



**Proposed Variation No.3 to
Wicklow County Development
Plan 2010-2016**

**(linked to Draft Greystones-
Delgany and Kilcoole Local
Area Plan 2010-2016)**

December 2012

INTRODUCTION

Wicklow County Council, being the Planning Authority for the area, is proposing making the following variations to the Wicklow County Development Plan 2010-2016.

Reason: The purpose of these variations is to ensure consistency between the County Development Plan 2010-2016 and the Greystones-Delgany and (draft) Kilcoole Local Area Plan 2013-2019.

In accordance with Section 13 of the Planning and Development Act 2000 (as amended) these proposed variation will be on display for a period of not less than 4 weeks during which time written submissions or observations with respect to the proposed variations may be made to the Planning Authority, which will be taken into consideration before the making of the variation.

PROPOSED VARIATIONS

Proposed variation 3.1

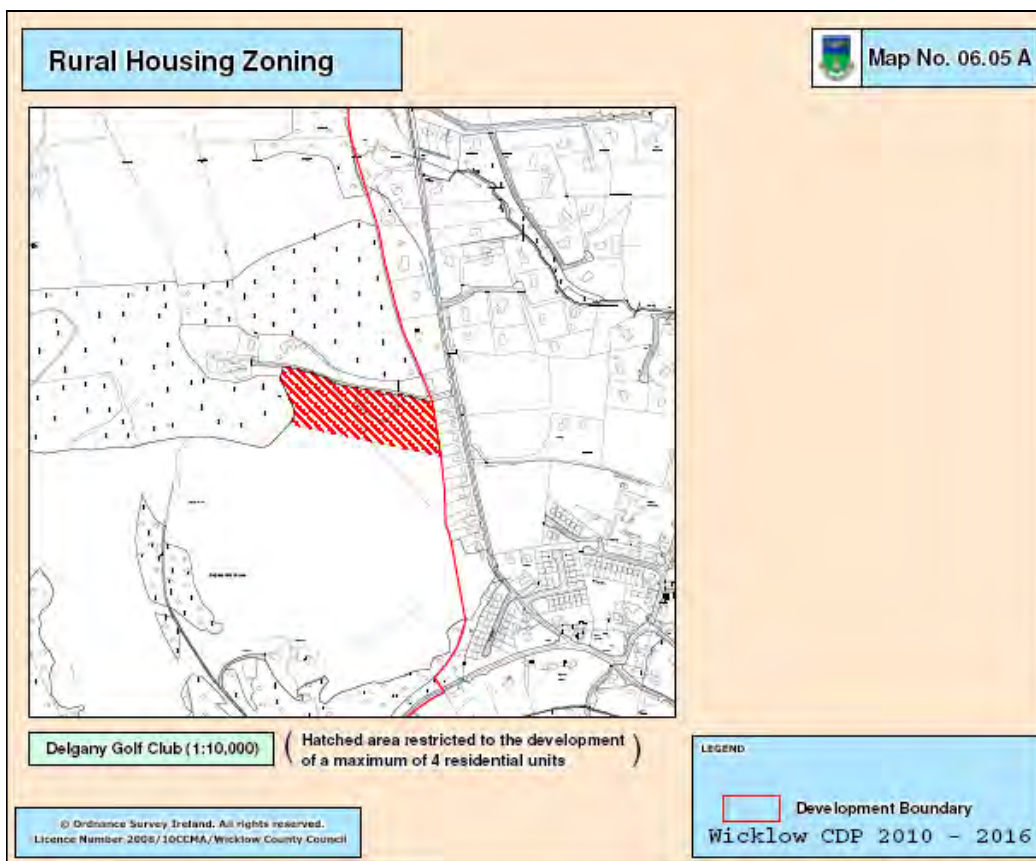
- (a) Deletion of Objective RZ1 from Section 6.3.3 of Chapter 6 of the County Development Plan
- (b) Delete Map 06.05A

(a) Deletion of Objective RZ1

RZ1 To provide for rural residential development, with no restrictions on purchasing and occupation at the following location:

- Grounds of Delgany Golf Club (as shown on Map 06.05A) – for a maximum of 4 units

(b) Delete Map 06.05A



Reason for proposed variation: As this provisions is being carried forward in the Greystones-Delgany and Kilcoole Local Area Plan 2013-0219 (as 'Special Residential Zoning – Special R-B'), it is considered unnecessary and potentially confusing to maintain this zoning in the County Development Plan. Furthermore, local plans are considered the most appropriate vehicle for local zoning provisions.

Proposed variation 3.2

(a) Amend Table 10.2 of the County Development Plan
 (b) Amend Section 10.3.4 (c) of the County Development Plan

(a) Amend Table 10.2 as follows: Proposed new text in red, deleted text in ~~blue strikethrough~~

TABLE 10.2 Retail hierarchy for County Wicklow

LEVEL 1	METROPOLITAN AREA	HINTERLAND AREA
LEVEL 2	MAJOR TOWN CENTRES Bray	COUNTY TOWN CENTRES Wicklow
LEVEL 3	TOWN / DISTRICT CENTRES Greystones	SUB COUNTY TOWN CENTRES Tier 1 Towns serving a wide district Arklow, Blessington, Baltinglass Tier 2 Towns serving the immediate district Newtownmountkennedy, Rathdrum
LEVEL 4	NEIGHBOURHOOD CENTRES Bray Area: Boghall Road / Ballywaltrim, Vevay, Dargle Rd, Dublin Road / Little Bray, Albert Road & Walk, Fassaroe, Southern Cross Road Greystones Area: Delgany Village, Blacklion, Charlesland, Bellevue Road, Mill Road, Killincarrig*, Victoria Road*, Eden Gate*	LOCAL CENTRES – SMALL TOWNS Ashford, Aughrim, Avoca, Carnew, Donard, Dunlavin, Enniskerry, Kilcoole, Kilmacanogue, Newcastle, Rathnew, Roundwood, Shillelagh, Tinahely
LEVEL 5	CORNER SHOPS	VILLAGES Bardarrig, Ballinaclash, Coolboy, Glenealy, Hollywood, Johnstown / Thomastown, Kilpedder / Willowgrove, Kiltegan, Knockananna, Laragh – Glendalough, Manor Kilbride, Redcross, Stratford

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

(b) Amend Section 10.3.4 (c) of the County Development Plan as it relates to Greystones as follows:

Greystones

This strategy allocates Greystones 7,000-10,000sqm growth on comparison floor space and 2,000-2,500sqm of convenience floorspace. Since the survey date, approximately 3,000sqm of new retail space has been constructed or is awaiting commencement / under construction. It is estimated that c. 1,000sqm of this floorspace may be devoted to convenience use and the remainder to comparison usage. Therefore there is only a need for a further c. 1,500sqm convenience floorspace and 8,000sqm comparison floorspace up to 2016.

While there is a site zoned in Charlesland for a district retail centre of up to 20,000sqm (net) retail floorspace and 16,000sqm (net) retail warehousing, an application for development of this scale in 2007 was rejected by An Bord Pleanála on the grounds of:

- a) the out of centre location, distant from the core retail area
- b) the potential adverse impact on the vitality and viability of the existing town centre,
- c) the scale of the retail floor space would be excessive to the designation of Greystones as Level 3 town centre, to serve mainly local needs and would conflict with Retail Hierarchy for the Greater Dublin Area as set out in the Retail Strategy for the Greater Dublin Area 2008-2016
- d) the scale of the development would undermine the retail hierarchy and the designated role of Bray and Wicklow as Level 2 town centres.

In light of the above, the strategy for Greystones is:

1. To promote and encourage enhancement of retail floorspace and town centre activities in Greystones to enhance its role and importance as a Level 3 Town Centre in the GDA in accordance with the allocation set out in this strategy;
2. To direct larger scale new retail development into the identified core area and failing suitable sites being available, to edge of centre sites and identified **village centres**. **'Neighbourhood Centres'**;
- ~~3. While there are 8 sites designated in the Greystones/Delgany Local Area Plan as 'village centres', it is not envisaged that all of these will be developed as a neighbourhood or local retail centre having regard to the potential market and their location vis-à-vis the established town centre and other retail sites. Whilst allowing for competition and innovation in the provision of convenience floor space as outlined in 10.3.4 above, assessment of retail proposals will be made on a case-by-case basis, following retail impact assessment.~~
3. Centres identified in the Local Area Plan as 'Small Local Centres' provide a similar function to 'Neighbourhood Centres', with the exception that they are not appropriate for the provision of a supermarket. They will normally have between approximately three and five retail / retail service units, depending on the characteristics of the particular area, with units generally limited to a maximum of c. 150m² gross floor area.

Reason for proposed variation: Following detailed local analysis of retailing provision and needs, revisions to the status of various retailing centres in the LAP area is recommended and is set on in the draft LAP. The purpose of the proposed variation is to ensure that the LAP and the County Development Plan are consistent.

Proposed variation 3.3

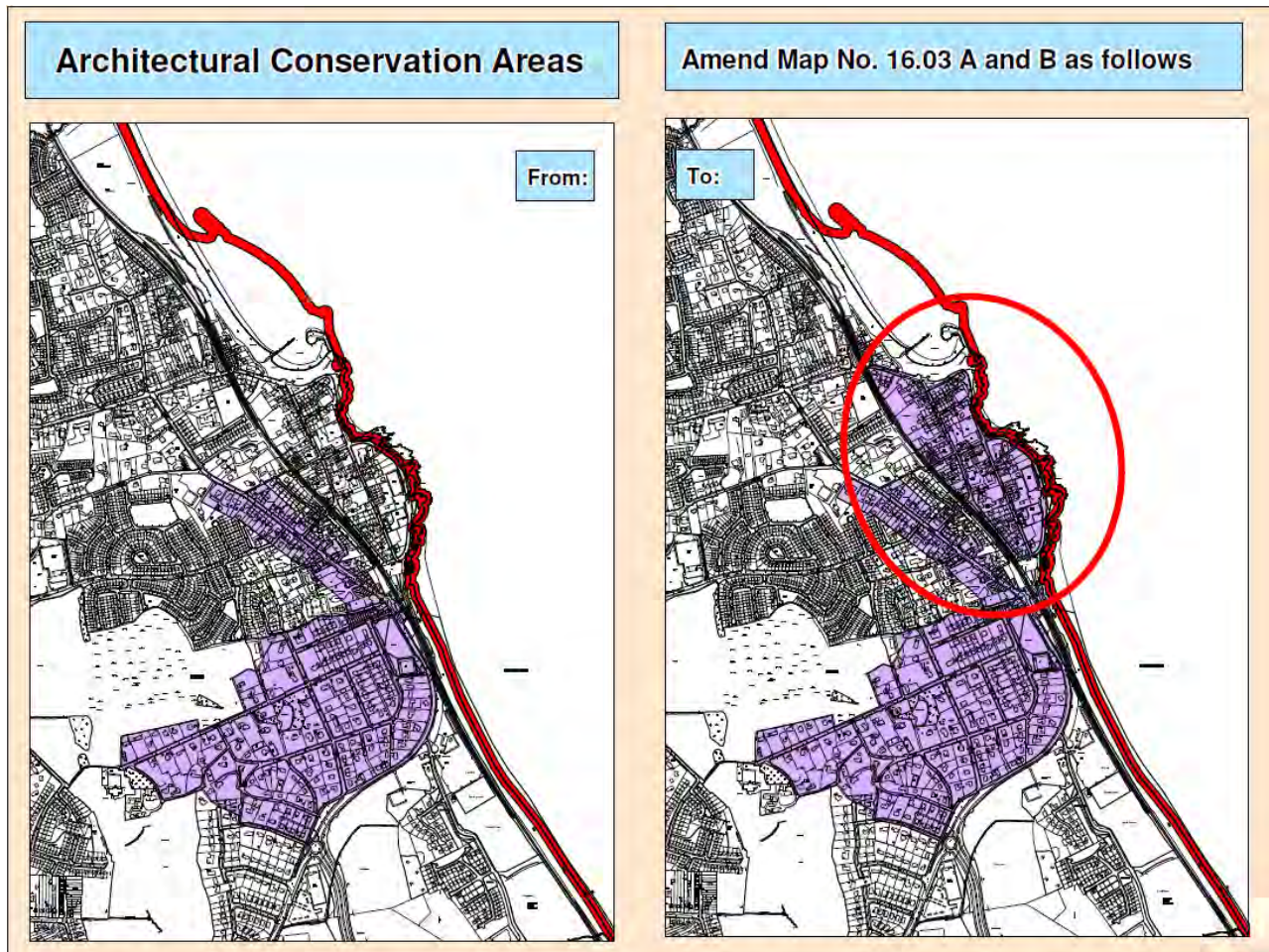
- (a) Amend Table 16.1 of the County Development Plan
- (b) Amend Map 16.03B of the County Development Plan

(a) Amend Table 16.1 as follows: Proposed new text in red, deleted text in ~~blue strikethrough~~

Table 16.1 ~~Existing~~ Architectural Conservation Areas (Maps 16.03 A & B Volume 2)

Settlement	Location
Enniskerry	Village centre
Tinahely	Town centre
Dunlavin	Town centre
Rathdrum	Main Street Low Town
Delgany	Village centre
Greystones	Church Road Killincarrig village The Burnaby Blacklion Greystones Harbour

(b) Map 1 (Amended Map 16.03B of the Wicklow County Development Plan)



Reason for variation: To add the proposed 'Greystones Harbour' ACA to the County Development Plan

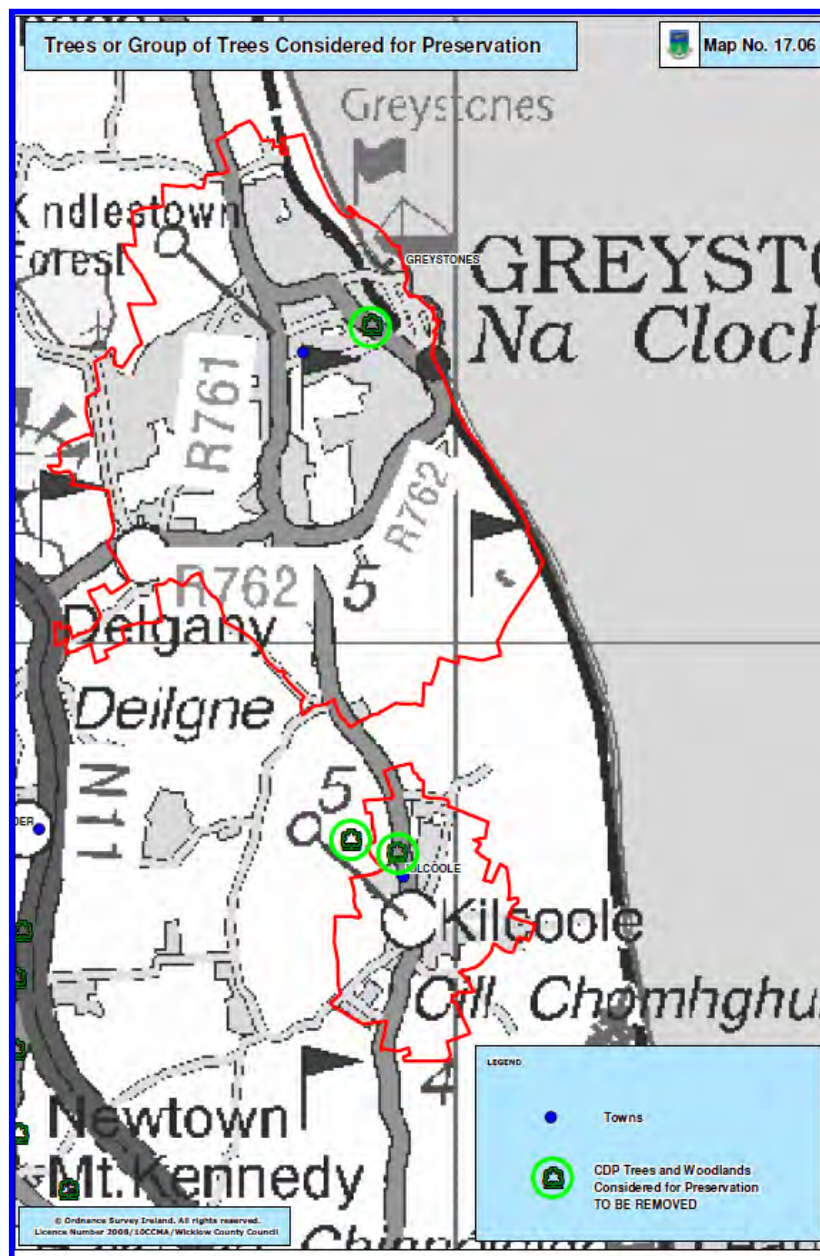
Proposed variation 3.4

- (a) Amend Schedule 17.6 of the County Development Plan
- (b) Amend Map 17.06

(a) Delete entries 54, 55 and 73 from Schedule 17.6

ID	Description	Location
54	Mature deciduous trees to rear and side of convent ground	Kilcoole
55	Mature deciduous trees to the front of the Catholic Church	Kilcoole
73	Street trees (mainly sycamore and horse chestnut)	Church Road, Greystones

(b) Amend Map 17.06



Reason for proposed variation:

The draft Greystones – Delgany and Kilcoole LAP identifies 2 categories of trees worthy of protection:

- (a) Trees that are subject of Tree Protection Orders (TPO)
- (b) Trees that are subject to 'Tree Protection Objectives' of the draft LAP

A number of the trees in category (b) are also identified in the County Development Plan as 'Trees to be considered for TPO'. It is considered unnecessary and potentially confusing for some trees to have multiple designations in the CDP and the LAP. Local plans are considered the most appropriate vehicle for local objectives.

Proposed variation 3.5

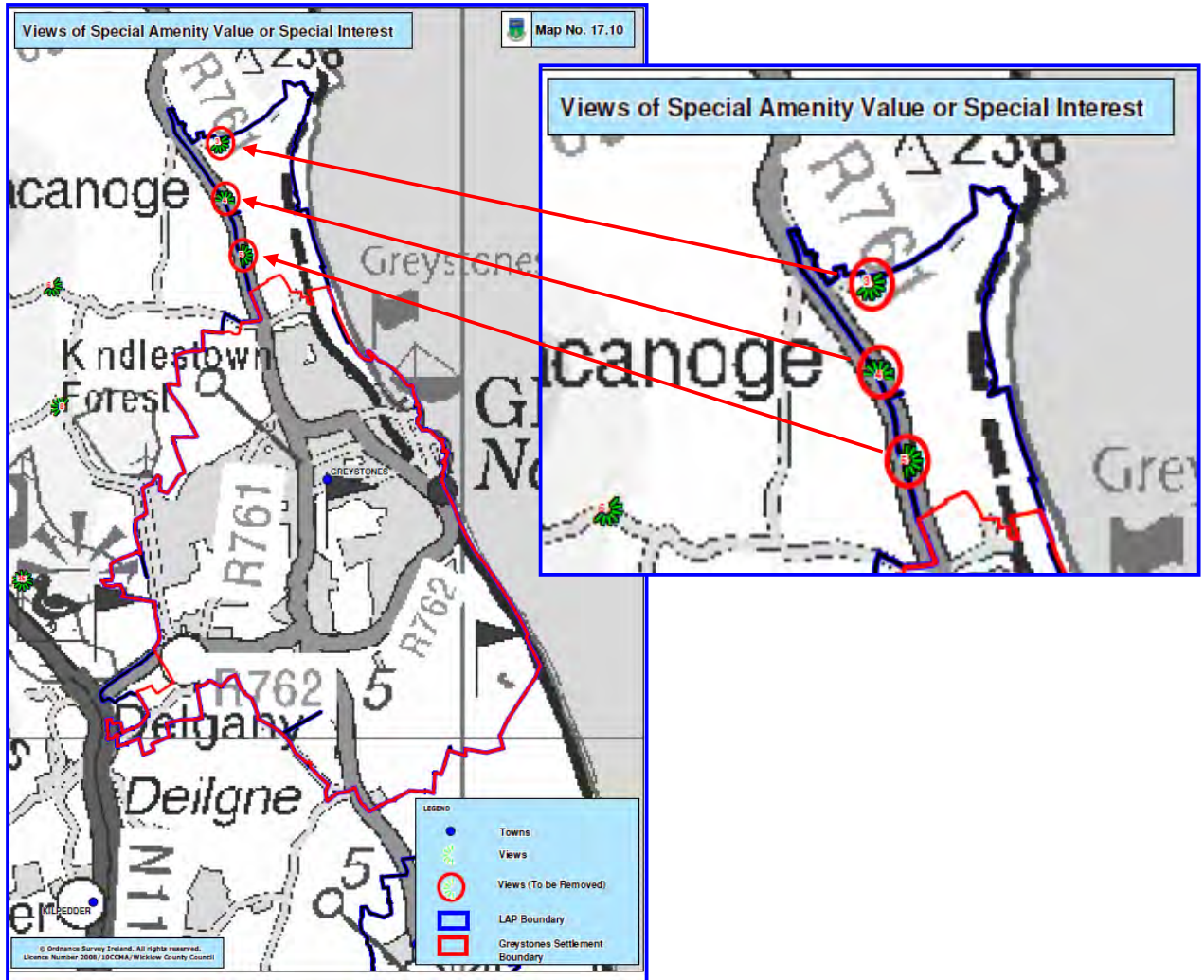
- (a) Amend Schedule 17.8 of the County Development Plan
- (b) Amend Map 17.10 of the County Development Plan

(a) Delete entries 3, 4 and 5 from Schedule 17.8:

Schedule 17.8 Views of special amenity value of special interest

	Origin of View	Description
3	Cliff Road Windgates	View of Coast, Greystones and foreground of Bray Head
4	R761 Windgates Coast Road	View of Bray Head
5	R 761 north of Greystones	View northwards to Bray Head and view southwards of sea and built up area of Greystones.

(b) Amend Map 17.10

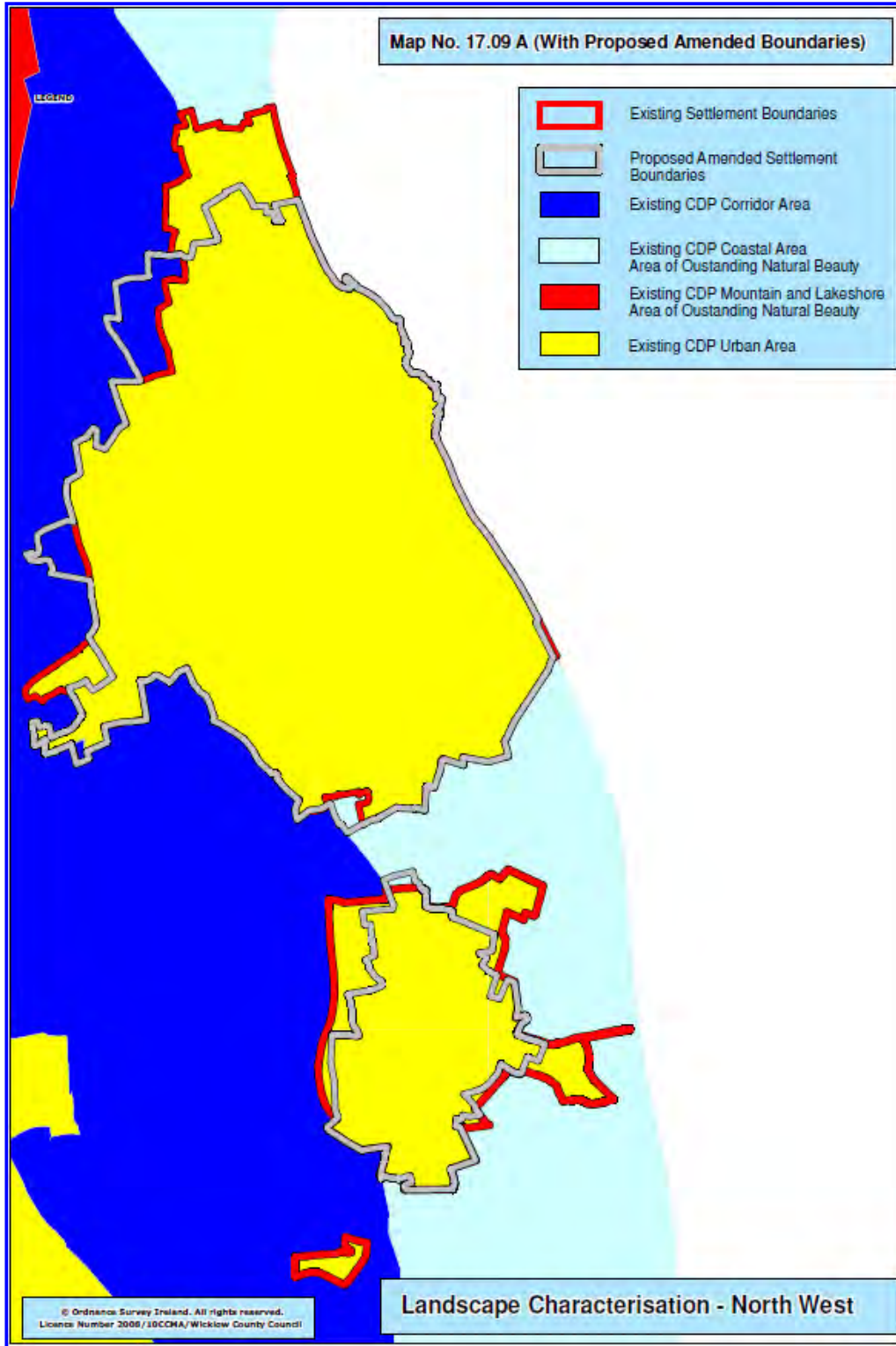


Reason for proposed variation: The draft LAP identifies views that are to be protected. A number of these views are also listed for protection in the County Development Plan (Schedule 17.8). While there is no conflict in this regard, it is considered clearer to identify these views in one plan only. Local plans are considered the most appropriate vehicle for local objectives.

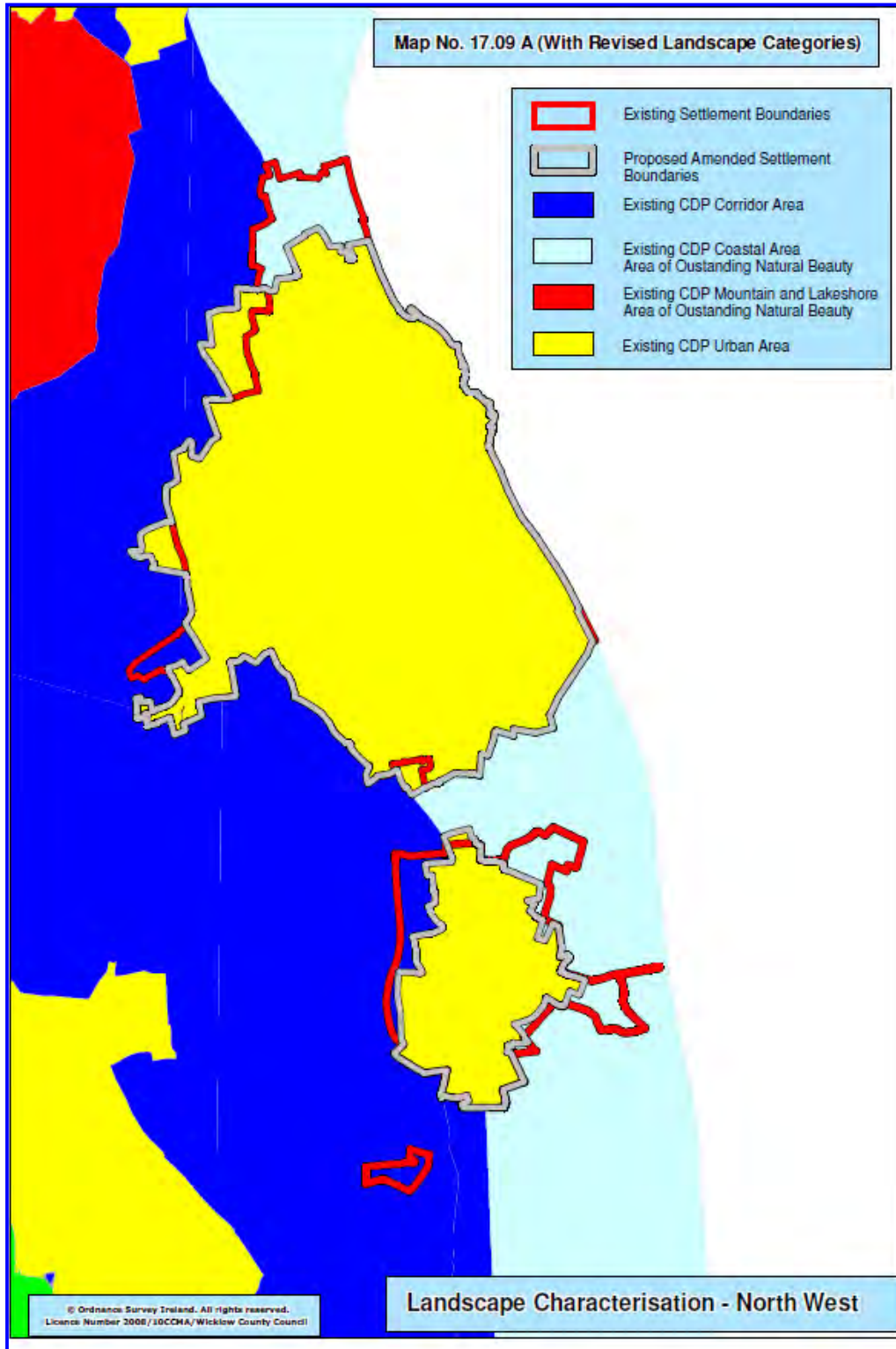
Proposed variation 3.6

Amend Map 17.09B (Landscape Characterisation Map) of the County Development Plan

Change map from:



To:

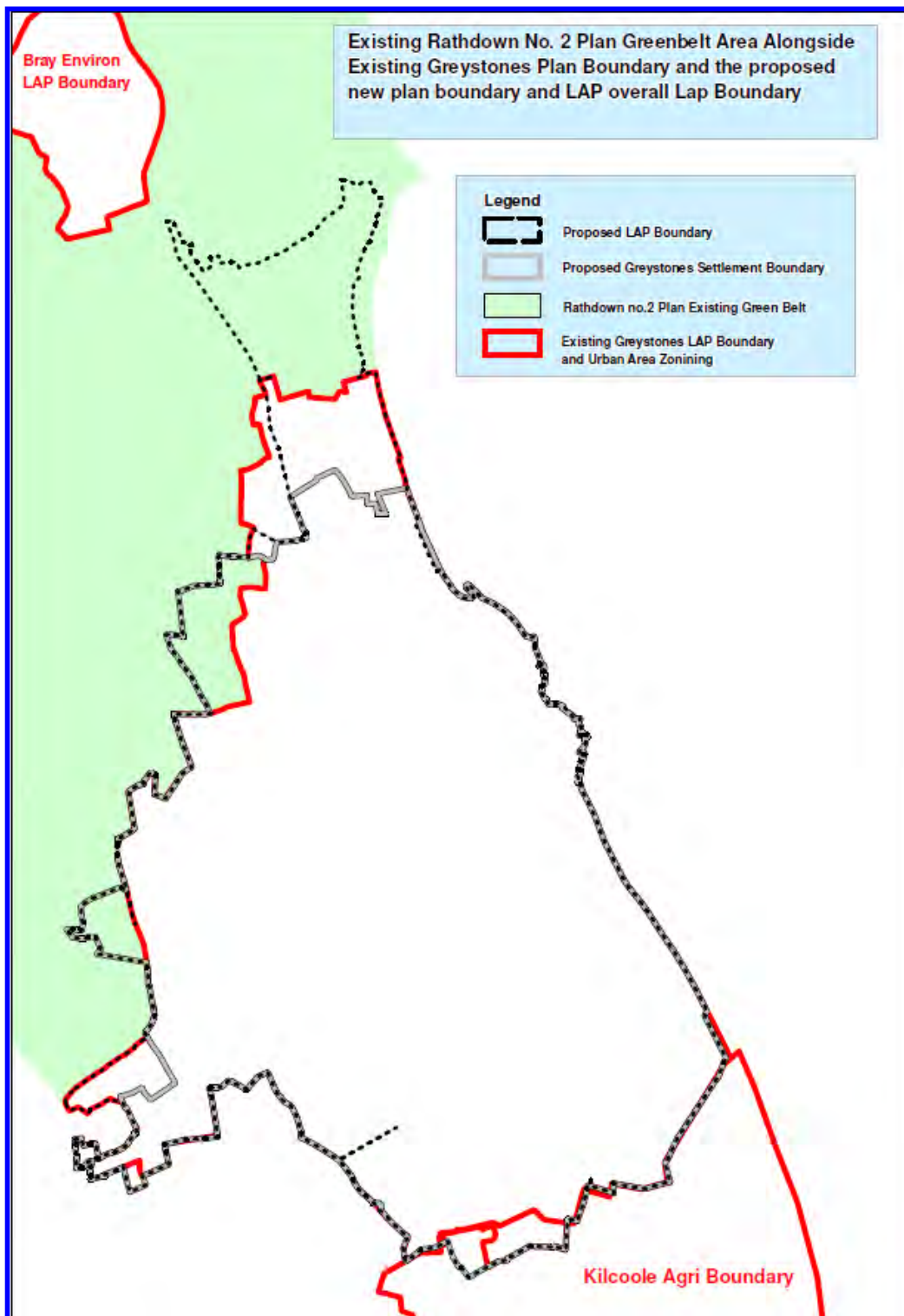


Reason for proposed variation: The draft Greystones-Delgany and Kilcoole LAP makes provision for the zoning of additional lands for development outside of the previous LAP boundaries. Some of these lands are currently identified as being in the 'corridor' and 'area of outstanding natural beauty' landscape zones in the County Development Plan, rather than the 'urban area' landscape zone, as set out on Map 17.09B of the County Development Plan. This map change would reflect the new settlement boundary provisions of the new (draft) LAP.

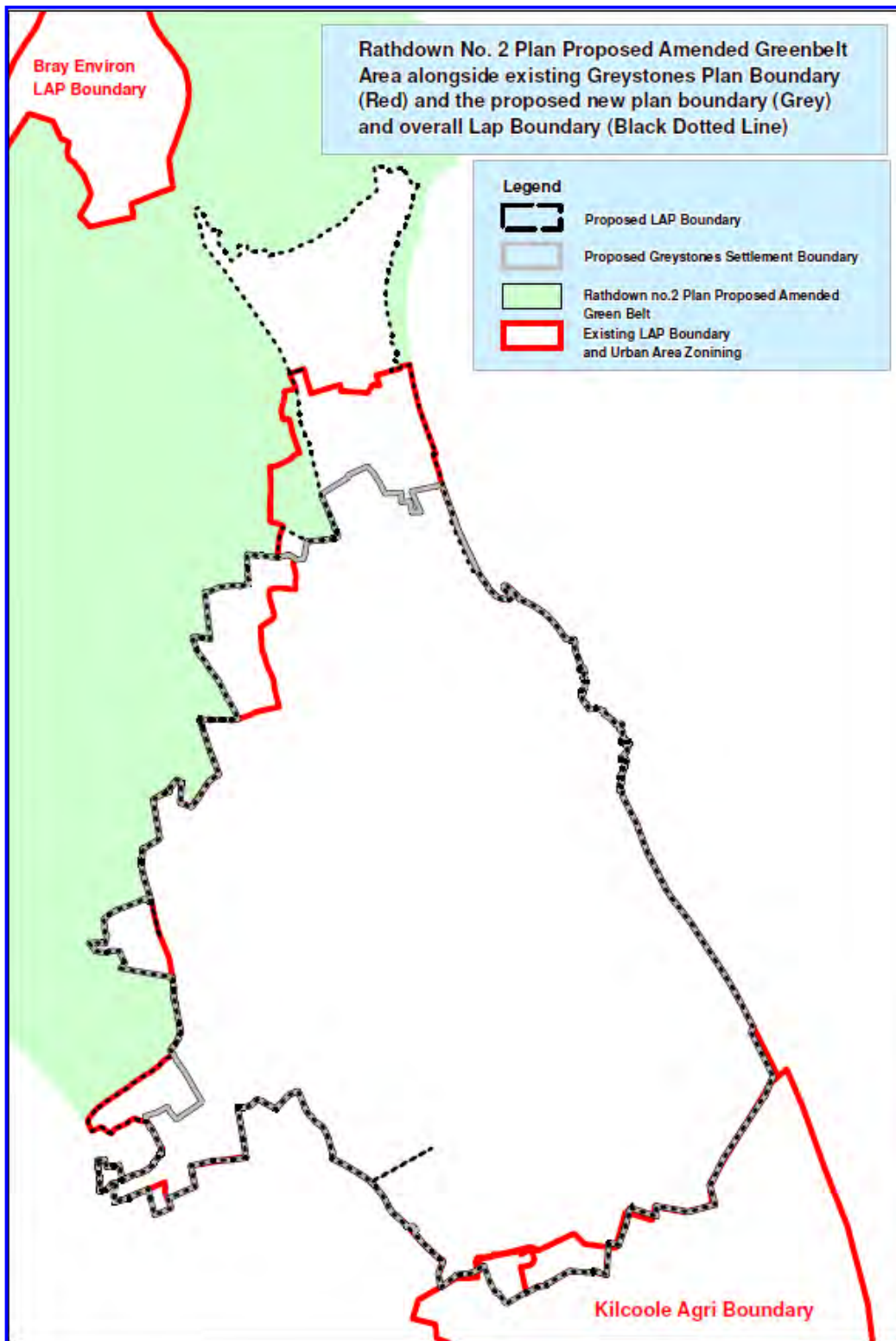
Proposed variation 3.7

Amend Rathdown No. 2 District Plan Map

Change map from:



To:



Reason for proposed variation: The draft Greystones-Delgany and Kilcoole LAP makes provision for the zoning of additional lands for development outside of the previous LAP boundaries. Some of these lands are currently identified as being in the 'GB – greenbelt' zone in the Rathdown No. 2 District Plan, which forms part of the County Development Plan, rather than the 'LAP area' zone, as set out on Map 1 of the Rathdown No. 2 District Plan map of the County Development Plan. This map change would reflect the new settlement boundary provisions of the new (draft) LAP.

Proposed variation 3.8 (a) Amend Chapter 18 'Coastal Zone Management'
(b) Amend map

(a) Amend text of Cells 3, 4, 5 and 6 as follows:

Proposed new text in red, deleted text in blue strikethrough

Cell 3 Bray Head to Greystones (Rathdown)

This cell is bounded by the Bray Head SAAO to the north and partially to the east, the R761 to the west and the northern boundary Greystones - Delgany and Kilcoole Local Area Plan ~~2006~~ 2013-2019 to the south.

Objective CZ3

1. To strictly regulate and manage development in this cell to protect its function as a green break between the built up area of Bray and Greystones. Within this area, the following restrictions apply:-
 - (a) Residential development shall be strictly limited to those persons engaged in agriculture in this cell and who can demonstrate a definable economic need to live on the farm holding;
 - (b) The highest standards of siting and design will be rigorously enforced for any developments in this area;
 - (c) Commercial and industrial development will be prohibited in the cell.
2. To maintain and enhance public right of ways and in particular the cliff path from Bray to Greystones, while preserving its rugged and natural character.
3. To strictly control the development of new entrances and access driveways on the R761, to those which can be proven to be necessary for either traffic safety reasons or the normal functioning of the landholding.

Cell 4 Greystones Town

This coastal cell comprises the coastal area between the northern and southern boundaries 'settlement boundary' of the Greystones - Delgany as set out in the Greystones – Delgany and Kilcoole Local Area Plan ~~2006~~ 2013-2019. This zone is not uniform, with farmlands bounded by cliffs to the north, the harbour and north beach action plan area and the Victorian seafront area in the central area and the south beach and Charlesland golf club area to the south.

Objective CZ4

1. To support the objectives of the Greystones - Delgany and Kilcoole Local Area Plan, in particular to provide for 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. 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.
2. To facilitate the development and enhancement of visitor and recreational facilities along the coastal area, particularly walking routes, car parking areas, signage and changing / toilet facilities.

Cell 5 Greystones to Kilcoole (Ballynerrin)

This cell consists of the coastal strip between the R761 and the coast between the southern 'settlement boundary' of Greystones – Delgany as set out in the Greystones-Delgany and Kilcoole LAP and the northern 'settlement boundary' of Kilcoole as set out in the Greystones-Delgany and Kilcoole LAP (excluding those lands designated 'The Murrrough cSAC). This area is intensively used for agricultural purposes and includes ~~three~~ two principal pockets of rural housing – at Knockroe, near the Greystones boundary, at Ballygannon near Glenroe Open Farm and near the train station.

This area is characterised by a soft shore line, which has implications for both the existing railway line and the development of new dwellings. Coastal protection works have been carried out by Iarnród Éireann to protect the railway line, particularly the installation of rock armour on the seaward side of the line. These works however are not adequate to protect all lands to the east of the railway line from risk from flooding and therefore the development of new dwellings requires to be strictly controlled, in the interests of public health and safety.

Objective CZ5

1. To facilitate the development of visitor and interpretative facilities, particularly those relating to bird watching, in a sustainable and suitable manner which does not compromise either landscape quality or habitats.
2. To control and limit residential development to that shown to be strictly necessary (in accordance with the County settlement and rural development strategies) and to require the highest standards of siting and design for any new dwellings and regard to environmental designations.
3. To prohibit the development of new dwellings within 100m of the shoreline.
4. To protect all listed views and prospects along the R761 and coast in this cell.
5. To strictly control the development of new entrances and access driveways on the R761, to those which can be proven to be necessary for either traffic safety reasons or the normal functioning of the landholding.
6. To facilitate the development of 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.
7. To facilitate and support the upgrading of Kilcoole train station and associated facilities.

Cell 6 Kilcoole - Wicklow Town

The cell consists of the coastal area between the R761 and the coast from the southern 'settlement boundary' of Kilcoole as set out in the Greystones-Delgany and Kilcoole LAP and the northern boundary of the Wicklow-Rathnew LAP-Development Plan, excluding the settlement of Newcastle (as defined by the boundaries of the adopted town plan for Newcastle). This is by far the largest single definable cell along the coast being 1,925 hectares in extent.

This cell is dominated by The Murrough cSAC, which occupies 25% of the area. The Murrough is a coastal wetland complex, which stretches for 15km from Ballygannon to north of Wicklow town, and in parts, extends inland for up to 1km. A shingle ridge stretches the length of the site and carries the mainline Dublin-Wexford railway. The site supports a number of habitats listed on Annex I of the EU Habitats Directive and a number of bird species listed on Annex I of the EU Birds Directive, as well as a wide range of important migratory birds. There are also many rare plants in the site.

This area is also characterised by a soft shore line and control measures are therefore required.

This is also a historical landscape, with land divisions dating back to Cromwellian times and many substantial Georgian and Victorian country houses.

Objective CZ6

1. No development will be permitted that has an adverse impact on the environmental and ecological quality of The Murrough cSAC. The Planning Authority will have particular regard to the impact that all developments have on the integrity of the cSAC, including development that is within the cSAC and development that is not within a designated area, but which is likely to have an effect thereon. Applicants will be required to demonstrate beyond all reasonable doubt that a proposed development does not adversely impact on the integrity of the designated area.
2. To facilitate the development of visitor and interpretative facilities, particularly those relating to bird watching and beach usage, in a sustainable and suitable manner which does not compromise either landscape quality or habitats.
3. To maintain and improve points of vehicular access to the coast at Six Mile Point, Five mile point and Ballybla.
4. To strictly control the development of new entrances and access driveways on the R761, to those which can be proven to be necessary for either traffic safety reasons or the normal functioning of the landholding.
5. To control and limit residential development to that shown to be strictly necessary (in accordance with the County settlement and rural development strategies) and to require the highest standards of siting and design, which takes due cognisance of the historic settlement pattern in the area and to environmental designations.
6. To prohibit the development of new dwellings within 100m of the shoreline.
7. To facilitate the development of 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.
8. To protect all listed views and prospects along the R761 and coast in this cell.
9. To provide a regional wastewater collection system and treatment works to serve the settlements of Newtownmountkennedy, Newcastle and Kilcoole.

(b) Amend Map 18.01 'North Coastal Cells' as follows:

From:



To:



Reason for proposed variation: The alteration to the LAP and 'settlement boundaries' may conflict with the 'coastal cells' as delineated in Chapter 18 of the County Development Plan. This text and map change would reflect the new LAP and 'settlement boundary' provisions of the new (draft) LAP.

Background

In order to ensure that the provisions of the draft local area plan, when it is being considered for adoption in 2013, do not conflict with any objectives of the County Development Plan 2010-2016, an assessment of any potential conflicts has been undertaken.

It has been determined that some elements contained within the draft LAP, herewith published for public consultation, may be inconsistent with certain the objectives of the County Development Plan. The provisions that may conflict with the County Development Plan are listed in the table below. The nature of the conflict is also described in this table, as are the proposed resolutions to the potential conflicts.

This document is published alongside the publication of the draft LAP and its purpose is to garner the views of the public on the intended variations, as well as the contents of the draft LAP itself.

Following this period of non-statutory, preliminary consultation, it is intended that the final set of 'proposed variations' if required, will be formally published under Section 13 of the Planning & Development Act (as amended), and go through a formal consultation and variation process, before the elected members make a final decision to adopt the new LAP.

Table: Addressing possible conflicts with the County Development Plan

Objectives of draft G-D & K LAP		Nature of conflict with CDP	Resolution
Location in draft LAP	Relevant objective		
Overall	Expansion of 'settlement boundaries'	Some of these lands are currently identified as being in the 'corridor' and 'area of outstanding natural beauty' landscape zones in the County Development Plan, rather than the 'urban area' landscape zone, as set out on Map 17.09B of the County Development Plan. The alteration to the LAP and 'settlement boundaries' may conflict with the 'coastal cells' as delineated in Chapter 18 of the County Development Plan	Amend Map 17.09B of the County Development Plan by way of variation Amend text and maps associated with Chapter 18 of the County Development Plan 'Coastal Zone Management' by way of variation
Section 3 Housing	Zoning of land at Templecarrig Lower – Coolagad – Kindlestown Upper for housing	Some of these lands are zoned 'GB – greenbelt' in the Rathdown No. 2 District Plan which forms part of the CDP	Variation of the Rathdown No. 2 District Plan
	Special Residential Zoning – Special R-A	These lands are zoned 'GB – greenbelt' in the Rathdown No. 2 District Plan which forms part of the County Development Plan	Variation of the Rathdown No. 2 District Plan
	Special Residential Zoning – Special R-B	These lands are already zoned in the County Development Plan (Objective RZ1 – Chapter 5) and therefore there is conflict in this regard. However, there is a conflict within the County Development Plan wherein these lands are also identified as being located in the GB zone of the Rathdown No. 2 District Plan. Furthermore, it is more logical to maintain the zoning in one plan only to avoid potential confusion.	Variation of the Rathdown No. 2 District Plan Deletion of Objective RZ1 from Chapter 5 of the County Development Plan through variation
Section 4 Retail	Identification of Killincarrig Village and Victoria Road as 'Small Local Centres'	These locations are identified as 'Neighbourhood Centres' in Chapter 10 of the County Development Plan	Variation of Table 10.2 of the County Development Plan Variation of Section 10.3.4 (c) of the County Development Plan as it relates to the retail strategy for Greystones

Section 9 Heritage	HER 4 Trees	<p>The draft LAP identifies 2 types of trees:</p> <p>(c) Trees that are subject of Tree Protection Orders (TPO)</p> <p>(d) Trees that are subject to 'Tree Protection Objectives' of the draft LAP</p> <p>A number of the trees in category (b) are also identified in the County Development Plan as 'trees to be considered for TPO'. It is considered unnecessary and potentially confusing for some trees to have multiple designations in the CDP and the LAP</p>	Delete all 'Trees to be considered for TPO' located within the LAP area from Schedule 17.6 of the County Development Plan by way of variation
	HER 11 Views and prospects	<p>The draft LAP identifies views that are to be protected. A number of these views are also listed for protection in the County Development Plan (Schedule 17.8). While there is no conflict in this regard, it is considered clearer to identify these views in one plan only.</p>	Delete views 3, 4 and 5 from Schedule 17.8 of the County Development Plan by way of variation
	HER 12 Architectural Conservation Areas	<p>The LAP designates 5 ACAs. However, only 4 of these were previously approved (through the adoption of the last LAP) and only these 4 are listed in Table 16.1 of the County Development Plan. The final ACA is proposed for the first time in this draft LAP.</p>	Add 'Greystones Harbour ACA' to the list of ACAs in Table 16.1 of the County Development Plan by way of variation
	Record of Protected Structures (RPS)	<p>The draft LAP will show a number of proposed additions and deletions to the RPS. This would conflict with the current RPS for the area as set out in Volume 2 of the County Development Plan</p>	The process for adding / deleting entries into the RPS has commenced at the same time as the publication of the draft LAP. This is a separate process under Section 55 of the Planning & Development Act 2000 (as amended).