

WHAT IS A LOCAL AREA PLAN?

A Local Area Plan (LAP) is a policy document that sets out the vision for the sustainable management of land uses within a plan area. It addresses issues such as land zoning, infrastructure, community facilities, design standards and environmental protection. The LAP is prepared in accordance with the Wicklow County Development Plan 2010-2016, and includes a written document and a land use zoning map for the area.

It should be noted that the plan is not a 'spending plan'. It will however set a framework within which development can be undertaken, in the event that the public or private sector is in a position to develop.

STAGES IN PREPARING THE LOCAL AREA PLAN

The Local Area Plan (LAP) is to be adopted under Section 20 of the Planning and Development Act 2000 (as amended), by the elected members of Wicklow County Council. In summary, the stages for preparing and adopting the LAP are as follows:

- 1: Currently we are at the 'pre-draft' stage which involves identifying the 'issues' that should be dealt with in the plan.
- 2: Draft Plan published and public consultation. (November/December 2012)
- 3: Managers Report prepared on submissions received.
- 4: Members consider the Draft Plan and Manager's Report and may adopt or modify plan. Material modifications are put on public display and any submissions are considered prior to plan adoption. (April/May 2013)
- 5: The new LAP is in effect. (August/September 2013)

The LAP will be prepared in compliance with the requirements of the Strategic Environmental Assessment (SEA) Directive, Article 6(3) of the Habitats Directive (which requires Appropriate Assessment) and the Floods Directive (which requires a Flood Risk Assessment).

In this regard, you are invited to submit your views on any 'environmental' issue that is related to the preparation of this land use plan, including for example the protection of natural and built heritage, and the identification of lands that have a history of flooding.

YOUR AREA – YOUR SAY!

The current planning strategy for the areas of Greystones-Delgany and Kilcoole is set out in the 'Greystones-Delgany LAP 2006-2012' and 'Kilcoole LAP 2008-2014'. The process of preparing the 'Greystones-Delgany LAP 2013-2019' has now commenced. As part of the review process, consideration is being given to the preparation of a single LAP for the settlements of Greystones-Delgany and Kilcoole, to be in place for the period 2013-2019.

In order to aid the preparation process for the new plan and to ensure the plan addresses the views of the 'people' and other interested groups, you are invited to submit your views on the following:

1. *Do you think a single plan should, or should not be prepared for the areas of Greystones-Delgany and Kilcoole?*
2. *What are the land use issues that are affecting the Greystones-Delgany and Kilcoole areas?*
3. *What kind of issues would you like to see addressed in the new plan?*

Upon completion of this public consultation, your views will be considered and a decision will be taken whether the new plan to be prepared will be for the area of Greystones-Delgany only or for the wider area of Greystones-Delgany and Kilcoole. It is important that you express your views right from the beginning in order to ensure that the final plan reflects your concerns and wishes.

HOW TO MAKE A SUBMISSION

Submissions should be made in writing from **5th June 2012 to 3rd July 2012** and marked 'Greystones-Delgany/Kilcoole LAP' and addressed to:

Director of Service, Planning and Development, Wicklow County Council, County Buildings, Wicklow Town.

Submissions can also be made by e-mail to the following address: planreview@wicklowcoco.ie

Public open days on the plan are to be held as follows:

- The Parish Centre (beside Scout Den), Kilcoole Main Street, Kilcoole on Wednesday 13th June 2012 from 3.00p.m.-5.00p.m. and 6.30p.m.-8.30p.m.
- Greystones Town Council, Civic Offices, Mill Road, Greystones on Thursday 14th June 2012 from 3.00p.m.-5.00p.m. and 6.30p.m.-8.30p.m.

LOCAL AREA PLANS GREYSTONES-DELGANY AND KILCOOLE

PUBLIC CONSULTATION ISSUES BOOKLET



KEY ISSUES

This section identifies some of the main issues that could be addressed during the preparation of the new plan. Other issues should be addressed by you as required.

Population and Growth – Greystones-Delgany and Kilcoole

Under the County Wicklow Settlement Hierarchy 2010-2016, Greystones-Delgany is designated a 'Large Growth Town 2' and Kilcoole is designated a 'Small Growth Town'. In accordance with this Hierarchy, a 'Large Growth Town 2' should accommodate a large amount of population growth, and have a high level of infrastructure, services and employment. 'Small Growth Towns' should 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 targeted to grow from a current population of approximately 17,200 to a target population of 21,000 by 2016 and 24,000 by 2022. Likewise, the population of Kilcoole is targeted to grow from a current population of approximately 4,000 to a target population of 4,500 by 2016 and 5,000 by 2022.

The current Kilcoole plan zones sufficient land to provide for a population of 4,500 by 2016. As the new plan will be prepared for the period beyond 2016, additional land may be required to provide for housing. *What sites are most suitable for the future development of housing in Kilcoole?*

In order to provide for the Greystones-Delgany growth targets, the new plan will be required to provide capacity for a significant increase in the number of housing units. The increase in growth can only be accommodated by the zoning of a significant amount of additional lands or by increasing the amount of units permitted on existing zoned land (a combination of both approaches is likely to be required). *What locations should be zoned for the provision of additional housing to meet the needs of Greystones-Delgany? Are there any suitable locations within Greystones-Delgany where an increase in housing density could be accommodated?*

Planning for Greystones-Delgany and Kilcoole

The settlements of Greystones-Delgany and Kilcoole share considerable links. This is due largely to their locations in close proximity to each other and to the sharing of services and infrastructure between the settlements, including

community, recreational and retail services and shared transportation and water services infrastructure. Considering these links and the pressure on both settlements to provide for future population growth, the Council is considering whether there would be benefits in reviewing the Kilcoole plan now ahead of schedule and preparing a single plan for the wider area which would include all areas encompassed in the two existing plans. While a new, up to date plan, would be required to ensure that a separate planning framework is put in place to provide for the separate service and infrastructure needs of each settlement, the preparation of a single plan is likely to reflect the reality of the undeniable links between the settlements and could put in place a strategy to promote the combined success of both settlements.

The Greenbelt between Greystones-Delgany and Kilcoole

Environmental constraints to the north, east and west of Greystones-Delgany means that pressure for development in the near and long term, is most likely to be on lands to the south of the settlement. The extension of the built up area of Greystones-Delgany, in an incremental manner, towards Kilcoole, is likely to have a negative effect on the overall area, as the rural divide between the settlements is likely to be blurred. In order to address the long term pressures facing this greenbelt, it may be timely to prepare a plan for the wider area of both settlements, and to put in place a firm framework at this early stage, regarding buffers between the settlements, to environmental areas (e.g. the Murrough pNHA/SAC/SPA) and to consider any land reservations that may be necessary for any possible future infrastructure. *In light of these issues, what long-term planning framework should be put in place for the Greenbelt between Greystones-Delgany and Kilcoole?*

Kilcoole – The Issues

Whilst the majority of land use issues facing Kilcoole have been satisfactorily addressed in the current Kilcoole LAP, there are a number of issues that have been raised in recent times – some of these issues are set out below. *What types of land use issues have been facing Kilcoole since the preparation of the current plan in 2008, and how could these issues be addressed in any new plan?*

- The identity of Kilcoole's town centre is informed to a large degree by the function and character of this area. A new plan could include specific objectives and design standards for the protection of the character and improvement of this town centre area. The plan could promote the regeneration of derelict sites and could include

tailor-made design standards that would protect the character and special identity of this area. *What types of design standards and objectives should be in place for the town centre area of Kilcoole?*

- Many Kilcoole residents travel to Greystones to avail of services and facilities. *Whilst having regard to the function of Kilcoole to provide for the local needs of its population and hinterland, what additional services/facilities does Kilcoole need? Are there any opportunities for the provision of new or improved transportation/pedestrian links between the settlements of Kilcoole and Greystones)?*

- In recent years, a large number of new houses have been constructed in Kilcoole. *What are the issues or problems that this has raised for the existing and new population, and how could these be addressed?*

Greystones-Delgany – The Issues

- The development of the Charlesland and Eden Gate areas has resulted in a significant increase in population in these areas. *What types of additional services are required to meet the needs of these populations, and are there any land use issues or problems that are required to be addressed in the new plan?*

- Employment opportunities within Greystones-Delgany are relatively limited. *Having regard to the current economic climate, are the current employment zonings appropriate for the promotion of foreign, as well as local investment?*

- It is important that Greystones-Delgany area provides a suitable mix of different types and sizes of housing units, in order to provide for the needs of its residents. *In order to promote a better mix in the type and size of housing units throughout the settlement, should the plan control the type/size of new houses to be built in certain areas?*

- In addition to the Greystones town centre zoning, the current plan zones 8 additional sites 'village centre' which allows for commercial / mixed use. *Does the settlement need all of these sites? Should such commercial and mixed use development be concentrated in to the centre of Greystones? Are there alternative locations that would be suitable for commercial / mixed use zoning?*

- The current plan includes 5 Architectural Conservation Areas (ACAs)¹ and a Local Urban Character Area for the Town Centre. *Are these successful in protecting the character of this area, or should these be reviewed?*

- Delgany has a distinct and separate identity to Greystones. *What are the land use issues facing Delgany and how can these be addressed? How can traffic congestion in Delgany be reduced?*

¹ Blacklion, Church Road, The Burnaby, Delgany, Killincarrig