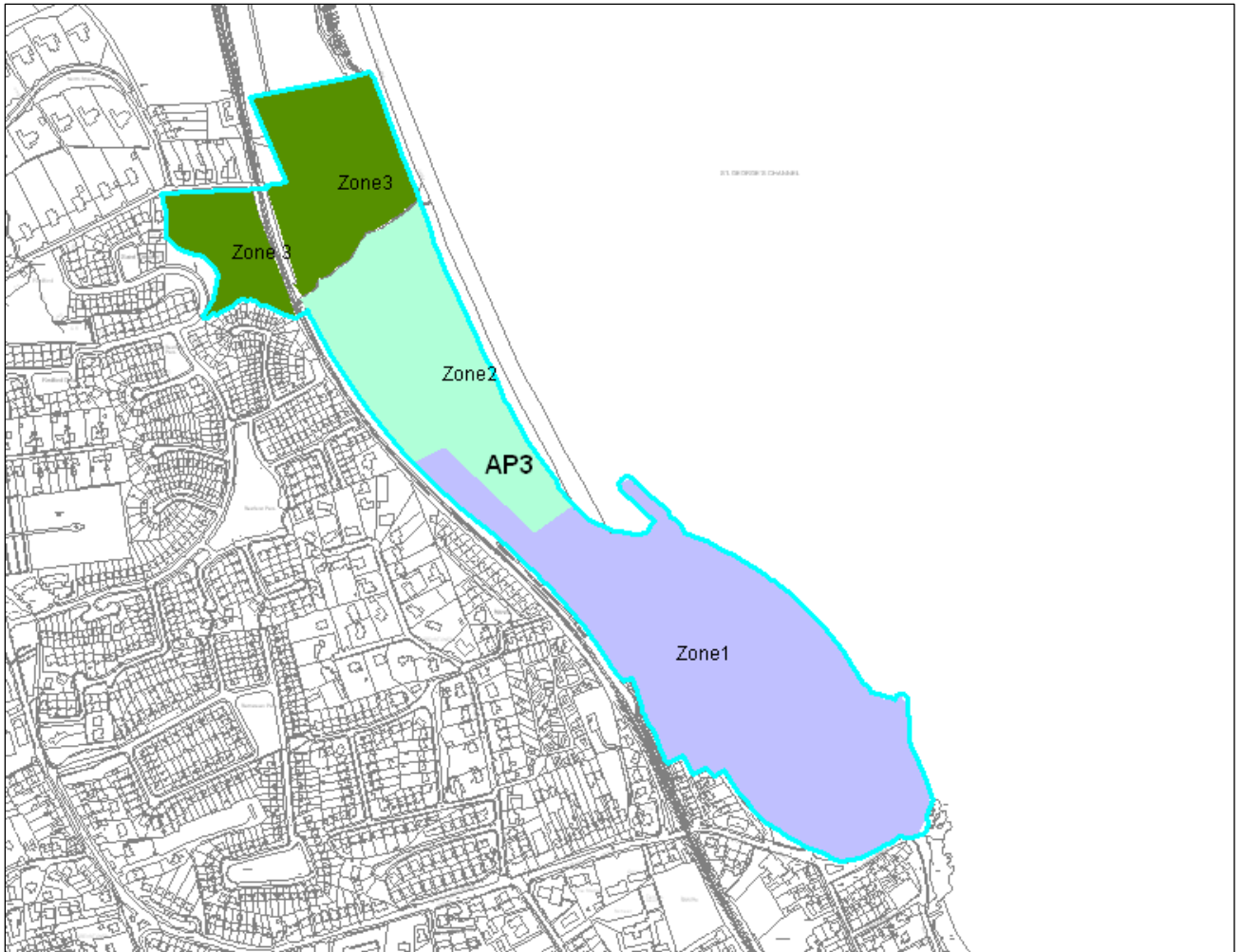
- Provision of road access and public car parking with suitably located toilet and washroom facilities.
- Provision of coastal protection in the area of the old landfill, together with beach nourishment and management from the harbour/marina to at least 250m past the Gap Bridge.

The park is to be of contemporary design which will attract wide public use. It is intended to be an integral part of the development design concept to form a natural transition between the harbour development, the possible future heritage park, and the outstanding beauty of the natural coastal landscape up to Bray Head.

Zone 3 – Heritage Park

Preservation of land and natural landscape for future archaeological study.
Promotion by the Council of future development of a Heritage Park at the site of medieval Rathdown.

Figure 10.1: Greystones Harbour and North Beach Action Plan



Zone boundaries indicative only

10.5 AP4: SOUTH BEACH ACTION PLAN

An Action Plan is proposed for an area in the vicinity of South Beach. The lands are zoned for town centre uses. The objective of the Action Plan will be to generate a framework for the re-development of the area, incorporating the transport interchange function and 'park and ride' facilities. Key considerations in preparing the Action Plan will be:

- Development of lands as an extension to the established town centre with a mix of retail, offices and public buildings, with residential uses interspersed to command public spaces and the South Beach.
- Provision of active frontage to Mill Road.
- Maximise views from the development of the coast and sea.
- Improvements to the security and amenity of pedestrian access to South Beach.
- Provision of the majority of car-parking in underground or part underground, under podium or multi-storey format.
- Provision of a 'park-and-ride' site of an appropriate scale.
- Any development proposal shall include a public playground and outdoor adult gymnasium, of appropriate size, in consultation with the Community and Enterprise Section of the Council. These facilities shall be located within reasonable access of South Beach.

Any proposal shall have regard to the objectives set out for the adjoining E1 site and shall include proposals for pedestrian/transportation linkages between the sites, and share a common design principle in terms of mass, bulk, orientation etc of buildings.

10.6 AP5: KILLINCARRIG ACTION PLAN

An Action Plan is proposed for an 11.5ha site in Killincarrig, incorporating a backland site, St. Laurence's School and an area of public open space. The site is bounded by residential development to the north, namely Kenmare Heights and Kindlestown Park. The eastern boundary is defined by the rear gardens of dwellings fronting the R761. To the south and west the site backs onto Delgany Glen housing development. To the west the site adjoins a collection of single dwellings on large plots.

Having regard to the location of the site between the built up parts of Delgany and Killincarrig, improved road links in this area, the availability of services and the potential planning gain to the community through the delivery of the improved educational and community sports facilities in conjunction with the delivery of residential units, residential development at reasonably high density is considered appropriate and consistent with the principles of sustainable development.

This action area shall be developed as a phased residential, public open space, community and recreational facilities zone in accordance with the following criteria and indicative layout / phasing map:

- Provide for enhancement and expansion of St. Laurence's School and associated facilities inclusive of childcare, in particular to provide a new car park of at least 60 spaces and provide direct access from the school grounds to the community sports facilities;
- Deliver expanded and improved sports and recreational facilities and public green space. Sports facilities proposed shall be available for use by the general public and St. Laurence's School. Sports facilities shall at a minimum consist of an all weather pitch (suitable for soccer / hockey etc) and a Mixed Use Games Area (MUGA) and a public car parking area (unless the required new school car park can be shown to be suitable / available for this function).
- Provide greenroutes across the site, linking Killincarrig, Kindlestown and Delgany.

- Protect existing treeline of mature Scots Pine and provide for enhancement of tree planting insofar as is consistent with providing maximum passive surveillance of the open areas from surrounding residences.
- Suitably re-contour and landscape the lands at the north-east part of the site to render these lands open to maximum passive supervision from surrounding residential areas, or other alternatives that would achieve similar objectives.
- Allow for new residential development on a maximum area of 6ha (average density of 22/ha), including single storey dwellings. Such units shall be so located within the Action Area to maximize overlooking of public green spaces, greenroutes and sports facilities.
- Access to a limited number of units to be provided via Delgany Glen. The number of units allowable shall be determined following detailed traffic and junction analysis taking into account other zoned lands that may be accessed through this route.
- Access to the remainder of the Action Area to be provided from Local Primary Road L-1027 (Delgany – Blacklion), through the provision of new junction south of St. Laurence's NS, accompanied by associated road improvements (including widening and traffic calming measures) either side of the new junction, in particular linking the new junction to the Delgany Wood by-pass.
- To make a special contribution to recent existing road improvements in the area.
- The development of this Action Area shall be phased such that the improved educational / community / open space facilities and special contribution to recent existing road improvements in the area shall be delivered in Phase 1, with a maximum of 60 residential units.

10.7 AP6: FARRANKELLY ACTION PLAN

This action plan is located at Farrankelly, on a site approximately 24ha in size. This area shall be developed for a mix of uses including residential and active open space, in accordance with the following:

- Approximately 17ha to be developed for residential use.
- Approximately 4.5ha of land shall be provided for active open space.
- Lands identified at risk of flooding (under the FRA) shall be reserved as open space.
- Roads shall be provided in accordance with RO7, Section 7 of this plan.
- Provide for the development of a 'greenroute' for the provision of pedestrian and cycling facilities linking the RO7 road objective to Eden Gate. This route shall be a minimum width of 10m, in order to facilitate the development of a possible traffic route, should the need arise in the future.
- The residential amenity of existing adjoining properties shall be protected.
- Protection of natural and built heritage, including rivers and trees.
- No more than 50% of houses shall be delivered prior to the provision of the active open space.

10.8 AP7: CHARLESLAND ACTION PLAN

This action plan is located at Charlesland, on a site approximately 29ha in size. This area shall be developed for a mix of uses including residential, employment and schools, in accordance with the following:

- Approximately 16ha to be developed for residential use.
- The reservation of 1.6ha for a new primary school and 4.86ha for a new post primary school. The land take for the school development shall be subject to the agreement of the Department of Education and Skills. A reduced land take for schools could be accommodated, subject to the agreement of the Department.

- At least 6.61ha to be provided for employment uses.
- Subject to there being a need for a site for a new Garda station at Charlesland, a site shall be reserved for a Garda station, to be provided in consultation with the Department of Justice, Equality and Defence.
- A community enterprise centre of c. 8,000m², which shall include a start up facility of c. 2,800m² which shall be handed over to an appropriate community enterprise organisation.
- Provide public transport facilities, including bus / coach parking facilities at an appropriate location.

10.9 AP8: BALLYDONAREA ACTION PLAN

This action plan is located on a site of c. 12ha, on lands east of Lott Lane, immediately north of Wellfield housing development, within the townland of Ballydonarea, as shown on Map A. An action plan for this area was agreed on 14th January 2010. This agreed action plan provides for a mixed use development including residential, community and open space uses. In summary, this action plan provides for the following:

- c. 7.8ha of residential zoning, with approximately 2ha reserved for medium density development (c.10-15/ha).
- c.1.2ha of community and education and institutional zoning
- c. 3ha of active open space
- Development in three phases
- Development of link road between Sea Road and Lott Lane.

Development on this site shall be in accordance with the action plan for this area, agreed on 14th January 2010, unless an alternative plan is agreed with the planning authority and landowners.

Apartments/duplexes shall not be permitted in this area. Dwellings shall be positioned and oriented to provide maximum passive surveillance of open space. Development proposals shall have regard to the setting and curtilage of Ballydonarea House, a protected structure.

10.10 AP9: BULLFORD ACTION PLAN

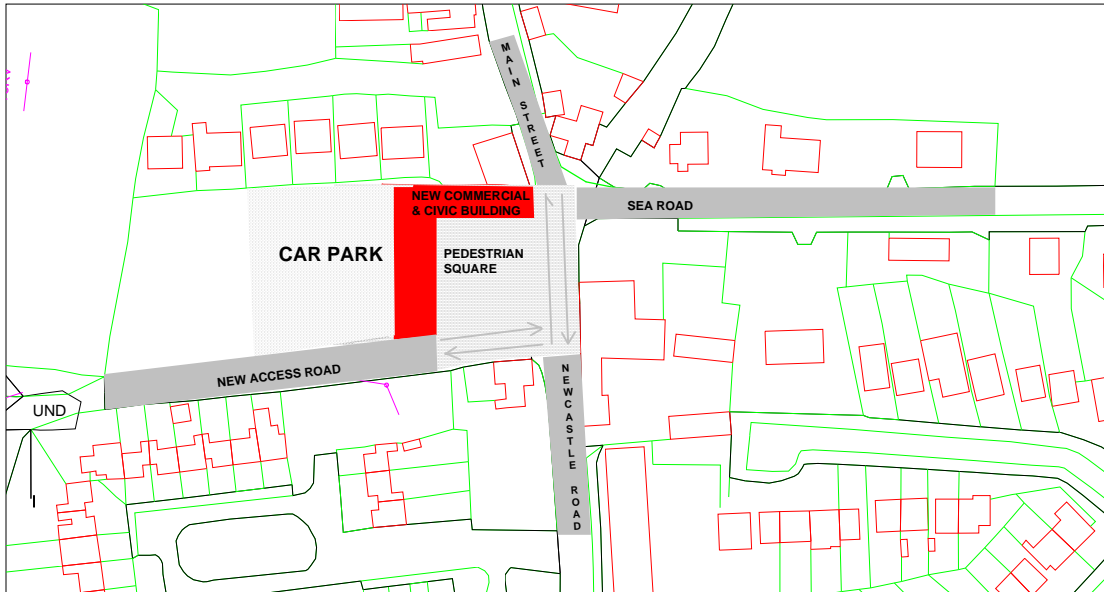
This action plan is located to the west of Main Street, in the townlands of Kilcoole and Bullford, as shown on Map 1. This Action Area measures c. 10ha and includes residential (c. 6.7ha), town centre (c. 2.9ha) and open space zonings.

This Action Area shall be developed as a town centre, residential, community and open space zone in accordance with the following criteria:

- Vehicular access shall be provided from the proposed western distributor road and the east-west linkage to Main Street. Only 50% of development shall be completed before the entire link between Main Street and the Newtownmountkennedy Road has been completed
- Derelict buildings adjoining Main Street shall be removed and a new town square provided. New buildings shall be designed to enclose the new square. An indicative layout of the new town square is indicated in Figure 10.2.
- A town car park shall be provided at an easily accessible and convenient location
- The streetscape south of 'The Breeches' pub shall be reinstated with the provision of a suitable new two-storey development.
- New residential areas shall be developed to the highest standard of design and layout and shall provide for a range of unit types and sizes.

- Denser development may be considered in the area zoned TC, subject to a high quality design and respect for the scale and proportions of existing buildings on the Main Street
- Any development proposals for this Action Area shall include proposals for community uses, as determined through the preparation of a community facilities audit and consultation with the Community and Enterprise Section of the Council
- Land zoned open space can be used as the residential public open space associated with housing development on the site.

Figure 10.2: Possible layout for new town square in Kilcoole



10.11 AP10: SEA ROAD ACTION PLAN

This action plan area is located east of Lott Lane and south of the Wellfield housing development, in the townland of Kilcoole, as shown on Map A. This Action Area measures c. 2ha. An action plan for this area was agreed on 8th November 2012. In summary, this action plan provides for the following:

- A public park of not less than 0.4ha shall be provided. This park shall be located on the northern side of the action area. This public park shall include a playground area. These lands shall be transferred to Wicklow County Council for use as a public park, prior to the construction of any dwelling (s) within the action area lands.
- The remainder may be developed for housing. The optimal location and configuration of this housing area shall be determined following an archaeological assessment of the action area. Furthermore, the design and orientation of the houses shall reflect the setting of the existing church ruin and the future park and in particular, houses shall not back onto the church site, the park or Sea Road.
- Lands at risk of flooding can be used as private open space.
- Access to be provided from Lott Lane and/or Sea Road
- A buffer zone shall be maintained around the existing church site and this area shall be designated a heritage park.

SECTION 11: ZONING

Map A indicates the boundary of the Local Area Plan and the boundary of the settlements of Greystones-Delgany and Kilcoole. All lands located outside the settlement boundaries are considered to be within the rural area. Within these areas planning applications shall be assessed having regard to the zoning objective of the lands and the objectives and standards for the rural area, as set out in the Wicklow County Development Plan.

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. The land use zoning objectives for each zone are as follows:

Table 11.1: Zoning Matrix

RE: Existing Residential	To protect, provide for 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.
R22: Residential	To provide for the development of sustainable residential communities up to a maximum density of 22 units per hectare and to preserve and protect residential amenity.
R17: Residential	To provide for the development of sustainable residential communities up to a maximum density of 17 units per hectare and to preserve and protect residential amenity.
R15: Residential	To provide for the development of sustainable residential communities up to a maximum density of 15 units per hectare and to preserve and protect residential amenity.
R10: Residential	To provide for the development of sustainable residential communities up to a maximum density of 10 units per hectare and to preserve and protect residential amenity.
R5: Residential	To provide for the development of sustainable residential communities up to a maximum density of 5 units per hectare and to preserve and protect residential amenity.
R2.5: Residential	To provide for the development of sustainable residential communities up to a maximum density of 2.5 units per hectare and to preserve and protect residential amenity.
Special R: Special Residential (A, B and C)	To provide for the development of a limited amount of residential development on lands where there are exceptions to the standard residential objectives of the plan. The amount of units permitted on Special Residential Zones shall be in accordance with the objectives set out in 'Section 3: Population and Housing' of this plan.
TC: Town Centre	To protect, provide for, and improve the development of a mix of 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.
VC: Village Centre	To protect, provide for, and improve a mix of village centre services and facilities, which provide for the day-to-day needs of the local community.
NC: Neighbourhood Centre	To protect, provide for, and improve a mix of neighbourhood centre services and facilities, which provide for the day-to-day needs of the local community.

SLC: Small Local Centre	To protect, provide for, and improve a mix of neighbourhood centre services and facilities (between approximately three and five retail/retail service units), excluding supermarkets or premises with a gross floor area greater than approximately 150m ² .
E: Employment	To provide for economic development, enterprise, industry, distribution, warehousing and employment <i>with the exception of lands zoned E in Killincarrig townland, where retail warehousing shall not be permitted.</i>
E1: Employment	To provide for a mix of employment creating development, in accordance with objective EMP4 for this area.
E2 Option Zoning*: Senior Clinical Healthcare Centre and Hotel	To provide for the development of a senior clinical healthcare centre and hotel.
CE: Community and Education	To provide for civic, community, institutional, health, educational facilities and burial grounds.
OS: Open Space	To preserve, provide for and improve public and private open space for recreational amenity and passive open space.
AOS: Active Open Space	To provide for active recreational open space.
AG / GB: Agriculture / Greenbelt¹⁰	To generally protect the open nature and landscape quality of lands, to protect and enhance local biodiversity, and to maintain the primary use of the land for agricultural purposes.
AT: Agri-Tourism	To protect and provide for agri-tourism uses at Glenroe Open Farm. ¹¹
T: Tourism	To provide for the development of an Integrated Tourism/Leisure/Recreational Complex at Druids Glen Golf Club, Woodstock Demesne.
MU: Mixed Use	To provide for the development of a mixed use area, in accordance with objective RES15 for this area, and subject to the agreement of a Master Plan.
PU: Public Utility	To provide for the development of public utilities and services, including all service installations necessarily required by electricity, gas, telephone, radio, television, drainage, water services and other statutory undertakers.
SLB: Strategic Land Bank¹²	To provide a strategic land bank for future phases of development of the settlement after the lifetime of this plan.

* Option Zonings are zonings that will be valid only for the lifetime of the plan.

¹⁰ For the sake of clarity, GB lands form part of the rural area. Planning applications shall be assessed on the basis of the objectives and standards for the rural area, as set out in the Wicklow County Development Plan.

¹¹ Any proposal on AT lands will only be considered on the basis of forming part of an integrated, comprehensive tourism facility, held in single ownership. Residential development is only permissible in this zone in accordance with the rural development policies of the Wicklow County Development Plan.

¹² These lands are identified as potentially being part of the envelope of the settlement with regard to proximity and accessibility to infrastructure. However detailed consideration of these areas and appropriateness for zoning will only be considered after the lifetime of this plan. For the sake of clarity, SLB lands form part of the rural area. Planning applications shall be assessed on the basis of the objectives and standards for the rural area, as set out in the Wicklow County Development Plan.

A zoning matrix is not included in this plan. The development management section of the planning authority shall determine each proposal on its merits, and shall only permit the development of uses that enhance, complement, are ancillary to, or neutral to the zoning objective. Uses that are materially inconsistent with and detrimental to the zoning objective shall not be permitted.

Uses generally appropriate for **residential** zoned areas include houses, apartments, residential open space, education, community facilities, retirement homes, nursing homes, childcare, health centres, guest house, bed and breakfast, local corner shops (subject to objective as set out in this plan), places of public worship, home based economic activity, utility installations and ancillary development and other residential uses in accordance with the CDP.

Uses generally appropriate for **centres** include retail, retail services, health, restaurants, public house, public buildings, hotels, guest houses, nursing/care homes, parking, residential development, commercial, office, tourism and recreational uses including sports uses, community, including provision for religious use, utility installations and ancillary developments for town centre uses in accordance with the CDP.

Uses generally appropriate for **employment** zoned land include general and light industry, office uses, civic amenity, enterprise units, appropriate warehousing, petrol filling stations (as deemed appropriate), public transport depots, open space, community facilities, utility installations and ancillary developments for employment and industry uses in accordance with the CDP.

Uses generally appropriate for **community and educational** zoned land include community, educational and institutional uses include burial grounds, places of worship, schools, training facilities, community hall, sports and recreational facilities, residential institutions, utility installations and ancillary developments for community, educational and institutional uses in accordance with the CDP.

Uses generally appropriate for **open space** zoned land include tourism and recreational uses, community facilities, open space, sports grounds, public utilities, civic amenity and ancillary developments for open space uses in accordance with the CDP.

Many uses exist where they do not conform to the designated zoning objective. When extensions to, or improvements of premises accommodating such uses are proposed, each shall be considered on its merits and permission may be granted where the development does not adversely affect the amenities of properties in the vicinity and does not prejudice the proper planning and development of the area.

Whilst the land-use zoning will give an indication of the acceptability or otherwise of particular uses in particular areas, proposed development will also be assessed in terms of compatibility with the development control guidelines and standards outlined in the Wicklow County Development Plan and this local area plan. Factors such as density, height, massing, traffic generation, public health regulations, design criteria, visual amenity, availability of services and potential nuisance by way of noise, odour and air pollution are also of importance in establishing whether or not a development proposal conforms to the proper planning and sustainable development of an area.