



Draft Greystones-Delgany and Kilcoole Local Area Plan 2013-2019



December 2012

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

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SECTION 1: STATUTORY AND CONTEXTUAL BACKGROUND

1.1 BACKGROUND

At present, the planning strategy for the settlements of Greystones-Delgany and Kilcoole is 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, the Draft Greystones-Delgany and Kilcoole Local Area Plan (LAP) 2013-2019 has been prepared. 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 2010-2012.

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 Wicklow County Development Plan 2010-2016.

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 Newtownmountkenedy 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 Belleview 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 Murrough SPA/SAC/pNHA.

1.5 ROLE AND FUNCTION OF SETTLEMENTS

The Wicklow County Development Plan 2010-2016 sets out the 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 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, 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, Blacklion, Charlesland, Killincarrig and Victoria Road are designated Level 4 Neighbourhood Centres, described as locations providing retail and other community services outside of the core town centre area.</p>	Kilcoole is designated a Level 4 Small Town, serving a local catchment with a range of shopping, including one supermarket/2 medium sized convenience stores (max 1000m ²) and a relatively large number of smaller shops (10-20 indicated in CDP). Generally not considered suitable for discount foodstores.
Economic Development Strategy	<p>Economic function is to be a subsidiary 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>

Infrastructure Strategy	To ensure water services infrastructure is sufficient to cater for the projected population within the plan area. Promote a sustainable land use and transportation policy. Facilitate improvements in local road and transportation infrastructure.	To ensure water services infrastructure is sufficient to cater for the projected population within the plan area. Promote a sustainable land use and transportation policy. Facilitate improvements in local road and transportation infrastructure.
Landscape Categorisation	Greystones-Delgany designated a 'settlement'. Coastal Area of Outstanding Natural Beauty – landscape is of high vulnerability	Kilcoole designated a 'settlement'. Coastal Area of Outstanding Natural Beauty – landscape is of high vulnerability.
Coastal Zone Management Plan	Cell 3/Cell 4 Generally, the objectives aim to protect the coastal amenity of this area.	Cell 5/Cell6 Generally, the objectives aim to protect the coastal amenity of this area.
Environmental Strategy	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. Integrate Appropriate Assessment, Strategic Environmental Assessment and Flood Risk Assessment requirements in the preparation of the LAP.	To ensure the objectives of the plan are consistent with the conservation and protection of the environment, the protection of heritage and heritage and addressing flood risk. Integrate Appropriate Assessment, Strategic Environmental Assessment and Flood Risk Assessment requirements in the preparation of the LAP.

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 on the 3rd October 2011 to upgrade the treatment capacity of the plant to 40,000 p.e. These works are due for completion in early 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 Newtwonmountkennedy 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 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 apace 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 current 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
Census Population Figures			
2002	2002 Census	11,913	2,826
2006	2006 Census	14,569	3,252
2011	2011 Census	17,468	4,049
LAP Population Figures			
2011	2011 Settlement Boundary (Greystones-Delgany LAP 2006-2012, Kilcoole LAP 2008-2014) ¹	17,208	4063
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 CDP 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. 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 (Greystones-Delgany)		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 (Kilcoole)		1402	
2016	4500	2.625	1714	1810	408
2019	4750	2.526	1880	1985	583
2022	5000	2.425	2062	2177	775

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

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 2010-2016, 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.

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 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 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.

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 DART 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.

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

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 distance 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.

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.

Having regard to these type of constraints, the planning authority will limit growth in the amount of housing, on lands zoned 'R2.5: Residential (2.5/ha)' and 'R5: Residential (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.

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 2010-2016, 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.

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 2010-2016.

Under the Strategy, 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, along side 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.

In undertaking the review of the current LAP, regard has been paid to the role and function that that small 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

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.

needs of the plan area up to 2022, an additional 1000m² of convenience and an additional 2000m² 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 awaiting commencement⁶ there is a need for approximately an additional 1,300m² convenience floorspace and 8,000m² of comparison space, to be provided between 2012 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 1000m² 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 the 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 status.

RT3: To promote the development of retailing in the Core Retail Area of Greystones town centre (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 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.

Development proposals not according with the objective to support the vitality and viability of the Core Retail Area must demonstrate compliance with the sequential approach. 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'.

⁶ Including at a minimum (i) 1206m² commercial space at Harbour and North Beach Action Plan (ABP 27.JA0029), (ii) 1528m² convenience and 467m² comparison space for discount foodstore at Mill Road (PRR10/2013), (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.1000m² retail space (PRR07/818, PRR08/1532, PRR12/6094)

⁷ Could extend up to 30

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 Centre.

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 residential 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 from 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 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 be not normally permitted but open for consideration within E, E1 and TC zones. It shall not be permitted at any other location.

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 policy 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 contribute to the improvement of the environmental amenity of all public areas in the plan area through the following ways:

- The creation of quality space 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 material, 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.
- 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.
- Subject to enabling development that meets modern requirements, it is an objective to retain external facades and internal features of interest, where this is possible.

- 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 within the plan area 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 and 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 DART.

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 2010-2016.

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 Zone, Mill / Charlesland Road

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

- Zone 1 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.
- Zone 2 shall be developed for a mix of employment facilities, and may be more appropriate for product based employment facilities.
- The following uses shall not normally be considered but shall be open for consideration, subject first and foremost to compliance with objective RT3 (sequential test) and RT12 (retail warehousing), and to the following
 - (a) Retail warehousing may be considered in Zone 2 in conjunction only with the substantial development of Zone 1 (which is taken to mean a minimum of 10,000sqm high employment density floorspace) and in particular, the development of the roadside frontage of Zone 1 along Mill Road and Charlesland Road
 - (b) 'Town centre' type retailing i.e. individual shops offering both convenience and comparisons goods and retail services may be considered in Zone 1 strictly only where it forms part of a integrated development proposal with lands zoned TC to the immediate east of the site. In no circumstances will any such retail use be permitted in advance of the commencement of similar development on the adjacent TC lands in order to ensure that development occurs in an orderly and sequential fashion.
- 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.

Development on this land shall be subject to the agreement of a Master Plan⁸.

⁸ 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 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 development of tourism and recreational related development within the overall plan area. Tourism and recreational related development shall be located on suitably zoned land within the settlement boundaries of Greystones/Delgany and Kilcoole. Applications for tourism and recreational related developments on zoned land (e.g. Greenbelt lands), outside the settlement boundaries shall be determined on the basis of policies that apply to the rural area, as set out in the Wicklow County Development Plan, 2010-2016, and in particular, TR4 of the CDP.

TOUR2: To promote the development of tourism and recreational 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 recreational 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, and (vi) entertainment/ cultural venues, e.g. restaurants, craft shops, art galleries, family entertainment venues etc.

TOUR3: To support and facilitate, in co-operation with the relevant bodies, the formalisation of a coastal walkway between Greystones-Delgany and Kilcoole and the development of a 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/Recreational 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.

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. 7000 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 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

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:

- 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 settlement, 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 uses 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 Managements, 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	Provide 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, 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	Provision of a long term road objective to provide for an alternative road around Killincarrig Village through Greystones Golf Club, or improving the R761 for pedestrians, cars and cyclists.
RO7	Provide for a local access road to facilitate the development of zoned lands, incorporating the possibility of a future bridge over the Three Trouts Stream to allow for linkage from Mill Road to the R761.
RO8	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 and linkage to Mill Road (RO7) and Eden Gate.
RO9	<p>To provide for the development of a Western Distributor Road to bypass Kilcoole. The southern section of the route shall be developed according to one of the following two options: (i) southern junction of the new road shall be provided at the intersection with Kilcoole Industrial Estate, Creowen and route to extend northwards, or (ii) southern junction of the new road to be provided at the current entrance of Bullford Business Campus and road to extend northwards through the Business Park, including necessary upgrades and widening of the current estate road. As option (ii) poses constraints regarding road alignment and standards of design, option (i) is the preferred option. The development of the road according to option (ii) is subject to the agreement of the planning authority, in conjunction with the Roads Section, pending the preparation of a traffic analysis and design study.</p> <p>The northern section of the route shall be developed, in the long term, according to one of the following two options: (i) linkage to the R761 at Farrankelly, or (ii) linkage to Priory Road to the west of Eden Wood/ Farrankelly Close. It is a long term objective to develop an additional link between R761 intersection with Lott Lane and the Western Distributor Road.</p> <p>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.</p>

RO10	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
RO11	Improvement of Bellevue Hill Road, to include a footpath.
RO12	Upgrading of Priory Road, including the development of a footpath
RO13	Upgrading of Three Trouts Bridge, including widening of bridge and development of footpath.
RO14	Upgrading of Lott Lane, Kilcoole
RO15	Improvement of Sea Road, Kilcoole, including the development of a footpath from Main Street to Kilcoole Train Station.
RO16	Improvement of the R761, from Kilcoole GAA Club to Kilcoole town centre, to include a footpath.
RO17	To improve, subject to further feasibility studies, detail design and traffic impact assessment, the capacity of the R761/new Blacklion junction.

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, recreational and educational 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 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 (ACA's), protected structures and recorded monuments and places.
- Protect listed views and prospects.
- Have regard to the landscape categorizations of Wicklow County Development Plan 2010-2016 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 2010-2016 and the objectives set out for Cell 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 2010-2016.

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 consultation with NPWS 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 (NPWS).

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.

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.

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 2010-2016 and Eastern River Basin District Management Plan 2009-2015. 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 Order (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

Greenbelts

HER10: Within 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 greenbelt areas:

- Greenbelt areas form part of the rural area. As such, the rural development objectives and standards of the Wicklow County Development Plan 2010-2016 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 Chapter 18 of 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 2010-2016 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 Area's (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.
- 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 (proposed)

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 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 be 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 exiting 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 36ha in size. This area shall be developed for a mix of uses including residential, community and open space, in accordance with the following:

- c.31ha 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 typography 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. The 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:

- 18 acre (7.28ha) site for the development of primary and secondary schools.
- 11.5 (4.65ha) acre site for private housing development
- 3 acre (1.21ha) site for social and affordable housing development
- 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/or 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, walkways, signage and seating to form a pleasant and successful outdoor public open space
- Capping and landscaping of the old dump, with planting 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

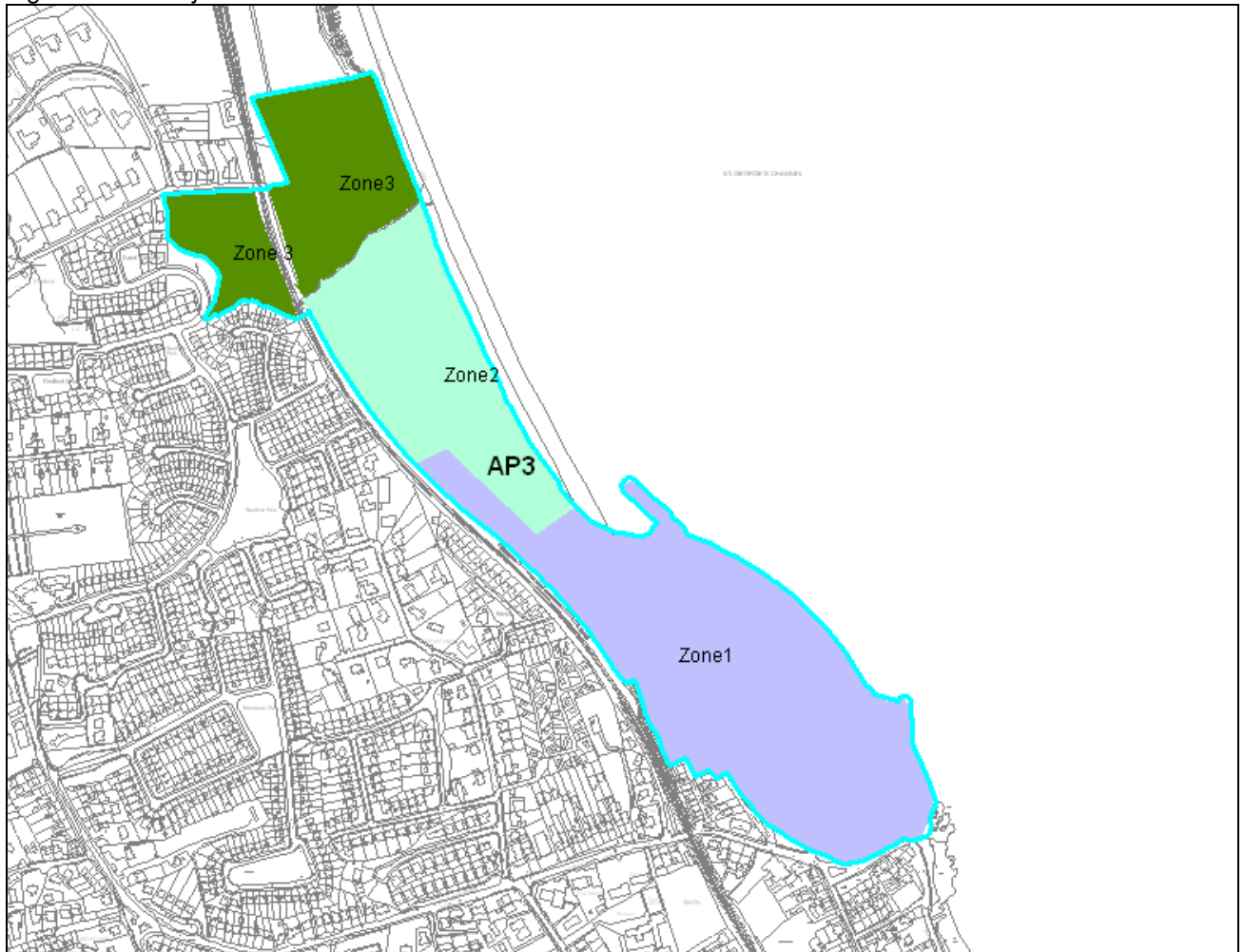
- Provision of coastal protection from the harbour/marina to at least 250m past the Gap Bridge. Cliffs to be re-graded and high level and low level walks with occasional access to the beach provided with appropriate planting on the slopes and sides of the walkways.

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 of 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 11.5 hectare 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 RO8, Section 7 of this plan.
- The residential amenity of existing adjoining properties shall be protected.
- Protection of natural and built heritage, including rivers and trees.

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.

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. The 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.

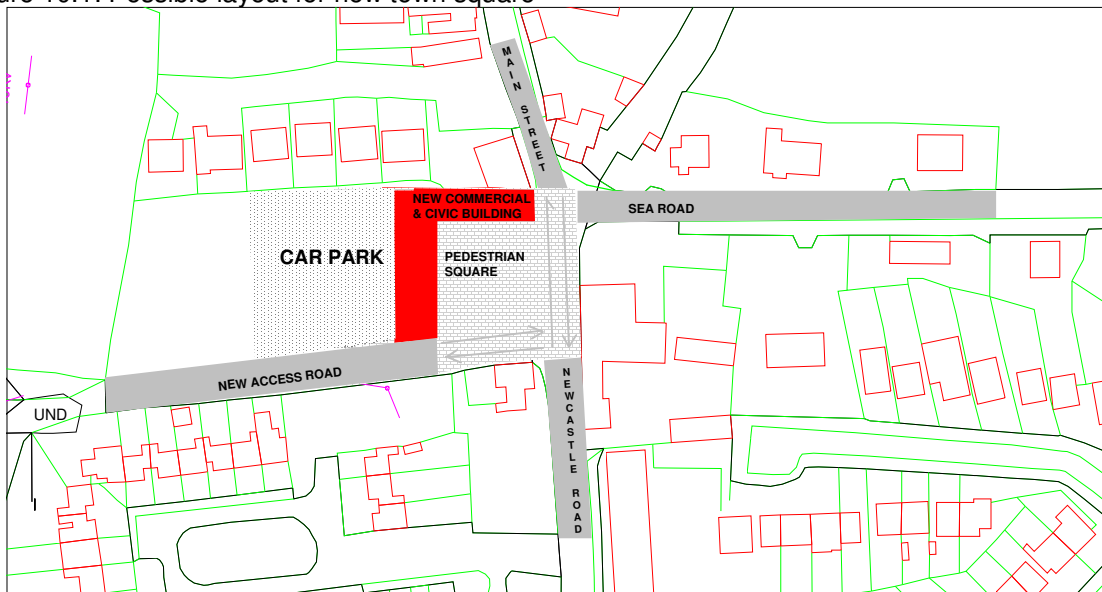
10.10 AP9: BULLFORD ACTION PLAN

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) zonings.

This Action Area shall be developed as a town centre, residential and community 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 10.1.
- 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
- A public riverine park shall be provided along the existing stream on the western boundary of the Action Area. This public park shall be designated a public park, not exclusive to the residents of the development and shall be maintained open at all times. The appropriate layout, design and landscaping of this park shall be determined following consultation with the DoEHLG and Eastern Regional Fisheries Board and in particular, landscaping should incorporate native species planting, any proposed paths should be suitably set back from the riverbank and left unmown so as not to interfere with the riparian zone and night lighting shall not be provided.

Figure 10.1: Possible layout for new town square



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. The 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 2010-2016.

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 provide, 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.
E1: Employment	To provide for a mix of employment creating developments, in accordance with objective EMP4 for this area, and subject to the agreement of a Master Plan.
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.
GB: Greenbelt ¹⁰	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 Bank ¹²	To provide a strategic land bank for future phases of development of the settlement after the lifetime of this plan.

A zoning use table 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, some tourism and recreational 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, 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.

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 2010-2016.

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 2010-2016.

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 2010-2016.

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 2010-2016 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.

APPENDIX A: BACKGROUND ANALYSIS AND CALCULATION OF LANDS REQUIRED FOR PARTICULAR PURPOSES

1. RESIDENTIAL ZONING

Population and Housing Growth

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 1.1 and 1.2 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. 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 occupancy and vacancy rates.

Table 1.1: Greystones-Delgany – Housing Requirements

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

Table 1.2: Kilcoole – Housing Requirements

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

Occupancy Rate

The Regional Planning Guidelines for the Greater Dublin Area 2010-2016 set out a list of occupancy rate targets for each Council area. These occupancy rate forecasts predict an occupancy rate for County Wicklow of 2.56 by 2016 and 2.3 by 2022. The publication of the 2011 census information provides an opportunity to review these projections in light of the most recent information available on household occupancy rates. An analysis of census figures for County Wicklow indicate that the occupancy rate of the county has fallen from 2.9 in 2006 to 2.79 in 2011, representing a decline of .022 per year. Assuming this same rate of decline, it is projected that the occupancy rate of the county will be 2.526 by 2019 and 2.548 by 2022. In determining the amount of land required to be zoned for residential purposes, it has been decided to apply an occupancy rate of 2.425 by 2022, representing a mid way point between the 2.3 and 2.55 projections. This represents the scenario of a lower rate of reduction in the size of households into the future, compared to that projected by the RPGs.

Vacancy Rate

The vacancy rate refers to the level of vacancy within the housing stock. The Regional Planning Guidelines for the Greater Dublin Area 2010-2016 indicates that a standard vacancy rate of 6.5% is to be applied to predictions regarding housing growth. The publication of the 2011 census figures provides the opportunity to determine the actual vacancy rates within the plan area. An analysis of the Small Area Population results indicates that the actual vacancy rate within the plan area¹ is 5.1% in Greystones-Delgany and 5.6% in Kilcoole. Having regard to the high desirability of these locations, within close proximity to Dublin, excellent public transport and roads infrastructure, high quality services and amenities and the lower demand for holiday homes in this area, it is considered appropriate to carry forward the current rates and apply to calculations regarding housing growth up to 2022.

Amount of Zoned Land

Land that is proposed to be zoned for residential use (or mixed use which allows for an element of residential development), to provide for the future growth of Greystones-Delgany and Kilcoole up to 2022 is set out in Table 1.3 and 1.4 below

Table 1.3: Greystones-Delgany – Land to provide for housing growth up to 2022

Location/Description	Zoning	Area (ha)	Estimated potential no. additional units
Coolagad Action Plan			636
Blacklion Action Plan			178
Greystones Harbour and North Beach			358
South Beach Action Plan			120
Killincarrig Action Plan			132
Charlesland Action Plan			350
Farrankelly Action Plan			390
Kindlestown Upper	R5	5.176	26
Kindlestown Upper	R10	4.94	49
Kindlestown Upper	R17	3.746	64
Kindlestown Upper	R22	4.93	108
Kindlestown Upper, Delgany	R22	5.8	100
Little Brook, Kindlestown Upper, Delgany	R22		95
Delgany	R22	8.3	184
Thorndale, Delgany	R22	2.04	33
Delgany	R5	4.97	22
Killincarrig, Mill Road	R22	2.115	46
Charlesland	R17	5.188	84
Burnaby Mill, Killincarrig	R22	5.34	117
Farrankelly	R22	0.76	16
RE Infill			327
TownCentre/ Village Centre/Neighbourhood Centres/Small Neighbourhood Centre			240
Bellevue Demesne	RSpecial		7

¹ Determined on the basis of the plan boundaries of the Greystones-Delgany LAP 2006-2012 and Kilcoole LAP 2008-2014, and having regard to information from the An Post GeoDirectory.

Stilebawn	R2.5 and R5		85
			3767

Table 1.4: Kilcoole – Land to provide for housing growth up to 2022

Location/Description	Zoning	Area (ha)	Estimated potential no. additional units
Ballydonarea Action Plan			161
Sea Road Action Plan			25
Bullford Action Plan			205
Ballydonarea	MU2	4.66	102
Kilcoole	R22	2.4	74
Druids Glen	RspecialC		16
RE Infill			128
TownCentre			40
Kilcoole	R22	0.34	31
			782

The figures set out in Tables 1.3 and 1.4 are indicative of the estimated potential number of additional units that may be provided at any location. These figures are included to provide transparency with regard to the determinations made on the amount of land zoned for residential purposes within the plan area. The figures are not binding on the development management process and should not be used to provide certainty on decisions relating to the development management process. The actual amount of housing that may be permitted on a site shall be determined having sole regard to the proper planning and sustainable development of the area and the objectives set out in this plan and in the Wicklow County Development Plan 2010-2016.

2. EMPLOYMENT AND ECONOMIC DEVELOPMENT

Economic Profile

The plan area benefits from being an attractive environment for the development of employment opportunities. These benefits include high quality transportation links, access to a large and high quality skills base, a quantity of serviced and zoned land, an attractive urban environment and high quality telecommunications and broadband infrastructure. Notwithstanding this, it is well acknowledged that the amount of employment generating investment has fallen short of the area's significant potential. This matter is particularly acute in Greystones-Delgany, where a large land bank of IDA land has remained largely vacant over a number of years. This contrasts with Kilcoole, where there has been a higher uptake in the development of employment zoned land, with the more recent development of the Bullford and Network business estates.

For the purposes of analyzing the employment characteristics of the area, the CSO place of work data known as POWCAR data was used to assess employment within the area. Unfortunately, POWCAR results from the 2011 census are not yet available and therefore use must be made of the 2006 data. Data from 2006 provides an indication of the employment capacity and potential of the plan area, as this was a time during which the area would have experienced high employment. In summary, the data indicates the following:

- The 'jobs ratio'² of Greystones-Delgany was 23% in 2006 (i.e. 1671 of the resident population of Greystones-Delgany indicated that their place of work was Greystones-

² The Jobs Ratio is the ratio of the number of jobs in any given geographical area compared to the number of people in the labour force living in that same area. In 2006, the jobs ratio in County Wicklow was 46%.

- Delgany). The settlement is home to a significant number of people who work in 'people based' employment as employers and managers, lower professional and non-manual positions, who are working in jobs located mainly outside of the settlement, most likely, within the Dublin metropolitan area.
- The 'jobs ratio' of Kilcoole was 19% (i.e. 320 of the resident population of Kilcoole indicated that their place of work was Kilcoole). Most people within the settlement work within the employment categories of commerce, education, health, social work and 'other' and there is generally a broad skills base in the area including people employed within the groupings of non-manual and employers/managers, followed by manual skilled, lower professional and semi-skilled groupings.

Role and Function

The Economic Development Hierarchy of the Wicklow County Development Plan 2010-2016 sets out the strategy for the economic development of all settlements of the county. Under the strategy, the economic function of Greystones-Delgany is to be an attractor for inward investment, targeting foreign and local investment, in a range of 'people' and 'product' based industries. Kilcoole is to perform an economic function as an attractor for local investment in mainly 'product intensive' industries, with some 'people' emphasis. Both settlements are to enhance opportunities for local indigenous enterprise and are to maximise potential associated with their strategic location on the N/M11 transportation corridor.

In addition to the above, regard shall also be paid to the economic development strategy for the area as set out in the Regional Planning Guidelines for the Greater Dublin Area 2010-2022, and the role of Greystones being part of the Bray/Cherrywood/Greystones Core Economic Area. In general, the economic links between these areas are to be strengthened and economic development is to be focused on attracting high technology manufacturing/ services/ knowledge based sector, building on the economic dynamism and potential associated with its strategic location in the metropolitan area of GDA and the promotion of high density employment uses.

Jobs Ratio Target

It is an objective of the Wicklow County Development Plan 2010-2016 to increase the overall jobs target within the county from 46% in 2006 to 70% into the future. In order to contribute to the overall increase in the county jobs target, and having regard to the function of the settlements of Greystones-Delgany and Kilcoole as level 2 and level 5 growth towns, it is appropriate to aim to increase the jobs ratio by c. 100% in each settlement, such that the jobs ratio in Greystones-Delgany is to increase from 23% to 50% and the jobs ratio in Kilcoole is to increase from 19% to 40%. This will require the number of jobs in Greystones-Delgany to grow from c.1671 in 2006 to a target of c.6000 jobs into the future. Similarly, it is a target for the number of jobs in Kilcoole to grow from c.320 in 2006 to a target of c. 1000 jobs into the future. In considering these targets, regard should be paid to the fact that such a substantial targeted increase in jobs numbers is a long term objective of the Council, likely to extend beyond the lifetime of this plan. Notwithstanding this, this plan has been framed with these targets in mind.

Employment Zoning

There is a need to ensure that sufficient zoned employment land is available throughout the lifetime of the LAP and beyond to meet anticipated needs and to allow for an element of choice. As with the approach undertaken in determining the amount of land zoned for residential use, to ensure continuity of supply, this plan provides enough zoned land to meet the employment needs of the plan area for the next nine years. In this way, the plan provides for sufficient zoned land to meet not just the expected demand arising within the LAP period of six years, but will also provide for the equivalent of three years demand beyond the date on which the current plan ceases to have effect. Accordingly, under this plan, there is a sufficient amount of employment land zoned to ensure that there are no planning impediments to employment expanding up to 6000 jobs in

the settlement of Greystones-Delgany and of up to 1000 jobs in the settlement of Kilcoole, by 2022.

Employment Zoning – Greystones-Delgany

There is a total jobs requirement of 6000 jobs within the Greystones-Delgany by 2022. Having regard to information from POWCAR, it is considered that there is potential for at least 1671 jobs within the town. These 1671 jobs are allocated to land that is already developed as an employment facility, on either employment zoned or non-employment zoned land, in uses including for example town centre, commercial, tourist, community, residential institutions, cultural use. Taking account of opportunities for intensification of use at these existing facilities and the jobs potential arising from new non-employment zonings including community and town centre zonings, it is estimated that there is potential for the creation of at least an additional 250 jobs through these means.

Taking account of the above, there is therefore a need to provide greenfield employment zoned land for 4079 jobs. Based on employment density assumptions regarding average plot ratio and amount of floor area per employee per use of employment type, Table 2.1 sets out information on lands zoned to provide for the employment needs of the settlement up to 2022. There is an estimated maximum jobs potential for 4510 jobs on greenfield sites.

Lands to the north of the E1 zone at Killincarrig are prioritized for the development of high density people based employment having regard to this strategically important location within approximately 10 minutes walking distance of the DART and town centre facilities. In contrast, it is anticipated that lands at all other locations could accommodate a mixture of employment opportunities ranging from people and product based employment. All land zonings are located along the R774 (Farrankelly/ Charlesland Road), which provides direct access to the N/M11 corridor.

Table 2.1: Employment Zoned Land in Greystones-Delgany

Name	Undeveloped Area (ha)	Assumption	Maximum Jobs Potential
E1 zone, Killincarrig	7.2 (zone 1)	X 0.75 plot ratio= $x.x/25m^2$ ³ per employee	2160
	4.1 (zone 2)	X 0.5 plot ratio= $x.x/50m^2$ ⁴ per employee	410
E zone, Killincarrig (including east of swimming pool)	c.12.75	X 0.5 plot ratio= $x.x/50m^2$ per employee	1280
E zone, Charlesland	6.607	X 0.5 plot ratio= $x.x/50m^2$ per employee	660
Total			4510

³ Assuming land is used for 'people-based' employment including offices.

⁴ Assuming land is used for mixture of people and product based employment.

Employment Zoning – Kilcoole

There is a total jobs requirement of c. 1000 jobs within Kilcoole by 2022. Having regard to information from POWCAR, it is considered that there is potential for at least 320 jobs within the town. These 320 jobs are allocated to land that is already developed as an employment facility, on either employment zoned or non-employment zoned land, in uses including for example town centre, commercial, tourist, community, residential institutions, cultural use. Taking account of opportunities for intensification of use at these existing facilities and the jobs potential arising from new non-employment zonings including community and town centre zonings, it is estimated that there is potential for the creation of at least an additional 50 jobs through these means.

Taking account of the above, there is therefore a need to provide greenfield employment zoned land for 630 jobs. Based on employment density assumptions regarding average plot ratio and amount of floor area per employee per use of employment type, Table 2.2 sets out information on lands zoned to provide for the employment needs of the settlement up to 2022. There is an estimated maximum jobs potential for 650 jobs on greenfield sites

It is assumed that employment zoned lands in Kilcoole will mainly accommodate product based employment, with some people emphasis. All land zonings have easy access to the roads network, with links to the N/M11 corridor. It is a long term objective of the Council that lands at Bullford will provide for the development of the Western Distributor Road, which will enhance the road network of the area through the provision of a by-pass of the town centre and enhanced linkage to the Southern Access Route, Greystones.

Table 2.2: Employment Zoned Land in Kilcoole

Name	Undeveloped Area (ha)	Assumption	Maximum Jobs Potential
E zone, Ballycrone	4.4	X 0.5 plot ratio=x.x/100m ² ⁵ per employee	220
E zone, Creowen	1.3		70
E zone, Bullford	7.2		360
Total			650

4. SOCIAL INFRASTRUCTURE

Role and Function

In accordance with the Wicklow County Development Plan 2010-2016, the plan must ensure that sufficient lands are reserved for social and community uses in line with the future development of the area. The Community Facilities Hierarchy, as set out in the development plan, provides an indication of the types of community facilities that should be provided for a population. While Greystones-Delgany is within level 1 (population range 15,000 – 30,000) and provides a broad range of community facilities, it is noted that Kilcoole is positioned within level 3 (population range 2,000-7,000) of the hierarchy which provides a narrower spectrum of facilities. In addressing infrastructural shortfalls regard shall be paid to the catchment of each settlement and the need to avoid unnecessary and inefficient duplication of services within the area.

Planning for Schools

Perhaps the most important element of social infrastructure that is required to be provided in tandem with the targeted growth of the settlements of Greystones-Delgany and Kilcoole, is the provision of primary and post-primary education facilities. The following analysis of current and projected education need is prepared in accordance with advice received from the Department of

⁵ Assuming land is used for mainly product based employment, with some people emphasis.

Education and Skills, which calculates the extent of primary and post primary need, based on the following assumptions:

- 12% of the population at any given time is of primary school going age.
- 8.5% of the population at any given time is of post primary school going age.
- At primary level, school accommodation is calculated on the basis of a pupil teacher ratio of 28:1.
- New primary school buildings are generally provided in multiples of 8 classrooms. A new school ranging in size from 8-16/16-24 classrooms requires 1.14/1.6ha.
- New post primary schools require 4.86 ha.
- Land take for schools can be reduced through options including multi-campus school arrangements and sharing of school and community facilities.

Primary Education – Greystones-Delgany

There are seven primary schools located within the settlement of Greystones-Delgany. Details pertaining to the current and long term capacity of these schools is set out in Table 4.1 below. Enrolment figures for 2011 indicate that 2,309 pupils are attending the school, representing 13.4% of the settlement's total population of 17,208. Considering that the Department estimates that approximately 12% of a total population is of primary school going age, it is clear that the primary schools in the settlement provide for a wider catchment than the settlement. In this regard, it should be noted that St. Patrick's National School and Delgany National School serve a catchment that includes the Church of Ireland parishes of Greystones and Delgany including the areas of Kilcoole, Kilmurry, Drummin, Kilpedder, Rathdown Upper and Kilquade.

Assuming the continuation of the current trend, it can be assumed that in 2022, there will be a requirement for 3,216 primary school places in the settlement of Greystones-Delgany. Having regard to the long term capacity of the current schools, there is a requirement to provide extra school capacity for 344 places. Having regard to the remoteness of new housing areas of Charlesland, Eden Gate and Farrankelly to existing schools, it is considered that a new school should be located in this area, to serve this population. As such the plan provides for the reservation of land or a new primary school on lands zoned at Charlesland (see AP7: Charlesland Action Plan).

Table 4.1: Current capacity of primary schools in Greystones-Delgany

School	Total enrolment 2011/12	Current amount of mainstream classrooms	Long term enrolment
St. Brigid's National School	472	20	472 assuming currently at capacity
St. Kevin's National School	499	18	499 assuming currently at capacity
St. Lawrence's National School	561	20	561 assuming currently at capacity
St. Patrick's National School	227	8	227 assuming currently at capacity
Delgany National School	217	8	217 assuming currently at capacity
Greystones Educate Together	211	8	448
Gaelscoil na gCloch Liatha	122	8	448
Total	2309		2872

Primary Education – Kilcoole

Kilcoole Primary School is the only primary school in Kilcoole. The school was established in 2010 and is spread over two sites following the amalgamation of St. Anthony's B.N.S. and St. Brigid's G.N.S. Details pertaining to the current and long term capacity of this school is set out in Table 4.2 below. In 2011 there were 432 pupils enrolled in the school. Based on a settlement population of 4,063, this represents 10.6% of the total population. Considering that the Department estimates that approximately 12% of a total population is of primary school going age, it would appear that not all children from within Kilcoole are attending school within the town. It is likely that this is due to combined reasons including the fact that the school is currently at maximum capacity and the likelihood that a number of students are attending schools outside the area, namely within Greystones-Delgany where there is a wider range of school types.

While it is noted that a certain proportion of children from Kilcoole attend school in Greystones-Delgany area, particularly having regard to the fact that Kilcoole is included within the catchment of the Church of Ireland schools (Delgany Parish); it is also noted that Kilcoole itself serves a hinterland catchment which includes Newcastle, Kilpedder etc. In addition, Gaelscoil na Gloch Liath and Greystones Educate Together provide alternative education choices for Kilcoole residents.

Having regard to the above factors, it is reasonable to consider a population of approximately 7,000 people for the 2022 primary education catchment area⁶. Based on this projected population, 840 primary school places will be required for Kilcoole. Having regard to the capacity of Kilcoole Primary School, there is a need to provide an additional 408 school places. It is therefore considered necessary to reserve sufficient land in this area for one new school. Under this plan, lands north of the Holy Faith Convent are zoned to accommodate a new primary school.

⁶ 2022 target populations for Kilcoole and Newcastle is 5000 and 1750 respectively. An additional 250 people represents potential estimated growth.

This plan also allows for the development of the school at an alternative location adjacent to Colaiste Chraobh Abhann.

Table 4.2: Current capacity of Primary Schools in Kilcoole

School	enrolment 2010/11	Current amount of mainstream classrooms	Long term enrolment
Kilcoole Primary School	432	16	432 (assuming currently at capacity)

Post-Primary Education – Greystones-Delgany and Kilcoole

Having regard to the fact that secondary schools generally serve a wider catchment than primary schools, the desire to have a variety of patronage/ethos options within the area, and the relatively short travel distance between the two settlements, a combined assessment of post-primary school provision has been undertaken.

There are two post primary schools within the plan area – Colaiste Chraobh Abhann, located in Kilcoole and St. David's Holy Faith secondary school, located in Greystones. The overall catchment for post-primary school provision within the plan area includes not only the population within the settlements of Greystones-Delgany and Kilcoole, but also the greater catchment of Newcastle, Newtownmountkennedy, Kilpedder and Kilquade areas. Not accounting for this wider catchment, it is well acknowledged that there is a severe shortfall in the amount of post-primary school places available in the area. This shortfall is particularly acute in the case of Greystones-Delgany, whereby, based on current figures, approximately 67% of the settlement's population has no option but to attend secondary school outside the area. In this regard, it should be noted that the Department of Education and Skills are to build a new post-primary school at Blacklion, with maximum long term capacity of between 750-1000 pupils.

Details pertaining to the current and long term capacity of post-primary schools in the plan area is set out in Table 4.3 below. This post-primary educational needs assessment up to 2022 is based on a catchment of approximately 32,750⁷. Assuming that 8.5% of the population at any time require post-primary places, there is a requirement to provide schools for 2,783 students. Taking account of current schools in the area including the proposed new school at Blacklion, current and future provision is made for approximately 1,831 students. Based on these assumptions, there is therefore a shortfall of approximately 952 places within the area.

It is also noted that there may be opportunities for the extension of existing and future schools in the plan area. While these possible extensions could further increase the long term capacity of the three post-primary sites, it is not likely that an additional c.1000 places can be provided through these means. In light of this, it is considered prudent to reserve an additional site for a post primary school in this area. This plan reserves land at Charlesland for the development of a post-primary school (see AP7: Charlesland Action Plan). Additional land has been zoned, adjacent to Colaiste Chraobh Abhann to provide for the future expansion of this school.

⁷ 2022 target populations for Greystones-Delgany is 24,000, Kilcoole is 5000, 1750 for Newcastle. An additional 2000 people represents potential estimated growth from other areas including some from Newtownmountkennedy. The 2022 target population for Newtownmountkennedy is 7,500. Provision is made in the Newtownmountkennedy LAP 2008-2014 for the development of a post-primary school at Moneycarrol.

Table 4.3: Current and future post-primary school provision Greystones-Delgany and Kilcoole

School	Total enrolment 2011/12	amount of Mainstream Classrooms	Long term enrolment capacity
St. David's Holy Faith Secondary School	479	27	479
Colaiste Chraobh Abhainn	602	-	602
New school Blacklion			750
Total			1831

Community Buildings

There is a growing demand for the provision of community buildings in Greystones-Delgany and Kilcoole. At present, community space is provided in a range of facilities. Community buildings within Greystones-Delgany includes Shoreline Leisure, Charlesland Community Centre, the parish centre at St. Patrick's Church, the parish centre at Holy Rosary Church, the Presbyterian Church hall on Trafalgar Road, hall at Christ Church in Delgany, facilities at the Masonic Hall on Hillside Road, two Scouts Dens and Greystones Studios. Within Kilcoole, facilities are provided in the parish centre (Scouts Den) and St. Patrick's Hall (the Foresters' Hall). It is well acknowledged that there is a shortfall of quality community space within Kilcoole. While there are a number of community space options in Greystones-Delgany, it is noted that there is a shortfall of non-commercial facilities that are financially and geographically accessible to all sectors of the community.

Having regard to projected growth in both Greystones-Delgany and Kilcoole, there is a need for additional facilities in both settlements. Objectives are included within the plan to provide for the development of new and improved community buildings. In particular, SOC13 and SOC14 provide for the development of community facilities within Kilcoole at AP9: Bullford Action Plan and as part of large scale town centre developments. In addition, SOC15 provides for the development of a community building to be provided within AP1: Coolagad Action Plan in Greystones.

5. ACTIVE OPEN SPACE

Active Open Space – Greystones-Delgany and Kilcoole

Active Open Space (AOS) will be provided in the plan area 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. A variety of different types of AOS is required to be provided in the plan area so that 66.7% is for outdoor sport and recreation space (e.g. pitches and public parks), 25% for casual play space (e.g. 'kick-about' areas/ informal open space within housing areas) and 8.3% for equipped play space (e.g. playgrounds and Multi-Use Games Areas (MUGAs)). Based on these requirements, Table 5.1 sets out the AOS requirements in the plan area up to 2022.

Table 5.1: 2022 Active Open Space Requirements in Greystones-Delgany and Kilcoole

	Greystones-Delgany	Kilcoole
2022 Target Population	24,000	5,000
Required AOS	57ha total 38 ha outdoor sport and recreation 14ha casual play space 4.7ha equipped play space	12ha total 8ha outdoor sport and recreation 3ha casual play space 1 ha equipped play space

In planning for the future AOS needs of the area, the following assessment particularly focuses on the requirements for outdoor sport and recreation and equipped play space. As casual play space in the form of public open space is provided as a matter of course in all applications for residential development, it is considered that the requirement of 14ha in Greystones-Delgany and 3ha in Kilcoole, will be provided through the application of the quantitative standards for public open space requirements in the assessment of planning applications for residential development through the development management process.

While the assessment of AOS needs in the area ensures that each settlement is provided with the required AOS, regard is paid to the inter-sharing of AOS within the overall plan area including Greystones-Delgany and Kilcoole. In particular, the equipped play facilities at Shoreline Sports Park are located at an accessible location between the settlements, to the benefit of both populations. In addition, it is noted that while there are five golf clubs in the area, these golf clubs are a particularly exclusive form of AOS and are not included in the AOS calculations.

Outdoor Sport and Recreation

In order to provide for the 2022 target populations, there is a requirement to provide 38ha and 8ha of land for outdoor sport and recreational uses in Greystones-Delgany and Kilcoole respectively. Tables 5.2 and 5.3 provide details of lands that are currently in use as outdoor sport and recreation facilities and provide details of lands that are reserved under this plan for future outdoor sport and recreation facilities. Land reserved for the future development of outdoor sport and recreation facilities are located in order to maximize the geographic spread of facilities in the area and to maximize accessibility to housing and transportation routes. As evidenced by this information, acceptable provision is made under this plan for the development of outdoor sport and recreation facilities within the Greystones-Delgany and Kilcoole settlements, to provide for needs up to 2022.

Table 5.2: Current and future planned outdoor sport and recreation provision in Greystones-Delgany

Location	Outdoor Sport and Recreation	Approximate Area (ha)
Knockroe	Shoreline Sports Park, Charlesland (athletics track and pitch)	5
Killincarrig	Greystones Lawn Tennis Club	1.74
Killincarrig	Eire Og Greystones GAA Club (including AOS land adjoining)	4.6
Killincarrig	Greystones Rugby Football Club	6
Killincarrig	Greystones United Football Club	3.7
Rathdown Lower	Greystones AFC	0.69
Burnaby Park	Public Park and Bowling Green	1.64
AP5: Killincarrig Action Plan	Objective for AOS	1.7
AP3: Greystones Harbour and North Beach Action Plan	Public park (planned)	c. 5 (public park) + c.6 (heritage park)
AP6: Farrankelly Action Plan	Objective for AOS	4.5
AP1: Coolagad Action Plan	Public park/ AOS	2
Total		42.5

Table 5.3: Current and future planned outdoor sport and recreation provision in Kilcoole

Location	Outdoor Sport and Recreation	Approximate Area (ha)
Woodstock Demesne	Kilcoole GAA	3.5
Knockroe	St. Anthony's FC	2.74+c. 2ha additional
AP8: Ballydonarea Action Plan	AOS	3
AP10: Sea Road Action Plan	Public park	0.64
Total		12

Equipped Play Space

In order to provide for the 2022 target populations, there is a requirement to provide 4.7ha and 1ha of land in Greystones-Delgany and Kilcoole respectively. Tables 5.4 and 5.5 provide details of lands that are currently in use as an equipped play space and provide details of lands that are reserved under this plan for the development of future equipped play space. This plan provides for the development of a significant amount of new equipped play space within the settlements of Greystones-Delgany and Kilcoole.

Particular focus has been paid to ensure that facilities are provided at a variety of locations so that children in particular have access to playgrounds within close distance of their homes. While it is acknowledged that the allocations in Kilcoole fall short of the 1ha requirement, due regard needs to be paid to the fact that the Shoreline Sports Park in Charlesland is within extremely close proximity of Kilcoole. In order to further increase accessibility to the facility from Kilcoole, an objective is included in this plan to provide for the development of a pedestrian/cycle route ('greenroute'), providing an alternative transportation link between the facility and Kilcoole.

Taking account of the above, it is considered that acceptable provision is made under this plan for the development of equipped play space within the Greystones-Delgany and Kilcoole settlements, to provide for needs up to 2022.

Table 5.4: Current and future planned equipped play space in Greystones-Delgany

Location	Equipped Play Space	Approximate Area (ha)
South Beach	Playground site	0.2
Charlesland	Shoreline Sports Park (MUGA/playground/ skatepark area)	3
AP5: Killincarrig Action Plan	MUGA	1
AP1: Coolagad Action Plan	MUGA/ playground	2
AP4: South Beach Action Plan	Adult gym	0.2
Total		6.4

Table 5.5: Current and future planned equipped play space in Kilcoole

Location	Equipped Play Space	Approximate Area (ha)
MU2 zone	playground	0.2
AP10: Sea Road Action Plan	playground	0.2
Total		0.4

6. TOURISM

Tourism Assets

The Greystones-Delgany and Kilcoole area is rich in natural and built assets which are within easy reach of Dublin and a wealthy market of both local and international visitors. Key assets in this area include:

- An exceptionally attractive coastal setting. In this respect, the Cliff Walk between Greystones and Bray is a well known and popular walk within the wider area and is a significant draw for day-trippers. In addition, the Murrough in Kilcoole is a popular coastal amenity for walkers and bird-watchers. South Beach in Greystones has been awarded Blue Flag status in recognition of high water quality, amenities and environmental management.
- There are a number of golf courses in the area including Kilcoole Golf Club, Greystones Golf Club, Delgany Golf Club and Charlesland Gold Club. Druids Glen Golf Club and Resort is an award winning and prestigious resort, offering tourist accommodation and recreational services to both locals and visitors.
- The Greystones Harbour and North Beach development project is currently underway. The harbour and slipways have been opened to the public. The project also provides for the development of a marina and facilities for clubs, sailing schools and associated commercial and cultural uses overlooking the development. The harbour and slipways are already proving to be a significant draw in the area for touring campervans, day trippers and locals alike.
- Glenroe Open Farm, Kilcoole is a popular family tourist attraction.

To provide for the development of tourism, land is zoned for tourism uses at Druids Glen and Glenroe Open Farm. In addition, tourism and recreational type activities can develop at a variety

of locations. Objective TOUR4 provides for the development of a hotel within the settlement of Greystones-Delgany.

APPENDIX B: LAP HERITAGE FEATURES

1. PROTECTED VIEWS AND PROSPECTS

Table 1.1: Protected Views and Prospects

V1	The view of Bray Head, Little Sugar Loaf and the higher reaches of the Great Sugar Loaf from the eastern parts of harbour area, i.e. eastern pier and higher lands immediately south of the pier (location of anchor landmark), with the built up part of Greystones in the foreground.
V2	Views southwards at the 'Horse and Hound' in Delgany Village towards Drummin Hill.
V3	The views seaward from Cliff Road, Rathdown Upper
V4	View from R761 north of Greystones - View northwards to Bray Head and view southwards of sea and built up area of Greystones.
V5	View from R761 Windgates Coast Road of Bray Head
V6	View from Cliff Road Windgates of coast, Greystones and foreground of Bray Head
P1	The prospect seaward from Marine Road, Greystones
P2	The prospect of the coast and sea from the R761 from the junction with the Southern Access Route northwards to the northern boundary of Glenbrook.
P3	The prospect seaward from the R761 north of Redford.

2. TREE PROTECTION OBJECTIVES

T01	Coolagad, Trees in vicinity of farmstead
T02	Delgany, Bellevue Demesne
T03	Delgany Village, western end of village, including Stylebawn House and Hillside House
T04	Delgany Village, trees on ground of 'Glenair'
T05	Delgany Village, the Old Rectory
T06	Delgany, Farrankelly, line of Scots Pine trees
T07	Delgany, Stilebawn
T08	Greystones, Burnaby Park
T09	Street trees (mainly sycamore and horse chestnut), Church Road, Greystones
T10	Greystones, Church Lane; mature conifers in large private gardens
T11	Greystones, The Mill, Mill Road
T12	Greystones, Mill Road, group of Scots Pine in vicinity of GAA grounds
T13	Greystones, Mill Road, group of Scots Pine on grounds of Rugby Club
T14	Greystones, Portland Road
T15	Greystones, Quarry Road
T16	Greystones, St. Vincent Road
T17	Greystones, Whitshed Road
T18	Greystones, Burnaby, group of mature trees in private garden
T19	Killincarrig, Treeline of Scots Pine
T20	Killincarrig, trees on grounds of private dwelling
T21	Killincarrig, group of trees to edge of open space
T22	Killincarrig Village, trees on grounds of private dwelling
T23	Killincarrig, group of Scot's Pine to the west of the park and ride facility
T24	Killincarrig, treeline of Scots Pine and Ash; running from Mill Road southwards to the Sewage Treatment Works
T25	Kindlestown Road, hedgerows and trees lining edges of road
T26	Kendalstown Rise, clumps of mature mixed woodland in open space and on private gardens
T27	Kindlestown, Glencarrig, groups of mature broadleaf trees on the grounds of private dwellings.
T28	Greystones Golf Club, group of mature Beech, Chestnut

T29	Line of trees, Drummin East
T30	Line of Scots pine on hill east of Drummin
T31	Mature deciduous trees to the front of the Catholic Church, Kilcoole
T32	Mature deciduous trees to rear and side of Convent grounds, Kilcoole

3. ARCHITECTURAL CONSERVATION AREAS (ACA's)

3.1 DELGANY VILLAGE ACA

Location and history

The Delgany Village ACA comprises the larger part of the existing village core, from the old water pump on the western end to Christchurch on the eastern end. The village of Delgany predates Greystones as an urban centre. The tight clustering of late 18th and early 19th century buildings within Delgany, radiating from a much earlier monastic core, explains the S shaped street pattern that remains today and lends a distinct and strong village character.

Protected Structures

- 08-08 Old Graveyard
- 08-09 Health Centre
- 08-10 Delgany Inn, Public house
- 08-11 Old School House
- 08-12 Hand pump
- 08-13 Main Street, Wicklow Arms, Public house
- 08-14 Main Street, Arts and Crafts house
- 08-16 Christchurch Church of Ireland
- 08-18 Old Rectory
- 08-19 Malvern, Dwelling House
- 08-73 Stylebawn House

Character

The character of Delgany Village is of local historical interest containing many historical buildings and features. The village is also of considerable social and cultural interest within the settlement of Greystones-Delgany and Kilcoole as a distinctive and attractive place.

The buildings within Delgany Village do not follow any formal geometric layout, but rather adhere to the contours of the land and the alignment of the old roads. The southern edge of the village street is largely undeveloped and open with some views to the south through and over wooded lands.

The village of Delgany is set on steep slope which rises up from the Three Trout's Valley. The village buildings are principally located on the northern side of the street with south facing aspect overlooking the Three Trout's Valley. The ground rises to the north behind the village.

Many of the buildings sit on large plots with considerable lands to the rear. Some of these lands are currently used for off-street parking or consist of large private gardens. The burial ground associated with Christ Church, Delgany is a Recorded Monument and represents an important publicly accessible green space in the village. Stylebawn House, The Rectory and Westgate have notable private gardens.

The ensemble of buildings does not represent a limited or homogenous style, but a diverse yet harmonious collection of rubble wall and rendered two storey buildings in a vernacular style. The village contains a number of Victorian style shop fronts that were inserted into the original

elevations. The two churches were constructed of cut stone with high degrees of ornamentation in a gothic revival style.

The typical material and construction techniques are summarised below:

- The compositions of narrow sash windows set within rendered and dash facades.
- Eaves and frames of fenestrations and doors painted black or white.
- Buildings are predominantly two storey structures with single pitched roofs hipped at the ends.
- Use of dark slate.
- Religious buildings are constructed of cut limestone.
- Many buildings directly abut or open onto the footpath.
- Boundaries where present consist of rubble walls rendered and generally unpainted.

The existing mature trees, in particular those on the northern slope of the Three Trouts Stream Valley and at the western entrance to Delgany also contribute significantly to the village character and create a pleasant wooded backdrop.

The tall rubble built wall enclosing the boundary of the rectory is a prominent feature on the streetscape of the village and emphasises the village's historic S shaped curved street layout. There are some extant granite kerbs along footpaths which may be contemporaneous to the older buildings. The implementation of a holistic scheme of environmental improvements would add to the conservation and appreciation of the heritage of Delgany Village.

Views

The local area plan contains objectives for the preservation and protection of the following views:
V2: Views southwards at the 'Horse and Hound' in Delgany Village towards Drummin Hill.

The views from the village southwards are intrinsic to the character and heritage of Delgany Village and should be protected.

Conditions of built fabric

Protected structures within the village are generally in excellent condition. However a prevalent trend has been the replacement of timber frame sash windows with uPVC framed windows.

3.2 CHURCH ROAD ACA

Church Road was laid out by the La Touche Estate during the latter half of the 19th century. Church Road connected the railway station with the old road from Blacklion to the Harbour.

Protected Structures

- 08-24 Public Library
- 08-32 Killincarrig Road, Letter box
- 08-26 Killincarrig Road, 'Nature's Gold', House and shopfront
- 08-27 Killincarrig Road, 'Ireton', House and shopfront
- 08-63 Church Road, Railway Station

Character

The buildings on Church Road are formally arranged in rows following the alignment of the road. The historic character is that of a Victorian seaside town. The Church Road area is of considerable local historical and cultural interest, representing the nucleus of the historic seaside town and consisting of a planned and coherent ensemble of period buildings. The property or plot

subdivisions consist of deep sites with narrow street frontages this lends to Church Road a consistent grain of building size, scale and a consistent visual rhythm of facades. The topography of Church Road rises gently, climbing from south to north as one approaches St. Patrick's Church.

The southern end of the ACA overlooks Burnaby Park a substantial green space with a bowling green. The northern end of Church Road is distinguished by mature trees planted in the verge of the road.

From Church Road looking northwards there are framed views of Bray Head. From the southern end of Church Road there are views of the sea. These views are intrinsic to the amenity and character of Church Road, linking the street with its wider landscape and coastal context.

The architectural character of Church Road is characterised by:

- Buildings that are tightly arranged so as to appear as a continuous street edge, adhering to clear building lines.
- The predominant height of buildings is two storeys.
- The building facades are characterised by compositions of vertically orientated sash windows, in a formal geometrical order, set in rendered and dash facades. There is a considerable range of colours used on building fronts, many facades are left unpainted.
- Many of the buildings are set back from the street, with front gardens typically 10-12 metres deep enclosed by low rendered masonry walls.
- The building roofs are low, with a single pitch, many hipped at the ends.
- Roofs are typically finished in a dark slate.

There are two distinct streetscape conditions. The northern end of Church Road is of a suburban character with mature trees in the soft verge of the street. The southern end of Church Road has a street-like character with shop fronts opening directly to the pavement. The pedestrian areas have been paved in a red and charcoal concrete block paving, the general appearance of the paving treatment is of low visual amenity and does not contribute positively to the character of Church Road.

Conditions of Built Fabric

In general buildings are in a good state of repair. Issues of concern are the prevalent trend of replacing timber frame sash windows with uPVC framed windows and the design of shopfronts and signage on the southern end of Church Road.

3.3 KILLINCARRIG ACA

Location and history

This small wayside village located on the Bray-Kilcoole road is among the oldest of the village settlements in Greystones- Delgany and Kilcoole area.

There is one protected structure in Killincarrig village, a dwelling house 'Cherry House', Killincarrig (reference number 08-07).

The village consists of approximately eight single and two storey buildings. The architectural character of Killincarrig is characterised by;

- Old village buildings and cottages directly abutting the footpath or street edge in a clear building line.
- The compositions of narrow sash windows set within rendered and dash facades, painted light tones; white-cream.

- The simple undecorated language of the facades.
- Low single pitch roofs, hipped at ends, use of dark slate.
- The contiguity or terracing of buildings together.
- Front gardens to cottages; 1-2 metres deep.
- Front boundaries of low (c.1.2metres) rendered masonry walls; painted white

There are views of the sea from the juncture of Carrig Villas and the R761 road.

The streetscape of the village is weak and does not contribute positively to the character of Killincarrig; being dominated by the road surface. Footpaths are narrow and constructed of in-situ concrete. The built fabric of Killincarrig is by and large in a state of good repair. Some sash windows have been replaced with uPVC framed windows.

3.4 THE BURNABY ACA

Location and history

The Burnaby covers a large area, the southern boundary being defined by Mill Road, and the northern boundary adjoining Hillside Road. To the west the Burnaby is bounded by Greystones Golf Club and to the east the rail station.

Character

The Burnaby as an historic residential suburb is not alone locally distinct but also of national interest. The Burnaby represents the historic emergence of low density garden suburbs for commuting families at the turn of the 19th and 20th centuries facilitated by the rail-line. The Burnaby is similar in style to the suburban sub-divisions of North American cities and Australian cities of that era. There are few other comparative examples within Ireland as there was in general limited urban development undertaken on the island during the first quarter of the 20th century.

Protected structures

- 08-25 Portland Road, Pillar box
- 08-22 Whitshed Road, Pillar Box
- 08-23 Pavilion Road, The Shrubberies Dwelling House
- 08-28 Whitshed Road Moorlands Dwelling house
- 08-31 Delgany Road, Post box

The only communal or public green space within the area is Burnaby Park; a substantial urban greenspace with a bowling green, lawn areas and mature trees.

The range of architectural styles within The Burnaby is diverse and considerably different to the predominant character of Victorian and Edwardian Greystones. The arrangement of dwellings on the large plots does not follow any strict order. The streets of The Burnaby are laid out as a grid. The plot sizes are large and vary considerably typically in the range of 0.2 to 0.8 hectares, often sufficiently large to accommodate tennis courts. The architectural character of The Burnaby is characterised by:

- Buildings in the arts and crafts and domestic revival style.
- Large plots with buildings set back from the edge of the plot and street.
- Plot boundaries are typically defined by low cast iron policy railings¹ and hedges.

¹ Policy Railing is more commonly referred to as Estate Fencing or parkland railing. This style of fence incorporates round iron bars on the horizontal and flat bars on the uprights. It is widely used in the Burnaby and would appear to be the original front boundary treatment to the plots.

- The large gardens contain many mature trees and large shrubs, which cumulatively create a wooded green character.
- Buildings are an eclectic mix of single storey bungalows and villas and two storey dwellings.
- Buildings are arcadian and rural in styles as opposed to street like.
- House plans are generally asymmetrical in form.
- Steep roof pitches generally in tiles as oppose to slates; with tall chimney stacks and dormer windows.
- Gables facing the street.
- Eave overhangs, bay windows, porches and verandas.
- There is considerable diversity in the range of building materials with a strong use of red-brown brick, dash render walls, terracotta roof tiles and cladding and mock timber framing.

The streetscape of The Burnaby is characterised by leafy and green suburban style streets. Street furnishings are limited and the cumulative effect of the buildings set deep within the plots creates a streetscape character of green vegetated tunnels. This green character is intrinsic to what is distinctive and valued in the character of The Burnaby. There are granite kerbs along footpaths, the surfaces of the footpaths are macadam.

Most of the streets in The Burnaby are tree lined; with Oak and Sycamore the predominant species. The height of the street trees would suggest that they are contemporaneous with the original setting out of The Burnaby.

The building fabric of The Burnaby is in general in excellent condition. A concern would be the poor condition of some plot boundaries and the replacement of policy railing and hedging with solid boundaries.

Development in The Burnaby

Not all existing buildings in The Burnaby area merit protected status and retention. The adoption of the Burnaby ACA does not preclude nor prejudice the demolition and redevelopment of individual sites provided proposals are in accordance with the policies and objectives of the Architectural Conservation Area. The heritage value of individual buildings will be judged on a case by case basis.

The adoption of the Burnaby Architectural Conservation Area does not preclude or prejudice against: subdivision of dwelling into apartments, extensions, change of use and/or infill development. However such development may only be permitted provided they are in accordance with the policies and objectives of the Architectural Conservation Area, and in the case of conversion to apartments cannot result in the subdivision of front gardens.

It will be an objective of Council to encourage the retention of original policy railings and hedging to plot boundaries. Where boundaries must be repaired or replaced or where new boundaries are required, the Council will promote the use of policy style railing and formal hedge planting.

3.5 BLACKLION ACA

Location and History

The Blacklion ACA consists of a cluster of single storey cottages and the church of St. Killian, located on a bend of the Chapel Lane Road. St. Killian's Church is a protected Structure. The cluster of cottages represents an older agrarian hamlet or clachan. The OS map of 1839 indicates similar dwellings/structures. The cottage structures are not of high architectural interest in

themselves, having undergone numerous and significant modifications. The Blacklion cluster is however of local historical significance as a reminder of the pre-urban settlement patterns in Greystones/Delgany.

The church of St Killian (reference number 08-35) is a protected structure.

The architectural character of Blacklion is characterised by:

- The Church building and the collection of eleven single storey and single storey with dormer cottages.
- Slate roofs to cottages
- Seven of the cottages are in a vernacular style, with a low pitch roof and narrow plan.
- Four of the cottages are of a more elaborate style, with ornamental eave overhangs and brick or masonry quoins.
- Walls are masonry with render or dash.
- The church of St. Killian is in the gothic style, ornamentation is minimal, with granite quoins, window frames and gable tops. The walls are masonry with a render.

There are views of Kindlestown Hill and Wood to the north-west from Blacklion. The views of the hill contribute significantly to the character of Blacklion connecting the historic settlement cluster with its wider hinterland.

Condition of Built Fabric

The cottages have undergone many modifications. The majority of the original windows have been replaced with aluminium and uPVC framed windows. Porches have been added to some frontages and dwellings have been extended to the side and rear.

3.6 GREYSTONES HARBOUR ACA (proposed)

Location and History

The area of Greystones town centre that lies to the east of the railway line and which is framed by Marine Road, Cliff Road, the harbour and Victoria Road, has a distinctive seaside character and many buildings of historic and architectural heritage interest. The area is testament to the historic expansion of Greystones in Victorian times following the arrival of Railway in 1855 and contains a good collection of buildings relating to this period, intermingled with some earlier Georgian and vernacular houses and more recent houses and public buildings.

Protected Structures

There is a high concentration of Protected Structures in this ACA, reflecting the high quality of the architectural heritage. There are 25 Protected Structures in total:

- 08-37 Bayswater Terrace, Harbour Lodge
- 08-38 Dencairn, Victoria Road
- 08-39 Emily Lodge, Trafalgar Road
- 08-40 No. 1 Emily House, Trafalgar Road
- 08-41 No. 2 Emily House, Trafalgar Road
- 08-42 No. 3 Emily House, Trafalgar Road
- 08-43 Cliff House, Cliff Road
- 08-44 Carrig House, Cliff Road
- 08-45 Lifeboat houses
- 08-46 Presbyterian Church, Trafalgar Road
- 08-47 Catholic Church, La Touche Road
- 08-48 'R.J. Mooney', Trafalgar Road

- 08-49 'Sommerville' formerly 'S.Ferns', Trafalgar Road
- 08-50 La Touche Hotel, Trafalgar Road²
- 08-51 'The Beach House', Greystones Harbour
- 08-52 No. 1 (Triton House), Trafalgar Road
- 08-53 No. 2 (Triton House), Trafalgar Road
- 08-54 No. 3 Bethel, Trafalgar Road
- 08-55 Sharavogue, Bayswater Terrace
- 08-56 Slievemore, Bayswater Terrace
- 08-57 Bayview, Bayswater Terrace
- 08-58 Wavecrest, Cliff Road
- 08-59 Letter Box, Victoria Road
- 08-60 Burlington, Victoria Road
- 08-61 Garda Station and former Coastguard cottages

Character

The ACA is characterised by its seaside location and a predominance of well preserved 19th century buildings which includes houses, public buildings and a small number of commercial premises. There are fine semi detached Victorian houses, and terraces at Bayswater Terrace, Simonton Place and Marine Terrace. The former Coastguard station, now a Garda Station is a significant public building occupying a terrace of eight houses, part two storey and part three storeys. The La Touche Hotel, although no longer in use, remains a significant local landmark and a reminder of the area's late Victorian/ Early Edwardian seaside resort popularity. The building occupies a prominent elevated position and an extensive associated site. There are two churches; the Greystones Presbyterian Church on Trafalgar Road and the Church of the Holy Rosary on La Touche Road, the latter occupying a large site which includes a car park to the rear. The two schools; St. Bridget's National School and St. David's Secondary school are both modern buildings with flat roofs. Evidence of Greystones' earlier pre Victorian origins as a small fishing settlement can be found in the single storey vernacular style buildings along the west side of Trafalgar road, while Bethel terrace contains a fine example of Georgian architecture.

Proximity to the coast and the views of the sea to the east and north are key characteristics of this area. There is an extensive and accessible coastal open space along the length of Marine Road and Cliff Road. This area is of high amenity value and is an integral backdrop to the harbour area ACA. Other important open spaces include the hard landscaped triangular area with ship's anchor in front of Bayswater Terrace which contributes greatly to the local seaside character, and the car park on Trafalgar road which is pleasantly screened by trees and vegetation. Many of the houses have small front gardens, with planting and boundary hedging that softens the overall visual appearance of the built environment.

The area is characterised by:

- Predominance of two storey semi detached and terraced house with rendered finishes, moulded quoins and slate roofs.
- The building facades are characterised vertically orientated sash windows, timber panelled doorways and fanlights, many chimneys are rendered with corbelled caps and clay pots.
- Houses generally set back from street and surrounded by low roughcast rendered walls and square rendered gate pillars, with small front gardens.
- Pebble encrusted coping where used on boundary walls adds a local distinctiveness and seaside character.
- There are some well preserved traditional style shopfronts
- The views of the sea and coast with an extensive green open space running along Marine Road and Cliff road and associated hard landscaping, paths and benches.

² Proposed deletion from RPS

Conditions of Built Fabric

The buildings are generally in an excellent state of repair, with the derelict La Touche Hotel a notable exception. Some of the traditional timber sash windows, doors and rainwater goods have been replaced with uPVC which detracts from the character of the ACA.

3.7 EXEMPTED DEVELOPMENT

In an ACA, the carrying out of works to the exterior of a structure will be exempted development only if those works would not materially affect the character of the area. This is in addition to the requirement under Section 4 (1) (h) of the Planning and Development Act 2000 (as amended) that for works to be exempted they must be consistent with the appearance of the structure itself and neighbouring structures.

3.8 ARCHITECTURAL CONSERVATION AREAS AND DEVELOPMENT

When submitting a planning application for works to a non-protected structure located in an Architectural Conservation Area, additional information may be requested by the Planning Authority, depending on the extent and likely impacts of the development proposed.

In principle, applications for development which are not consistent with the character, policies and objectives for Architectural Conservation Areas will not be granted planning permission.

In consideration of applications for new buildings, alterations and extensions affecting Architectural Conservation Areas, the following principles apply:

- Proposals will only be considered where they positively enhance the character of the Conservation Area.
- New buildings should, where appropriate retain the existing street building line.
- The mass of the new buildings should be in scale and harmony with the adjoining buildings and the area as a whole, and the proportions of its parts relate to each other and to the adjoining buildings
- The Council shall actively encourage the reinstatement of historically accurate architectural detailing on buildings of heritage interest in accordance with good conservation practice.
- The introduction of roof-lights to buildings of heritage or historical value should in principle be limited to the rear of the building.
- A high standard of shop front design relating sympathetically to the character of the building and the surrounding area will be required.
- The materials used should be appropriate to the character of the area. Proposals to repair rather than replace original features will be encouraged, and where replacement does occur similar materials and compatible design will be required.
- Planning applications in Architectural Conservation Areas should be in the form of detailed proposals, incorporating drawings of full elevation treatment, colours and materials to be used.

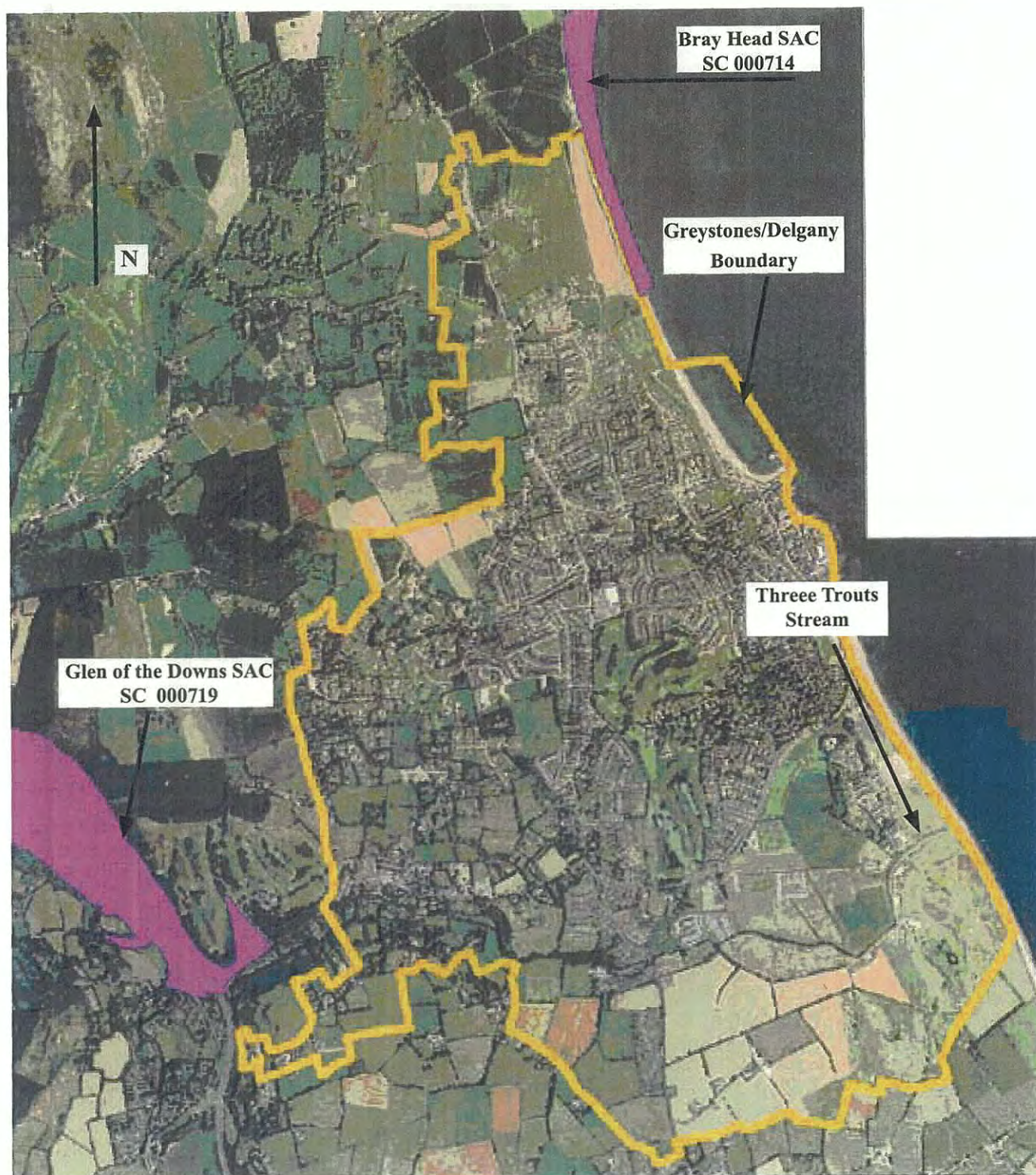
APPENDIX C: GREYSTONES-DELGANY LOCAL BIODIVERSITY AREAS
(Altemar, Marine and Environmental, 2006)

General Description of the natural environment

The following report was commissioned to assist in providing additional information for the Delgany/Greystones Local Area Plan. The Delgany/Greystones area is a coastal area located approximately between Bray Head and Kilcoole and east of the N11 at Glen of the Downs.

The eastern boundary comprises of the HWM of the Irish Sea (Figure 1). This area, along with its hinterland, represents one of the first green field areas south of Dublin and as a result is under significant development pressure.

Figure 1. Aerial image (2000) of Greystones/Delgany Area with LAP boundary and designated areas.



The study area comprises of medium to high density housing in and around the immediate areas of Greystones/Delgany (40% of the area). In the outlying areas, larger houses with substantial gardens comprise approximately 25% of the area and improved grassland/amenity and scrub currently account for 35% of the area. The latter two areas are usually surrounded by well established hedgerows which are important wildlife refuges. However, with the introduction of the high density Charlesland development in the south east corner of the area, it is envisaged that the area of improved grassland/amenity and scrub will be reduced dramatically to approximately 25% of the entire area and medium to high density housing will increase to approximately 50% of the study area. This and smaller scale developments will have significant negative impacts on the biodiversity of the region, which has already been confined to very few areas. As a result, the remaining wildlife refuges, though not necessarily nationally important due to the rarity of protected/rare species, should be classed as locally important with the function of maintaining biodiversity in the region. Wildlife refuges in the region are mainly concentrated, in substantial derelict sites, amenity areas, large well established gardens, hedgerows and along the banks of streams, the railway line and along the coast.

Designated Areas

The only designated area within the site is the southerly extension of the Bray Head SAC (Figure 1). This includes the eroding boulder clay/alluvial deposit cliffs in which sand martins nest each summer. The Glen of the Downs SAC is located outside the area, 300m to the west at its nearest point. However, the Three Trout Stream which feeds Glen of the Downs SAC and flows into the sea between the Charlesland Golf Club and the driving range, is a natural asset for the area and its importance cannot be underestimated. It is an important stream that contains migrating sea trout, eels, grey heron, dipper and otters (protected under Annex II of the Habitats Directive) and provides a strong natural wildlife corridor/refuge that divides the Greystones/Delgany area. No other designated areas occur in the area.

Local Biodiversity Areas

Following examination of aerial images (from 2000), 6" maps and discussions with National Parks and Wildlife Service/ Central Fisheries Board Staff the following areas (in blue) were selected for further study (Figure 2). Of the 25 areas highlighted and visited, 16 were deemed to be of importance to local biodiversity and 9 were dismissed as either being subsequently developed or were of low importance to biodiversity. The 16 areas of significant importance to local biodiversity are shown in figure 2 (a,b) and listed in Table 1.

Three Trout Stream was surveyed from its mouth to where it meets the N11. The coastal areas from HWM to the west side of the railway line on the eastern boundary, including part of Bray Head SAC were surveyed. The boundaries of all these areas were plotted on GIS (National Grid). In addition areas of Three Trout Stream that it was felt could be liable to seasonal flooding, based on the vegetation present and local knowledge were also geo-referenced and plotted on GIS. These areas were categorised into marsh areas (GM1) and Wet Grassland areas (GS4)(Figure 3).

The study was carried out from 16th -24th January 2006 and as a result could possibly underestimate areas of floral and seasonal migratory bird importance. However in contrast, winter migratory birds such as Brent Geese were observed in the study area.

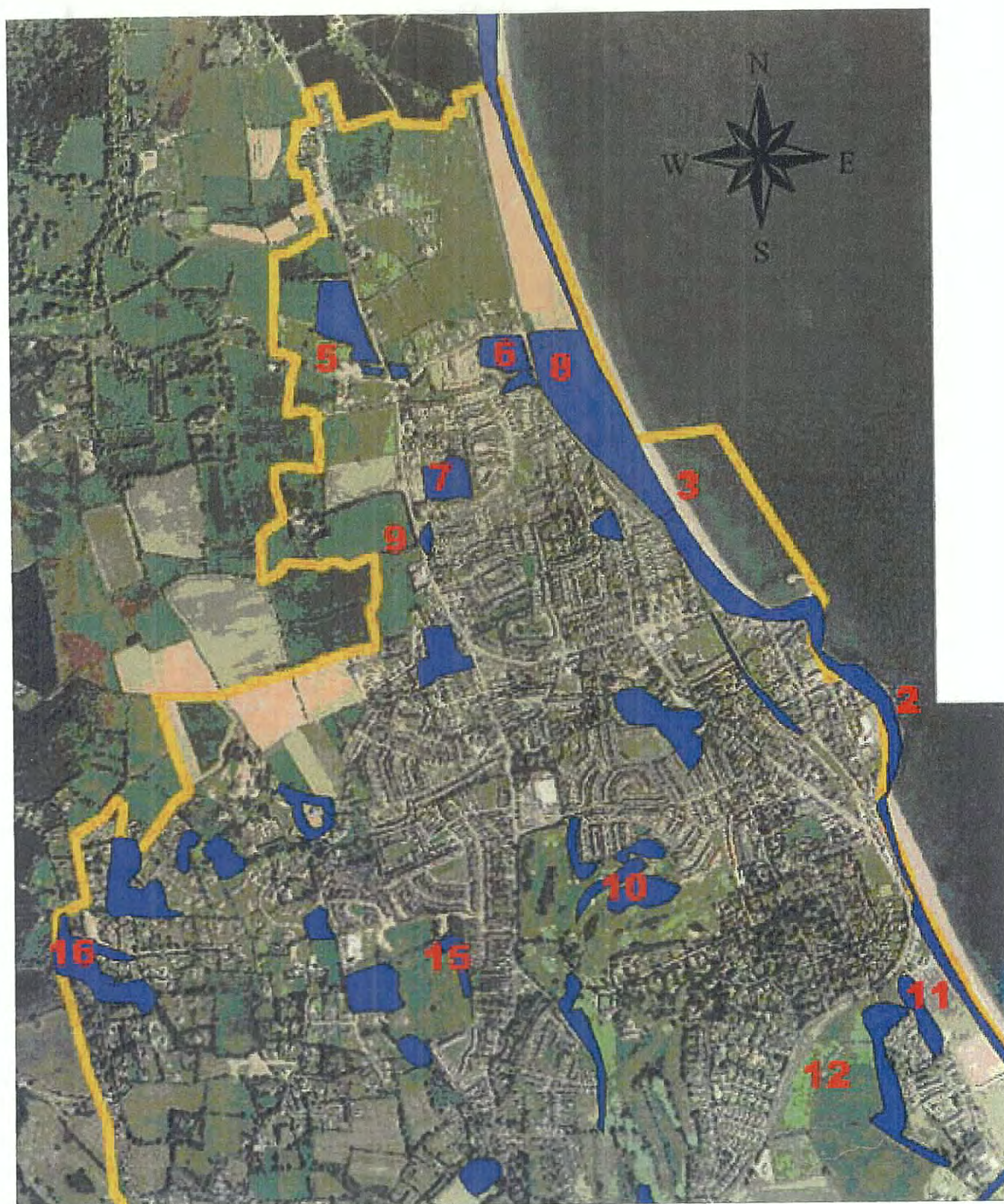


Figure 2a Areas visited (blue) Local Biodiversity Areas identified with initial boundaries (numbered).



Figure 2b. Final extent of Local Biodiversity
Areas including buffer zone on Three Trouts Stream

	Townland/site name	Habitats present (Fossitt 2000)	Faunal/ Flora Species present or likely	Possible Threats	Relative Biodiversity importance
1	Seashore to and including railway from south to Rocky outcrop (329839/212244)	CC1 Seawalls Piers and Jettys BL2 Earth Banks ED2 Spoil and Bare Ground LS2 Sandy Beach BL1 Stone Walls and other Stonework FW3 Canals	Seabirds (Gulls, Turnstones) Foxes	Human/canine disturbance Terrestrial litter Marine Pollution (oil, litter) Sea-level rise/ severe storms could impact	Low
2	Rocky outcrop to (329839/212244) Greystones Harbour	LR1 Exposed Rocky Shores CS3 Sedimentary Cliffs CB1 Shingle and Gravel Banks	Sand martins	Erosion of sea cliff. Human and canine disturbance at the top of the cliff.	Medium
3	North of Greystones harbour and part of Bray Head SAC	CB1 Shingle and Gravel Banks CS3 Sedimentary Cliffs HH1 Dry Siliceous Heath GS2 Dry Meadows and Grassy Verges	Sand Martin Peregrine Falcon Kestrel	Erosion of sea cliff. Human and canine disturbance at the top of the cliff.	Medium
4	Three Trout Stream and surrounding area (entire length from boundary to the sea)	GS4 Wet Grassland GM1 Marsh WS1 Scrub ED3 Recolonising Bare Ground WN1 Oak Birch Holly woodland WL2 Treelines GA2 Amenity Grassland FW1 Eroding Upland Rivers FW2 Depositing Lowland Rivers BL1 Stone walls and other stonework WL1 Hedgerows	Sea Trout Common Eel Heron Mallard Stickleback Oak Willow Birch Dipper	Encroachment from development leading to accidental and intentional damming Litter Removal of treeline /scrub Siltation of gravel bed Pollution (organic/non organic)	Medium/ High



4a	Glacial meltwater channel	FW1 Eroding Upland Rivers WL2 Treelines((Enda Mullen NPWS Pers Comm.)	Mainly of Geological interest	Development of site and drainage upstream resulting in loss of habitat and water that feeds stream	Medium
4b	Oak, birch and holly woodland bordering Three Trout Stream	WN1 Oak, birch and holly woodland	Birch Oak Holly	Removal of trees and scrub resulting in loss of habitat	Medium
4c	Marsh areas that border Three Trout Stream	GM1 Marsh	Possible frog breeding areas and important floral habitat	Removal/drainage of habitat.	Medium
5	Small stream at Redford Bridge (328170/213579)	FW1 Eroding Upland Rivers WS1 Scrub	Holly Birch Willow Ash	Development/removal or small stand of native scrub	Low
6	Ruins of Captain Tarrants Farmhouse and St. Crispins Cell, Rathdown 328692/ 213663	WS1 Scrub BL1 Stone walls and other stonework	Bats Barn Owl (?) Willow sp. Bramble Gorse	Development of the site would lead to loss of habitat/ nesting site/ loss of prey habitat Vandalism and human disturbance of buildings is evident. Loss of roof covering	Medium



4a	Glacial meltwater channel	FW1 Eroding Upland Rivers WL2 Treelines((Enda Mullen NPWS Pers Comm.)	Mainly of Geological interest	Development of site and drainage upstream resulting in loss of habitat and water that feeds stream	Medium
4b	Oak, birch and holly woodland bordering Three Trout Stream	WN1 Oak, birch and holly woodland	Birch Oak Holly	Removal of trees and scrub resulting in loss of habitat	Medium
4c	Marsh areas that border Three Trout Stream	GM1 Marsh	Possible frog breeding areas and important floral habitat	Removal/drainage of habitat.	Medium
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	Townland/site name	Habitats present (Fossitt 2000)	Faunal/ Flora Species present or likely	Possible Threats	Relative Biodiversity importance
1	Seashore to and including railway from south to Rocky outcrop (329839/212244)	CC1 Seawalls Piers and Jettys BL2 Earth Banks ED2 Spoil and Bare Ground LS2 Sandy Beach BL1 Stone Walls and other Stonework FW3 Canals	Seabirds (Gulls, Turnstones) Foxes	Human/canine disturbance Terrestrial litter Marine Pollution (oil, litter) Sea-level rise/ severe storms could impact	Low
2	Rocky outcrop to (329839/212244) Greystones Harbour	LR1 Exposed Rocky Shores CS3 Sedimentary Cliffs CB1 Shingle and Gravel Banks	Sand martins	Erosion of sea cliff. Human and canine disturbance at the top of the cliff.	Medium
3	North of Greystones harbour and part of Bray Head SAC	CB1 Shingle and Gravel Banks CS3 Sedimentary Cliffs HH1 Dry Siliceous Heath GS2 Dry Meadows and Grassy Verges	Sand Martin Peregrine Falcon Kestrel	Erosion of sea cliff. Human and canine disturbance at the top of the cliff.	Medium
4	Three Trout Stream and surrounding area (entire length from boundary to the sea)	GS4 Wet Grassland GM1 Marsh WS1 Scrub ED3 Recolonising Bare Ground WN1 Oak Birch Holly woodland WL2 Treelines GA2 Amenity Grassland FW1 Eroding Upland Rivers FW2 Depositing Lowland Rivers BL1 Stone walls and other stonework WL1 Hedgerows	Sea Trout Common Eel Heron Mallard Stickleback Oak Willow Birch Dipper	Encroachment from development leading to accidental and intentional damming Litter Removal of treeline /scrub Siltation of gravel bed Pollution (organic/non organic)	Medium/ High



7	Redford Bridge Graveyard 328462/213222	WS1 Scrub BL1 Stone walls and other stonework	Large Stand of Willow sp.	Development. In Littering is already a problem	Low/ Medium
8	Stream from Redford Bridge to shore 328649/213500 to 328920/213625	FW1 Eroding Upland Rivers WS1 Scrub (20m wide) and 150m wide gorse dominated close to shore BL1 Stone walls and other stonework	Willow sp Bramble Ash Ivy Wide gorse area	Development would lead to loss of trees/pollution. Littering is already a problem	Low/ Medium
9	Small stream South of Redford	FW1 Eroding Upland Rivers WS1 Scrub (20m wide x 30m long)	Bramble Elder Sycamore	Development/pollution from new and current development upstream/litter	Low
10	Greystones Golf Course	WS1 Scrub (Gorse dominated) WD5 Scattered Trees and Parkland	Gorse Oak Bats	Removal of broadleaf trees, hedgerows and scrub areas resulting in loss of habitat.	Low/ Medium
11	Treeline west of DART carpark (329996/211406)- (329893-211620)	WL2 Treeline	Scots Pine Beech Bat species	Development/felling resulting in loss of trees	Low/ Medium



12	Treeline between R762 and sewage treatment works (330062/211014)-(329798/21187)-(329793 211558)	WL2 Treeline	Scots Pine Ash	Development/infrastructure resulting in loss of treeline and scrub areas.	Low/ Medium
13	Old Mill ruins (329068/210744)	WS2 Scrub BL1 Stone walls and other stonework	Barn Owl Bat Species	Development resulting in loss of nesting/roosting habitat and felling of surrounding trees	Medium/ High
14	Charlesland House and surrounding farm buildings	WS2 Scrub BL1 Stone walls and other stonework BL3 Buildings and artificial surfaces	Barn Owl Bat Species	Development	Medium/ High
15	Treeline at (328520/211598)-(328498/211761)	WL2 Treeline	Scots Pine	Development resulting in felling of trees	Low
16	South of Kindelstown	WS2 Scrub FW1 Eroding Upland Rivers WL2 Treeline	Elder Ash Willow Holly	Development resulting in loss of habitat.	Low



Areas meriting special attention

1) Three Trout Stream

Three Trout Stream Survey

The Three Trout Stream flows for 4km approximately within the Greystones/Delgany area and forms one of, if not the most important wildlife area in the Greystones/Delgany LAP area. It forms a natural and important wildlife corridor/refuge from Glen of the Downs SAC to the sea and is recognised as important for the migration of sea trout to the point where it reaches the N11. It is predominantly clear, fast flowing, shallow in nature with a significant gravel bed along most of its length.

The stream enters the sea between Charlesland driving range and golfcourse (330407/211099). Going upstream the stream initially passes under the railway and follows concrete banks either side of which is a 5m wide low scrub corridor, between golf course to the south and driving range to the north. Brent Geese (150 approximately) and oystercatchers were observed on the driving range. Following the bridge beside the sewage treatment works (330218/211038) taller scrub and steeper banks develop. The field on the north bank of the stream (centre point 329947/210748) is substantially lower than that of the golf course on the other side of the stream, and is poorly drained grassland (GS4) and is possibly open to seasonal/ periodic flooding. Despite a steep incline 3-4m at the northern end of this field the wet grassland continues up the slope indicating a high water table. Significant littering of the stream is evident at the bottlebank/ waste centre of the golf club (330104/210608).

A culverted stream enters Three Trout Stream just prior to an apartment complex (329952/210483) where the wildlife corridor has been removed for 100m. The Three Trout Stream is blocked by a fallen tree with builder's waste (timber, styrofoam, flooring, signs etc.) forming an impasse to fish at 329869/10513. Following on from the dual carriageway bridge at 329779/210531 the wildlife corridor widens to 10 m on the northside of the stream which contains willow sp, elder, gorse and holly. On the southside scrub has been removed and replaced by fencing. This has been vandalised to provide access to the stream. Littering including building waste is evident here also. Possible seasonal flooding up to 5m from the stream is evident at 329395/210601.

Encroachment of housing and littering from (329348/210591) to (329019/ 210517) is clearly evident east of Three Trout Bridge, and impacts strongly on local biodiversity. Following the bridge at 328951//210465 and additional site of possible flooding is found on the north bank of the stream where the corridor is 2-3m wide. A substantial area of marsh (GM1) (70m x200m) with very high water table is located on the south side of the river at Farankelly House (328689 210473). The field on the north side of the river contains wet grassland (GS4) for approximately 40 meters from the stream.



First obstruction to stream (image taken from downstream)



Encroachment of housing and dumping along the Three Trout Stream

A significant tributary enters the stream slightly west of Farankelly House (328508 210505). This was followed northwards. The west side of this stream was wet grassland (GS4) marshy in areas (GM1) for approx 50 m from the stream. The eastern bank of the stream forms a steep grassy slope and contains willow sp., holly gorse Ivy and bramble. A housing development (at 328513/210717) has removed the northern bank of the stream and the bed of the stream is now made of hardcore. The flora of northern banks and southern banks of the stream have also been removed further upstream (328434/210745).

From the junction with the tributary above, the Three Trout Stream continues towards Delgany. Scrub (WS1) is 25m in width approx and contains Holly, *Salix* species. Another impasse to fish, backed up with litter and building waste is located at 328246/210502. A significant building site is located on the western bank where all scrub has been removed. A new, possibly drainage, outfall is located at (328246/210502). At this point the eastern side of the stream forms a slope of approximately 25m wide, 45°. While this area is classified as WN1 according to Fossit (2000) the area is too small to be considered of any real conservation significance. It does however represent a small fragment of native Irish woodland, a habitat which is in serious decline and for this reason should not be impacted on further. Another impasse to migrating trout/eels is located further upstream (at 328015/210628).

Following the bridge at Delgany (327848/210659) recolonising bare ground (ED3) is possibly susceptible to flooding. Scrub is maintained on both sides of the stream for approx 3-4 m until it widens to 30m further up stream (at 327451 210621). Of noteworthy importance is a canopy covered ravine containing a small stream, located on the border of the Greystones Delgany boundary. This ravine is potentially of geological significance as is one of several glacial meltwater channels.

The stream is currently extremely vulnerable to human based pressure and unless strict and significant preservation measures are put in place the Greystones Delgany area will imminently lose its main Local Biodiversity Area. It is clear from examining the 6" maps, local flora and local knowledge that areas of this stream are liable to flooding. The presence of wet grassland and marsh in the area would tend to indicate areas that are possibly open to seasonal flooding. This includes areas within the proposed Charlesland development and in the Delgany area.

Threats To Three Trout Stream

Development, encroachment and their corresponding side-effects appear to currently be the most significant threat to the stream. This stream is a shallow and predominantly gravel based with very few pool areas. As such it is sensitive to extreme temperatures in summer, resulting in lower oxygen levels and is also sensitive to siltation of gravel areas (possible egg laying/nursery areas). The removal of native vegetation from the sides of the banks increases both of these threats significantly. When the aerial image from 2000 is compared to the current status of the area and the current planning images, significant development has been carried out and is due to be carried out which will impact directly on the stream. With the potential scale of development that could arise, significant additional pressure could be placed both north and south of the stream resulting in a significant loss in the biodiversity associated with this stream.

In addition, the development of significant areas of land within the watershed reduces the absorbing nature of the land and as a result the stream is more liable to suffer flooding and also lower water levels in times of drought, when the stream is most sensitive to impacts such as pollution. With no current monitoring system in place for the stream it is difficult to assess if pollution incidents are occurring. The Eastern Region Fisheries Board does not recall serious pollution incidents in the stream. However is evident (NPWS), that there has been disintegration in the quality of the stream over the past ten years.

Recommendations in relation to Three Trout Stream

High Priority

- The stream is currently impassable for migrating fish at a minimum of three points. It is essential that these structures are removed as quickly as possible.
- Development of new houses and encroachment of by current inhabitants has removed the scrub and trees along the bank of the river making the river more vulnerable to extreme summer temperatures (reducing oxygen content) and an increases in particulates (clogging gravel beds). It is essential to the stream that the practice of scrub removal from either side of the bank is halted immediately and in areas that it has been removed, e.g. Charlesland, that these are replaced with similar native species. It is strongly recommended that a minimum of a 20m buffer zone of native vegetation, from each bank, is maintained along the bank of the stream and its main tributary, which would be extended where relevant to incorporate additional wooded/scrub/marsh areas (Figure 4). This would be deemed essential to protect the stream from extreme summer temperatures and reduce the threat of particulate material ending up in the stream, which would clog up spaces in gravelbed. It is also suggested where possible that an additional 3m of grassland/amenity area is maintained outside the buffer zone providing a "flyzone" for bats and Owl species. In areas where dense scrub (nor briar dominated) and tall trees have already been established that these are retained. Flushes of particulates due to construction, as observed during field work, should be avoided as it can cause fish mortality/irritations on fish gills and block gravel beds.
- Areas liable to seasonal flooding/marsh areas should not be developed (Figure 3). Instead areas of wet grassland, especially in the Charlesland area could be used to absorb runoff (including associated pollutants and silt) from developed areas through the use of reed beds. This would actively encourage and increase biodiversity while reducing the impact of development on the stream and avoiding the flooding of developments which could be placed in areas liable to flooding. Flooding becomes increasingly likely the more development that continues in the watershed. In

addition in recent years summer rainfall levels have been lower on average than previously recorded. However, studies have shown that there has been a significant increase in winter rainfall over the past 40 years and it is predicted that climate change will introduce more erratic weather patterns including heavy rain and flooding. It is therefore emphasised that the areas outlined as marsh and wet grassland (Figure 3) are potentially conservative in relation to the flooding risk along this stream and the drawing of exclusion zones based on these alone should be done with caution. In addition these areas did not include bare of disturbed ground and amenity grassland due to the lack of indicator species.

- Continuous monitoring of the stream is needed to ensure that it retains its wildlife. This would include the monitoring of biological and chemical contamination as well as vigilance in relation to dumping, removal of the scrub corridor and discharge of contaminants, as well as accidental/intentional damming. Three sites for this monitoring would be suggested:

Junction of N11 and Three Trout Stream

Delgany East side of new housing development.

Downstream of Charlesland Development

Medium Priority

- Littering is evident where development occurs beside the stream. These areas have been highlighted. The golf course needs to issue stronger litter management procedures which could include fencing of waste areas.
- The stream is not currently treated as an asset by the local community and this philosophy should be changed as soon as possible. The inclusion of a walkway from Delgany to Greystones and education initiative in local schools/along the stream could assist. The danger is that with additional development along the stream an increase in the dumping of waste could occur.
- An assessment of the impacts of a development whose boundary is within 20m of the stream or its tributaries should be carried out pre, during and post development. This could have pre-empted the current damming of the stream and construction litter problems in the Charlesland and Delgany areas.

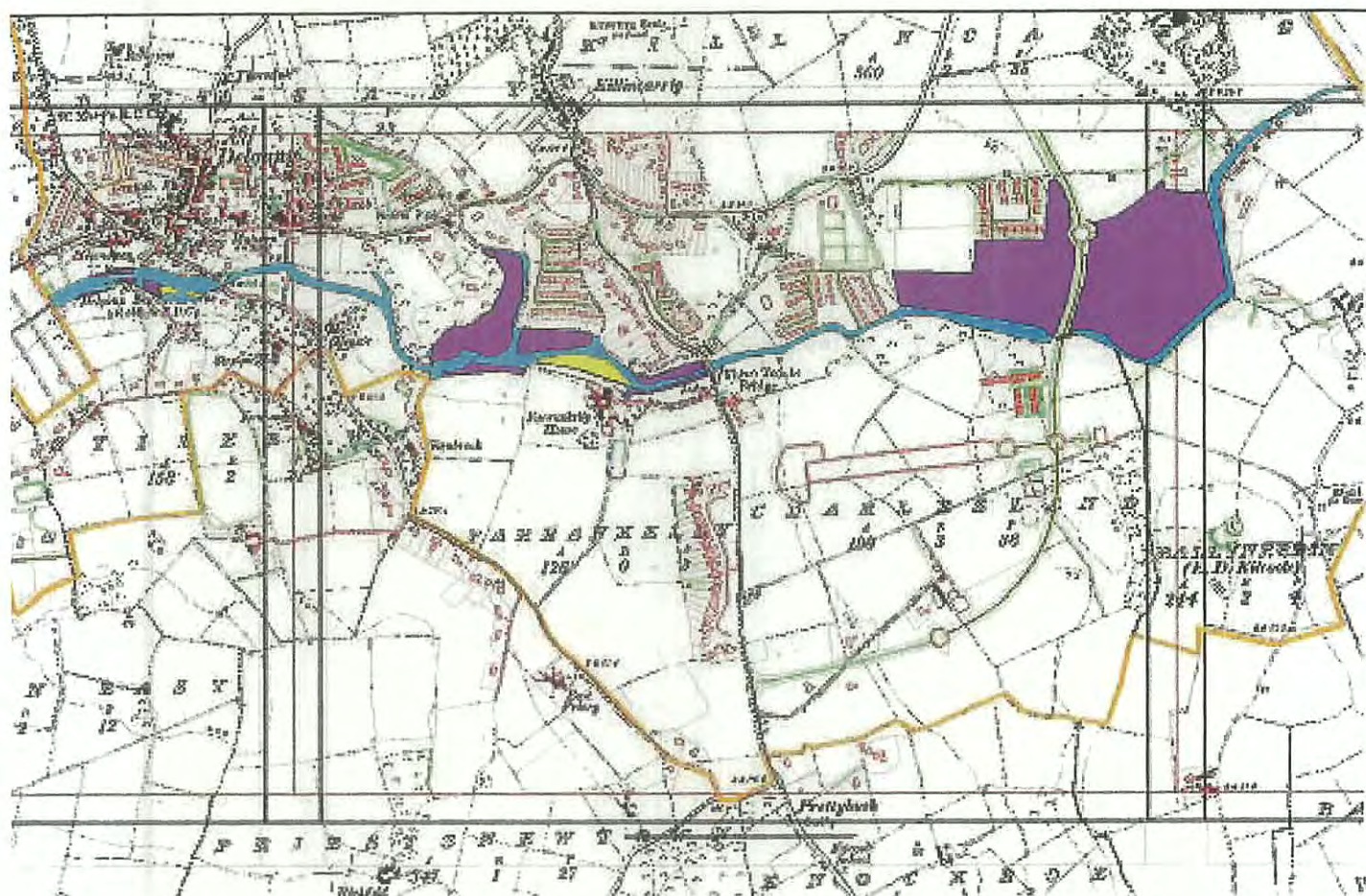


Figure 3. Possible sites of seasonal flooding based on vegetation present (Purple: Wet grassland, Yellow: Marsh & Blue: Scrub likely to flood). Areas of bare/disturbed ground and amenity grassland are not included in this image due to the lack of vegetative indicators.)

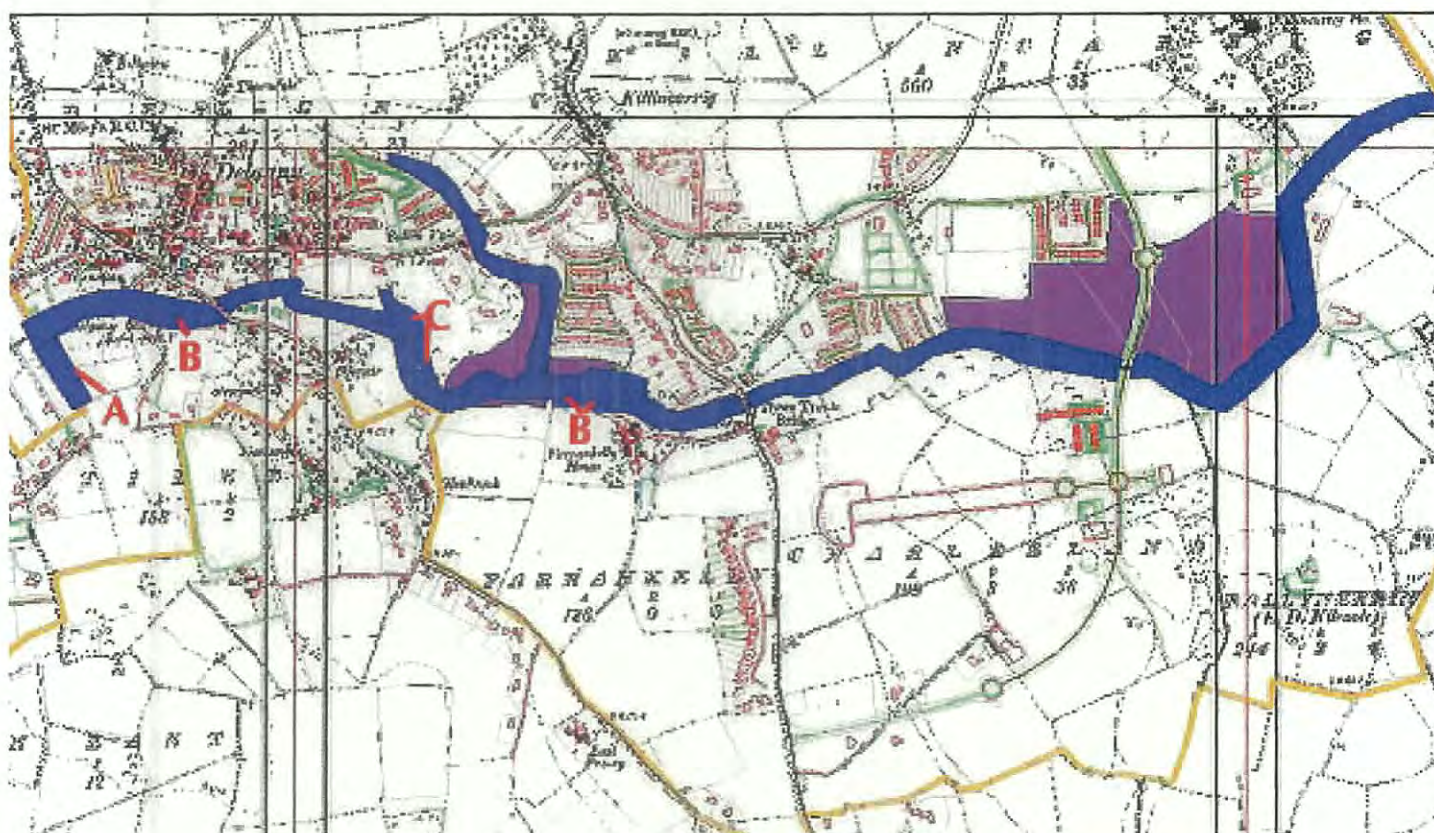


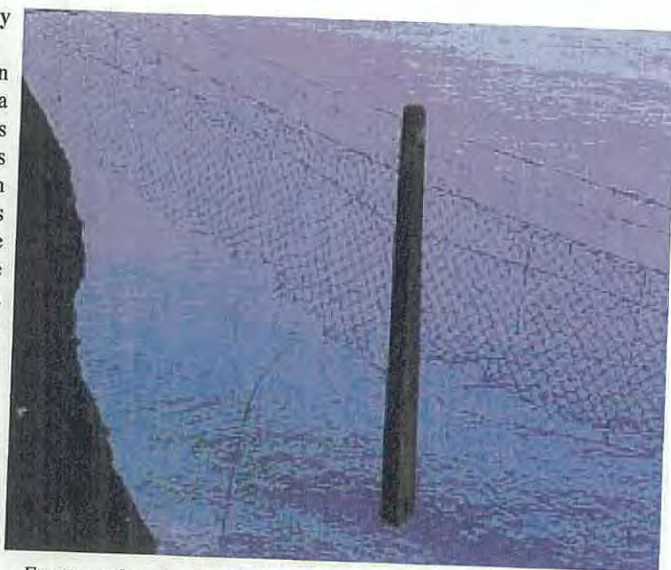
Figure 4. Three Trout Stream with a 20m buffer zone from each bank of the stream (blue) which also includes specific areas of interest A) Glacial meltwater channel B) Marsh areas C) Oak Birch and Holly woodland. Areas of wet grassland (Purple) indicate possible seasonal flooding or a high water table.

2) Coastal area survey from Charlesland Boundary to Bray Head SAC

The southeastern boundary of the area begins at the southern boundary of the Charlesland Golf club (330698/210600) on the a 20m wide boulder beach (man made). Beside the railway track was boulder clay and Gravel (CC1, BL1 and ED2) which was species poor. On the west side of the track is a golf course. Sandy Beach (LS2) starts opposite the golf course (at 330498/210988) and a grass verge 3m wide starts shortly after (at 330356/211181) between the railway track and boulders (BL1/ED2). The distance between the track and the railway at this point is 10m and as a result this area may be prone to sea based intrusion. On the west side of the track is the southern end of the driving range which contained Brent Geese, Oystercatcher and Turnstones.

Towards Greystones marram grass starts on the beach (at 330234/211364) and ends with the boulders (at 330096/211566) as the grassy bank also begins beside the railway. The terrestrial habitat along the majority of railway track behind the boulder defence is grassy verge (GS2). The main vegetation consists of *Taraxicum* sp., *Senecio vulgaris*, *Senecio jacobaea*, *Cirsium vulgare* and *Valeriana officinalis* and various grass species. A small area of marram grass (*Ammophila arenaria*) occurs on the beach to the east of the railway track at the northern edge of the driving range. The area behind railway track (west of track) appears to be slightly damper than the area to the east of the railway track and supports a community dominated by Common reed (*Phragmites australis*), Ivy (*Hedera helix*), Wood avens (*Geum urbanum*) and Butterbur (*Petasites hybridus*). The wildlife corridor area of the track stops prior to Greystones. The beach ends at a rocky outcrop 329873/212268. Up to this point the area is species poor and no noteworthy besides those mentioned above were found. However, grey seals, protected under Annex II of the Habitats directive are known to frequent the sea in the northern section of this beach.

On the boulderclay cliffs (CS3) behind the rocky cove at Carrig Eden (329666/21602) a possible nesting site for sand martins is located. No other noteworthy species or habitats were found in this area.



Fence post hanging in mid air due to erosion of sedimentary sea cliffs (Above)

North of Greystones Harbour is a stony beach (CB1 above and below strandline). Birds observed in this area included great Black backed gull, cormorant, ringed plover, juvenile herring gulls, turnstone and oystercatcher. This beach continues northwards into the Bray Head SAC and is likely to be a result of the erosion of the boulder clay cliffs north of the harbour. The littoral and sublittoral areas of the proposed marina were examined by Aquafact International Services in 2000. Aquafact found very few faunal species and none that were deemed to be rare or sensitive or "listed under any sort of designation as requiring protection".

The terrestrial habitat along the cliff top is dry coastal heath and grassy verges, broadly corresponding to Fossitt's (2000) classification of HH1 and GS2, the heath occurs as a mosaic grading into scrub (WS1) which is dominated by Bramble (*Rubus fruticosus*), and grasses (*Agrostis canina* and *A. stolonifera*). Gorse (*Ulex europaeus*) also occurs frequently within this area. Land use at the site consists of recreational use. A well-worn path is located along the cliff for much of the site and is regularly used for walking. Severe erosion of the sea cliffs is having an obvious impact on this marginal area. A model of the erosion of these cliffs from the Greystones Harbour EIS (3rd January 2006) estimates that these cliffs will recede 20m at the toe of the cliff, and even more on the upper cliffs, over the next 30 years. As a result this habitat is likely to disappear. Sand martins nest in these cliffs each summer. However the nest site changes annually depending on where the cliffs have been eroded.

Behind the beach at the beginning of the "Cliff Walk" a waste ground area, on the northern edge of the proposed harbour development (329188/213111) is located. This marks the beginning of a scrub (WS1) based, bramble dominated, 30m wide wildlife corridor between the cliff walk and the railway line which extends as far as the football pitch (328978/213314). A substantial gorse dominated enclosed scrub area WS1 (150m x 150m) follows the northern extent of the football pitch that extends from the railway to the sea cliffs. This area marks the location of a stream that flows down from the Redford area.

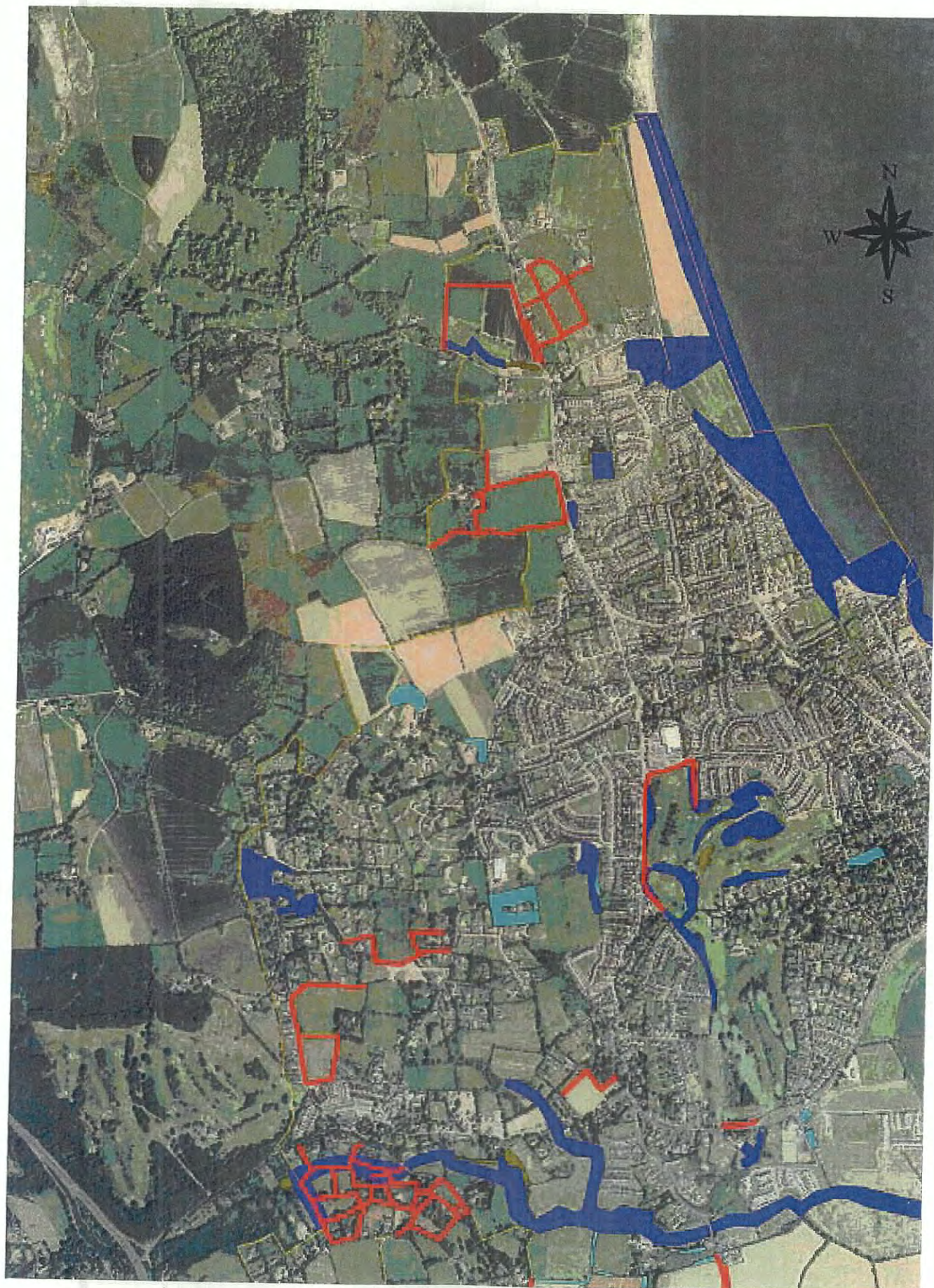
Recommendations in relation to the coastal zone area

The potential impacts of the proposed marina on the coastal zone need to be adequately assessed. The potential for the increased erosion of the cliffs within the SAC area needs to be reviewed. The main threat to the coastal zone on south beach is from possible pollution. Littering either sea or land based can result in the entanglement of wildlife species and injury to bathers. Adequate refuse points along this stretch of coastline should be provided.

3) Additional survey of hedgerows and treelines.

An additional survey of the hedgerows and treelines of significance outside local biodiversity areas was carried out. Areas with prominent treelines and areas of native hedgerows that should be preserved were identified.

The main area of significance within the LAP is the hillside south of Delgany. Here hedgerows have grown to include mature ash, beech, willow etc. giving the hillside a wooded appearance.



Additional Recommendations in relation to Greystones/Delgany LAP-Local Biodiversity areas.

With increasing development in the Greystones/Delgany area biodiversity is clearly being reduced and apparently at an alarming rate. When the aerial image from 2000 is compared to the current situation on the ground, which is in turn compared to the proposed planning developments especially in the Charlesland area, there will soon be no real space for wildlife outside garden hedgerows and specific amenity areas in the Greystones/Delgany area. If this is the case one would have to question the existence of any Local Biodiversity Areas in the region. This may not sound significant but it is likely result in the loss of the remaining protected/rare species of resident mammals and birds such as otters and barn owls from the area. This need not be the case and the incorporation of certain recommendations as outlined below, from the planning permission level would assist in the presence of areas that are important wildlife refuges.

- The maintenance of all hedgerows, treelines, scrub and native wooded areas would be deemed essential to preserve biodiversity in the area and their removal should be prohibited. The planting of native hedgerows/trees possibly as a percentage of remaining green areas should be "encouraged".
- Derelict Buildings that currently possess protected species should be preserved and if possible enhanced to increase their biodiversity value e.g. incorporation of bat boxes, additional nesting sites etc.
- Buffer zones should be placed around areas that are deemed important to wildlife. This includes areas such as Three Trout Stream.
- The planning permission stage would be seen as the key to encourage biodiversity in the remaining areas that are going to be developed in the area.
- A biodiversity education programme should be incorporated into local schools to encourage the enhancing of biodiversity.
- Wildlife corridors should be maintained. This is especially important in relation to streams and infrastructural projects e.g. roads bridges etc. cross wildlife areas.



- Careful consideration needs to be taken in relation to flooding and the location of developments. It is felt that areas that are possibly prone to seasonal/ infrequent flooding have been built upon in the past five years near the Three Trout Stream.
- An Expansion of the western edge of the LAP by 40 m to include glacial melt water channel
- An expansion of the LAP area to include the prominent tree line of Scots Pine on hill east of Drummin (observed from N11 and LAP area) (See figure 5)
- Both the Mill brook Mill and Charlesland house have been identified by National Parks and Wildlife Service as areas containing barn owls. As a result these are sensitive areas that require special attention and conservation. This would include prohibiting/ restricting development and possibly enhancing the conservation value of these areas to increase biodiversity. However, the preservation of these areas needs to be in tandem with the conservation of surrounding hedgerows, linear scrub and treelines in order to maintain the value of these sites.

Prominent treeline of Scots pine just outside LAP area (viewed from Kindlestown)

