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### 3.1 VISION FOR SUSTAINABLE URBAN SETTLEMENT

A key aim of the Local Area Plan is to pursue a Vision for Sustainable Urban Design.

The key principles under-pinning a vision for sustainable urban design are as follows:

- Create beautiful, distinctive, secure, healthy and high quality places for people to live and work. Create places that foster a strong sense of community, pride, social equity, integration and identity.
- Support a vibrant, balanced, inclusive, and equitable economy that promotes urban regeneration.
- Treat land as a precious resource that must be used in the most efficient way possible. Reusing derelict and brownfield sites within the urban area in preference to seeking new greenfield lands and avoiding urban sprawl.
- A vision that considers the relationship between urban settlements, their hinterlands and wider regions.
- Ensure that new developments are located strategically, accessible by public transport and respecting the environment (biodiversity, health, environmental risk).
- Ensure that urban settlements support sufficient density and intensity of activity, that services such as public transport are viable and efficient whilst respecting a high quality living environment (privacy, personal space and minimising adverse effects such as noise).
- Promote a mixed land use to make the best use of benefits of proximity and multi-purpose journeys in order to minimise the need to travel between home, shops and employment.
- Support a green infrastructure to optimise the ecological quality of the urban area (biodiversity, micro climate and air quality).
- Sustaining high quality and well planned infrastructure including public transport services, streets, paths and cycleways to promote accessibility and to support a high level of social, cultural and economic activity.
- Promote the use of state of the art resource saving approaches; such as low energy housing, fuel efficient transport, district heating and recycling systems.
- Respect and enhance existing cultural heritage of an area and communities.
- Where deemed appropriate the local authority will employ consultants with qualified specialist expertise in urban design and sustainable building to assess applications for development.



Church Road



The Meridien Centre



Burnaby Mews

## 3.2 SPATIAL STRATEGY

Key to the success of the Local Area Plan is deriving an overall spatial strategy for Greystones/Delgany that responds to the distinctive environmental, social and economic attributes of the area.

Taking into account the above guiding principles, the following elements represent a spatial strategy to guide the development of Greystones/Delgany within the timeframe of the Local Area Plan (2006-2012).

### 3.2.1 A collection of villages

The settlement of Greystones/Delgany has evolved from the agglomeration of smaller settlements; namely the coastal settlement of Greystones and the village of Delgany and also incorporating the smaller hamlets of Blacklion and Killincarrig. In addition one must also consider recent developments and the emergence of new urban districts and residential communities in Farrankelly and Charlesland.

Today Greystones/Delgany is a contiguous urban settlement yet within that settlement the identity of the smaller villages and districts remain distinct. The Local Area Plan recognises the importance and value of having distinct and identifiable village and character areas within Greystones/Delgany and views such areas as the cornerstone of any future spatial strategy for the settlement as a whole.

- The component village and character areas give to the settlement a window to the past on the origins of settlement in the area and provide a context for the elements of environmental and architectural heritage.
- The villages and character areas break the larger urban settlement into a series of identifiable parts, sustaining diversity and interest.
- The local identity of communities associated with the villages and character areas is a source of collective identity and community esteem and a geographic basis for the formation of community interest groups and sports organisations.

The Local Area Plan recognises that Greystones/Delgany operates as multi-nodal settlement with a collection of centres dispersed through the settlement. Each centre brings with it its unique physical and heritage attributes and supports a range of commercial and community services.

#### TC01

It is Council policy to promote the strengthening of existing town and village centres by supporting the consolidation of such centres with additional services, housing and employment activities.

#### *Role of town and village centres*

The Council recognises that the various town and village nodes work in a complementary manner within the settlement as a whole. Greystones/Delgany will benefit from the component centres working together as opposed to competing to provide an identical profile of services and

activities. Each centre will have a role in providing services for the local community within short travel and walking distance. In addition the centres may have specialist or niche roles in providing services to the settlement as a whole.

#### *General objectives of town and village centres:*

- Generate high quality urban environments attractive as destinations in themselves.
- Sustain a critical mix of activities to sustain a vibrant urban environment, during business and evening hours.
- Strengthen the ability of town and village centres to provide for choices in local services and reduce the need for unnecessary journeys.
- Develop centres with a legible, coherent and attractive streetscape environment and clear boundaries between the public urban spaces and private property.
- Protect the cultural and natural heritage of town and village centres.

#### 3.2.1.1 Town Centre Policies / Objectives

Greystones is identified as the only town centre within the settlement. This is in recognition of the dominant role of Greystones as the primary retail, commercial services and cultural centre and the benefit of sustaining this primary role having regard to its location on the coast and rail-line.

#### TC 02

It is Council policy to support and encourage the provision of additional convenience and comparison retail floorspace in Greystones town centre (see Retail strategy, Chapter 5.0).

#### TC 03

The Council will seek to diversify and strengthen the tourism, leisure and entertainment attractions of Greystones town centre and will seek to locate facilities of a regional and settlement wide significance within the town centre.

#### TC 04

It is Council policy to develop and implement, in conjunction with local community consultations, a comprehensive and coherent Urban Design Framework for the Church Road area of Greystones. This Framework will address issues such as architectural conservation, building design, soft and hard landscaping, signage, street lighting, furnishings, artwork, pedestrian crossings, sculpture and on-street car parking".



### 3.2.1.2 Village Centre Policies / Objectives

#### Delgany Village

- Promote the development and improvement of the local services role of Delgany Village.
- Encourage the provision of retail or commercial business units with street frontage on ground floor level.
- Promote the protection of the village character of Delgany as a substantial asset.
- Promote the strengthening and diversification of the entertainment and evening economy role of the village.
- Improve the environmental amenity of the village through the implementation of an environmental improvement scheme
- Have careful regard to the predominant character, policies and objectives of the Delgany Village Architectural Conservation Area.



Delgany Village

#### Killincarrig

- Promote the development and the improvement of the local services role of Killincarrig Village.
- Promote the strengthening of the arts and craft activity in the village.
- Improve the environmental amenity of the village through the implementation of an environmental improvement scheme (see Chapter 7.0)
- Have careful regard to the predominant character, policies and objectives of the Killincarrig Village Architectural Conservation Area.



Killincarrig

#### Blacklion

- Promote the development and the improvement of the local services and food shopping role of Blacklion.
- Promote the development of the educational and community facilities role of Blacklion.
- Promote the evolution of a coherent and attractive streetscape environment.



Blacklion

#### Mill Road

- Promote the development of Mill Road as a centre for local business, craftwork and enterprise.
- Permit ancillary retail activity; restaurant, café, shops.
- Provide for the opening up of Mill Lane as a greenroute.
- Support the restoration of the Mill Building.
- Retain and protect existing mature trees.

#### Charlesland

- Promote and develop the profile of local community services
- Promote the provision of educational facilities and employment activity in the vicinity of Charlesland.

Other relevant policies and objectives for town and village centres fall under the following headings of:  
Tourism, Enterprise and Employment (Chapter 5.0)  
Transportation and Infrastructure (Chapter 7.0)  
Heritage and Landscape (Chapter 8.0)

## 3.2.2 Greenbelts

### 3.2.2.1 Context

A positive and attractive attribute of the Greystones/Delgany settlement is its containment to the north and west by hills and uplands. From within the settlement the topography provides a visual backdrop of high scenic amenity, at all times placing the town firmly within the larger landscape of the Wicklow Coastal Plain.

It is an objective of the Wicklow County Development Plan to establish Strategic Green Belts between the Metropolitan Area Settlements of Bray and Greystones/Delgany and between these settlements and the remainder of the Metropolitan Hinterland.

### 3.2.2.2 Strategy

The Local Area Plan recognises the importance of the physical and visual limits placed on the settlement by virtue of topography; in setting an identity for the settlement and in preserving the integrity of areas of outstanding landscape character in the hinterland.

Strategic greenbelts can be instrumental in setting a threshold for the footprint of the urban settlement, protecting the integrity of the hinterland landscape and encouraging consolidation of the existing settlement area. In addition such green belts can form parts of a broader green infrastructure of water courses, flood plains, woodlands and open spaces.

#### TC 05

It is Council policy to promote the spatial containment of the settlement of Greystones/Delgany, limiting development to the north, west and south in order to promote the development of a compact urban form and to protect the landscape and visual amenity of the hinterland areas.

The Greenbelt zone on the southern slopes of Bray Head is to be preserved. The southern boundary of the settlement is to be defined by the greenbelt adopted within the Kilcoole Local Area Plan 2002.

The objective in adopting a Greenbelt zoning are to:

- Conserve and protect local biodiversity, wildlife corridors and the habitat role of agricultural land.
- Maintain the respective advantages and contrast of urban and rural areas.
- Avoid 'urban sprawl' by consolidating existing urban settlements and promoting an efficient use and re-use of land.
- Preserve a physical distinction or break between settlements.

The primary role of greenbelts will be:

- To maintain viable agricultural units
- To promote horticultural activity
- To protect and enhance local biodiversity
- Outdoor sports and recreational activities
- Forestry and native woodland planting

Greenbelt areas are zoned;

*Objective GB; to protect rural amenities and character and provide for greenbelt development.*

There will be a presumption against development that would compromise the greenbelt role within such areas.

## 3.2.3 Green Corridors

The spatial strategy involves the establishment of 'Green Corridors' within the existing settlement, the purpose of the green corridors is to:

- Protect habitats of Local Biodiversity Value
- Protect the integrity of flood plain areas
- Protect and enhance wildlife corridors through the settlement and the ecological linkages through such corridors with the hinterland areas.
- Provide recreational assets for the local community, such as walking routes, off road cycling routes, equestrian trails, nature trails, community woodlands and where compatible, sports and play facilities.

The primary green corridor runs along the Three Trout's Stream (see Fig. 3.0)



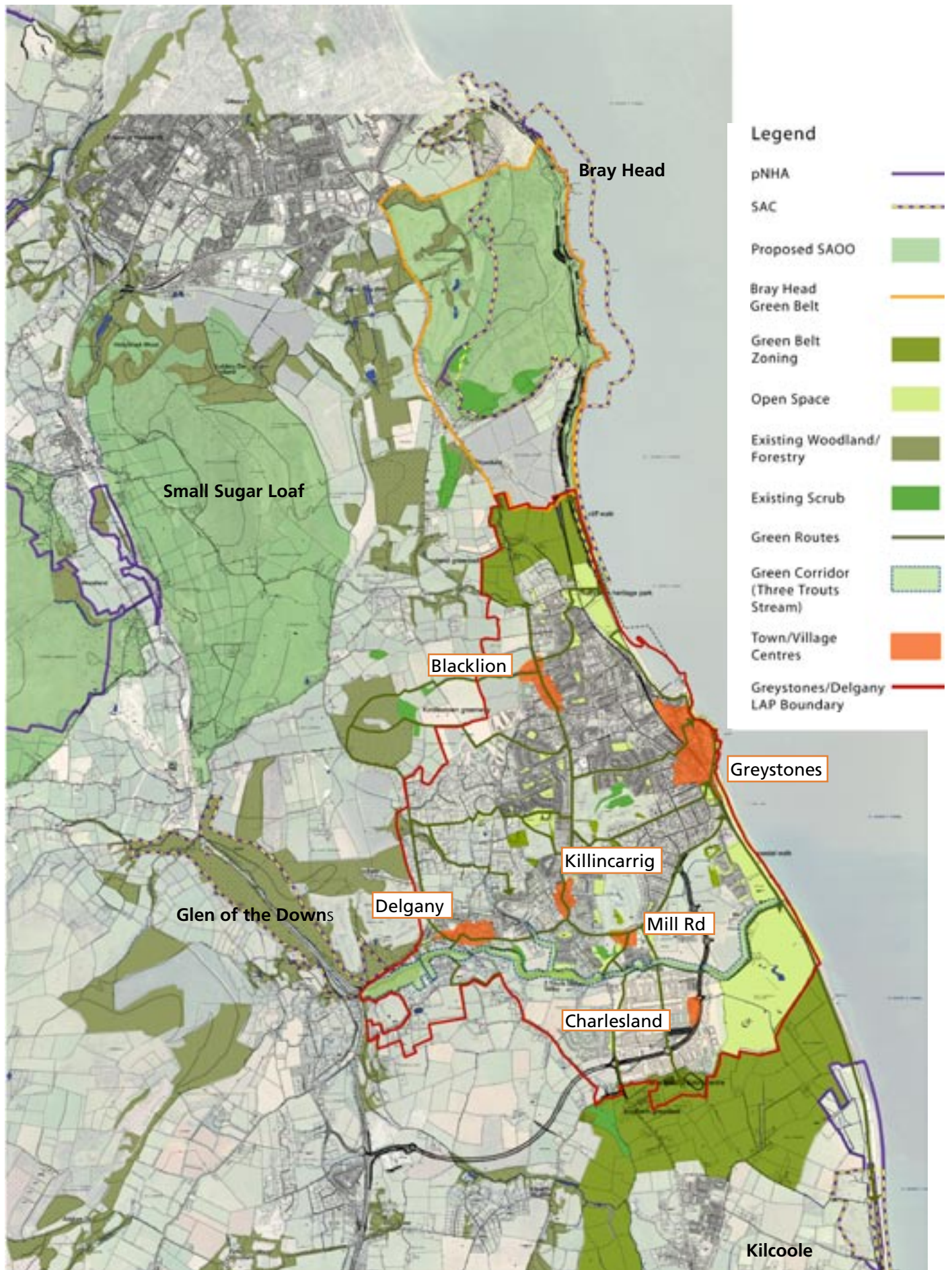


Fig. 3.0 Spatial Strategy

### 3.2.4 Key Elements of Social Infrastructure

In order to keep pace with the expanding population and in response to publicly-expressed needs, the Local Area Plan provides for the following elements of social infrastructure within the existing settlement boundary.

- 1 no. additional primary school facility in the Charlesland area.
- 1 no. new secondary school facility in Blacklion as part of Action Plan Z5
- 1 no. youth centre facility in Greystones town centre
- Enlarged and improved public park in Killincarrig

In addition sufficient lands are to be set aside as part of the Blacklion Action Plan Z5 to provide a site for a primary school facility in addition to lands to be provided for a secondary school (see section 9.5).

The location of these facilities are in close proximity to complementary facilities (such as sports facilities), in close proximity to its residential catchment, and their location will promote access by foot, bicycle and public transport.

### 3.2.5 Key sites and Action Plans

The Local Area Plan identifies key development sites with provision for a mix of uses to stimulate the efficient use of lands within the existing urban footprint. Each site will require its own Action Plan to ensure a high quality addition to the urban landscape. Key objectives for the development of these areas include:

- Ensure the efficient use of land within the existing urban boundary.
- Ensure the efficient use of existing infrastructure.
- Promote development that encourages sustainable movement patterns, such as walking, cycling and public transport.
- Promote local enterprise and service provision in response to the existing pattern of out-migration for work and various services.

### 3.2.6 Residential Development within Existing Settlement

In response to the population and infrastructural analyses, areas for new residential development have been largely limited to under-utilised pockets of land within the existing Local Area Plan boundary. Limiting the spread of new residential development within the period of this Plan (2006-2012) has the objective of:

- Ensuring that settlement develops within its environmental carrying capacity, particularly with regard to waste water generation, and,
- Promoting consolidation of the existing urban fabric to take advantage of existing physical and social infrastructure.

### 3.2.7 Architectural Conservation Areas

The settlement of Greystones/Delgany contains a wealth of architectural heritage worthy of preservation. In addition to securing the protection of specific structures (by way of the Record of Protected Structures), the Local Area Plan sets out to identify groups of buildings and their settings, together with areas that have a distinct character worthy of preservation.

The following areas are identified as Architectural Conservation Areas under Section 81 of the Planning and Development Act, 2000:

- Church Road Greystones
- Delgany Village
- Killincarrig Village
- The Burnaby
- Blacklion

In addition that part of Greystones town centre east of the rail-line has been identified as a Local Urban Character Area; this is in recognition of the particular historic seaside character of the area and its importance locally; policies and objectives for this area are described in Section 8.3.5 of this document.

Identification of architecturally-distinct areas helps to protect the sense of identity and distinctiveness of different urban centres within the overall settlement, thereby promoting appreciation of the local architectural heritage.



### 3.2.8 Identification of Environmentally-Sensitive Areas

The Environmental Report accompanying the Plan highlights a number of environmentally-sensitive areas within the settlement particularly with regard to water quality. The Report identifies the following areas as particularly sensitive:

- Residential area north of Delgany - vulnerable to groundwater pollution
- Three Trout's Stream and associated floodplains
- The coastline

In order to ensure informed decision-making as to the appropriate nature of future development, the Plan sets out specific policies relating to these areas to ensure environmental protection and enhancement; which are elaborated in; Heritage and Landscape (Chapter 8.0), Sections 8.2.5 (Green Corridors), 8.2.6 (Seascape) and 8.2.10 (Amenity Areas).



Blackberry Lane

### 3.2.9 Areas of Special Amenity

Under Section 202 of the Planning and Development Act, 2000, the Planning Authority may declare an area as an 'area of special amenity', by reason of, (a) its outstanding natural beauty, or (b) its special recreational value, and having regard to any benefits for nature conservation.

Under this Section, the following areas are identified as an Area of Special Amenity, by reason of its special recreational and visual amenity value;

- Blackberry Lane
- Jones' Hill
- Kindlestown Hill
- Rathdown



Jones' Hill



View of Bray Head from Kindlestown Hill



### 3.3 TOWN AND VILLAGE CENTRES – GENERAL POLICIES AND OBJECTIVES

#### TC 06

New developments including the refurbishment of buildings, within town and village centres, shall be cognisant of existing character and streetscape in terms of massing, rhythm, vertical and / or horizontal emphasis, materials and finishes.

New developments including refurbishment of buildings, within the town or village centres, shall not render the building out of character with the existing streetscape. It is important to ensure that existing traditional features and characteristics are retained in existing buildings.

#### TC07

New developments including the refurbishment of buildings, within town and village centres, shall have particular and careful regard to the setting of and appreciation for adjacent protected structures

#### TC08

New developments including the refurbishment of buildings, within town and village centres, shall comply with the policies and objectives of Architectural Conservation Areas.

#### TC09

The Council will encourage the concept of "Living over the Shop".

General objectives of town and village centres:

- Generate high quality urban environments attractive as destinations in themselves.
- Sustain a critical mix of activities to sustain a vibrant urban environment, during business and evening hours.
- Strengthen the ability of town and village centres to provide for choices in local services and reduce the need for unnecessary journeys.
- Develop centres with a legible, coherent and attractive streetscape environment and clear boundaries between the public urban spaces and private property.
- Protect the cultural and natural heritage of town and village centres.

### 3.3.1 Shopfront Design

An important part of good urban design is the provision of quality shopfront design. The Council will encourage good shopfront design in the development of new and refurbishment of existing shopfronts in accordance with the following principles:

#### TC 10

The Council will require the retention of existing shopfronts where the existing shopfront contributes positively to the character of a town or village centre or an Architectural Conservation Area.

#### TC 11

The Council will require the design of new shopfronts to have regard to the predominant character of the town or village centre, whilst providing a contemporary solution.

- A shopfront should not separate the ground floor from the rest of a building.
- The Council will promote the use of shopfronts that are designed to compliment the building and will discourage the use of multiple signage.
- Security shutters detract from the streetscape and are considered to be counteractive in themselves creating a sense of insecurity. The erection of security shutters is discouraged in cases where they are considered necessary they should be located inside the window of the shopfront.
- The shopfront should not detract negatively the ground floor from the rest of the building and should respect the age and design of the building.
- The use of lighting should be carefully considered with regard to shopfront design

### 3.3.2 Building Lines

Building lines are an important element of the urban fabric of a place or space.

#### TC12

It is Council policy that new development shall not be carried out in front of an existing building line unless it would positively add to the urban space and form.

### 3.3.3 Building Heights

Enhancing the urban fabric, buildings heights can contribute positively to streetscape character.

#### TC13

It is a policy of the Council that the height of new developments shall give due consideration to building height, rhythm and its setting amongst other buildings and / or urban form.

### 3.3.4 Infill Residential Development

#### TC14

Design of any new infill residential development within town and village centres shall have regard to the existing character, scale, massing, rhythm, existing prominent design features, existing density and height of existing buildings. Regard shall be had to adjacent building lines, roof pitches and window proportions.

### 3.4 Universal Access

Accessibility to the built environment by all is a key consideration of planning and urban design. In considering access for all, the Council will adhere to criteria set down by Part M of the Building Regulations (2000), documents including "Access for the Disabled" (No.s 1 to 3) and "Building for Everyone" published by the National Rehabilitation Board and the National Disability Authority respectively.

#### TC 15

All new and proposed developments shall consider all forms of movement. Good layout and design practices shall ensure that developments shall eliminate access barriers for all, especially for older people, the disabled and young families.

### 3.5 Advertising and Signage

The polices, objectives and guidance for advertising and signage set out in the County Wicklow Development Plan 2004-2010 (Chapter 5.0, section 13.0), will apply in the Greystones/Delgany LAP area.

### 3.6 Additional Planning Guidance

Additional policies, objectives and guidance for development are provided under the following chapters;

- 4.0 Housing
- 5.0 Employment, Tourism and Retail
- 6.0 Community and recreation
- 7.0 Transportation, Energy and Infrastructure
- 8.0 Landscape and Heritage

Where relevant polices, objectives and guidance are not set out in the written statement of the Greystones/Delgany Local Area Plan; regard should be had to the policies, objectives and guidance of the County Wicklow Development Plan.