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8.1 VISION

In the making of a Local Area Plan, the Council will seek to conserve, protect and enhance the natural and built heritage and landscape of Greystones/Delgany, to create beautiful, distinctive, secure, healthy and high quality places that foster a strong sense of community, pride and identity. The LAP considers the relationship between the settlement and its hinterland, and supports a green infrastructure to optimise the ecological quality of the urban area.

HE01

To protect the natural and cultural heritage of Greystones/Delgany the Council will require applicants to identify on a site survey the existing natural and manmade features of a site, such as trees, hedgerows, drainage ditches, rock outcrops and water courses. The Council may require that such features are retained and incorporated into future development.



Jones' Hill

8.2 HERITAGE AND LANDSCAPE STRATEGY

The Local Area Plan sets out to conserve, protect and enhance the heritage and landscape of Greystones/Delgany through a series of policies, objectives and guidance.

The Local Area Plan for Greystones/Delgany will seek to facilitate the implementation of the objectives and actions of the County Wicklow Heritage Plan 2004-2008.

8.2.1 Context

Wicklow County Development Plan

The Wicklow County Development Plan 2004-2010 identifies the north east of the county as being particularly vulnerable to development pressure, which has the potential to threaten its intrinsic character. The Development Plan identifies landscape zones, within which are various landscape categories with an associated vulnerability rating.

Map 3B 'Landscape Categories' of the Wicklow County Development Plan 2004-2010 defines the settlement area of Greystones/Delgany as an 'Urban Area'. The southern extent of this zone matches the extent of the Greystones/Delgany Development Plan area, as far south as the Three Trouts Stream. South of this point the landscape is defined as rural; a medium vulnerability rating is attributed to this classification.

Within the hinterland of Greystones/Delgany, the Great and Little Sugar Loaf and the entire coastal area of County Wicklow and the Bray Head greenbelt are categorised as Areas of Outstanding Natural Beauty. The Area of Outstanding Natural Beauty designation encompasses areas that are seen to be vulnerable, sensitive and of greatest scenic value. The coastal area category covers for the most part, the area of land between the sea and the road nearest the coastline.

The lands in close proximity to the N11 road are categorised as an Access Corridor Zone. These corridors are recognised as being under intensive pressure from residential and



Blacklion



View to Sugar Loaf from Charlesland

other sporadic development, and are attributed a medium vulnerability rating.

Map 35A Coastal Zone Strategy Cells defines three coastal cells in or adjoining the LAP area and includes Rathdown, Greystones and Ballynerrin cells. Development policies for the above coastal zone cells are as follows:

Rathdown

The policy objective (Policy CZ3) at Rathdown states, "The Council shall provide for public open space and the harbour development at North Beach in accordance with the provisions of the Greystones/Delgany Development Plan".

The 'Control Objective' at Rathdown is, "To preserve the rural character of all land in this area in order to maintain the greenbelt between the towns of Bray and Greystones".

Greystones

The policy objective (Policy CZ4) for the Greystones coastal cell states that "the Council will support the objectives of the Greystones/Delgany development plan and the development of a harbour at Greystones harbour".

Two control objectives relate to this cell as follows:

- (1) To seek to develop the town of Greystones as a holiday based and day visitor centre, by promoting the development of the town's recreation function in association with the existing amenity area to the north at Bray Head. Matters in relation to development control are dealt with in the Greystones/Delgany Development Plan.
- (2) The Council shall seek to improve public access to north and south beaches as a priority and shall support the development of Greystones harbour for sailing and other boating activities.

Ballynerrin

The policy objective relevant to LAP (Policy CZ5 (2)) states: "It shall be the policy of the Council to restrict development along the R761 between Delgany and Kilcoole in order to preserve the rural character of this area and to preserve the physical distinction that exists between the villages, as provided in the Greystones/Delgany Development Plan".

The only designated site within the LAP boundary, is the southern tip of Bray Head candidate Special Area of Conservation (cSAC). Within the hinterland, the Glen of the Downs is designated a cSAC and Bray Head is a proposed Natural heritage Areas (pNHA). The adoption of Special Amenity Area Order status for Bray Head has been proposed and studies are ongoing. The Murrough Wetlands candidate SAC and the Murrough proposed NHA lie to the south east of Greystones/Delgany at Ballygannon.

A Local Biodiversity Area Study was undertaken during preparation of the Local Area Plan, and the recommendations of that study have been incorporated within the policies and objectives of the LAP.

8.2.2 General Policies

HL01

It is Council Policy that development in Greystones/Delgany takes full account of the Designated Landscape Categories in the Wicklow County Development Plan and the protection of their amenities and assets.

HL02

It is Council policy to preserve coastal and marine amenity. The Council supports the designation of Bray Head as a Special Amenity Area Order (SAAO).

HL03

It is Council policy to support the aims and actions of the County Wicklow Heritage Plan.

HL04

It is Council policy to preserve natural heritage features, in particular hedgerows, trees, groups of trees and woodlands of ecological value.

HL05

It is Council policy to preserve the open space and landscape character of Greystones and Charlesland golf courses.

8.2.3 Green Infrastructure and Local Biodiversity

HL06

It is Council policy to protect and conserve, in co-operation with the relevant statutory authorities and other groups a representative sample of the country's wildlife habitats of local or regional importance, not otherwise protected by legislation.

HL07

It is Council policy to protect and enhance wherever possible wildlife habitats such as coast, cliff, dunes, rivers, streams, scrub and woodland, field boundaries (hedgerows, ditches and stone walls) which occur outside designated areas. Taken as a whole, such features form an important network of habitats and corridors which allow wildlife to exist and flourish.

HL08

It will be Council policy to ensure that the impact of new developments on biodiversity is minimised, and will ensure that measures for the enhancement of biodiversity are included in all proposals for large developments.

In preparing the Local Area Plan a Local Biodiversity Area Study (LBA) was undertaken, the purpose of the LBA study was to identify and investigate areas of local biodiversity interest within the Greystones/Delgany area. Sixteen areas of potential local biodiversity were identified (see fig. 2a of LBA study) .

The most important local areas for biodiversity within the settlement were identified as the coastline and the Three Trout's Stream and associated riverine habitats.

The Local Biodiversity Area Study Report is included as appendix VI of this document.

8.2.4 Greenbelts

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

The objective in adopting a Greenbelt zoning is 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 of local biodiversity.
- To facilitate 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.

Permitted in principle;
Open space, Cemetery.

Open For Consideration;

Car-parks, Home Based Economic Activity, Public Services, Residential (County Development Plan 2004-2010, SS.9 (5) & (6), Sports Clubs, Traveller Accomodation/Halting Site.



Blackberry Lane



Bray Head



Three Trout's Stream

8.2.5 Green Corridors

The Local Biodiversity Area Study recognised the Three Trout's Stream as the most significant biodiversity resource within the settlement and also the most vulnerable. The Three Trout's is a Salmonoid fishery that contains migrating sea trout, eels, and supports grey heron, dipper and otters (protected under Annex II of the Habitats Directive) and provides a strong wildlife corridor/refuge within the settlement. Associated with the stream valley are a diversity of habitat types; stone walls and other stonework, recolonising bare ground, eroding upland rivers, depositing lowland rivers, amenity grassland, marsh, oak birch holly woodland, scrub, hedgerows, tree lines.

The Local Area Plan identifies a Green Corridor zone along the course of the Three Trout's Stream. The Green Corridor also incorporates habitat areas and green spaces contiguous with the valley. The purpose of the Green Corridor is to:

- Protect the biodiversity value of the Three Trout's Stream and associated habitat areas.
- Preserve ecological buffer areas either side of the stream free of development.
- Protect the flood plain of the stream.
- Provide a Greenroute (pedestrian and cycle linkages) along the course of the stream from the coast to Delgany Village and westwards to the Glen of the Downs.

In order to preserve and protect the biodiversity value of the Three Trout's Stream a number of immediate and long term actions will be required.

HL09

The canopy covered ravine to the west of the Three Trout's Green Corridor is of potential geological importance, being the remains of a glacial meltwater channel. It is a policy of the Council to protect the integrity of this feature as identified in fig. 8.2

HL10

The Three Trout's Stream is currently impassable for migrating fish. It is a policy of the Council to seek to remedy this situation in co-operation with other relevant bodies in the context of the overall protection and enhancement of the stream.

HL11

It is Council policy to discourage the practice of scrub removal from either side of the banks of the Three Trout's Stream particularly in Charlesland, and to engage in the revegetation of the banks with native species.

HL12

It is Council policy to retain areas of dense scrub (not briar dominated) and tall trees associated with the riverine habitat of the Three Trout's Stream.

HL13

It is Council policy that development will be prohibited in areas liable to seasonal flooding along the Three Trout's Stream.

HL14

It is a policy of the Council to retain areas along the Three Trout's Stream of wet grassland as floodplains and as locations for attenuating and filtering stormwater run-off in accordance with OPW (Office of Public Works) Guidelines.

HL15

It is policy of the Council to support the continuous monitoring of the Three Trout's Stream to ensure that it retains its conservation status. 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.

HL16

The Council will seek to protect legally protected animal species in accordance with the Wildlife Act 1976 and the Wildlife (Amendment) Act 2000.

HL17

In considering proposals for development the Council will have regard to the Local Biodiversity Area Study for Greystones/Delgany (see appendix); considering the biodiversity value of the Three Trout's Stream and the recommendations of the report.

The habitats of protected species (e.g. bats) should be preserved and if possible enhanced to increase their biodiversity value. Under the provisions of the Wildlife Acts bat roosts can only be destroyed under licence provided mitigation measures are implemented. Where protected species (bats) are roosting in buildings; the buildings should be retained, or if redeveloped alternative roosts provided in a suitable location in close vicinity to the original location. The provision of alternative roosts must be supervised by a suitably qualified ecologist.

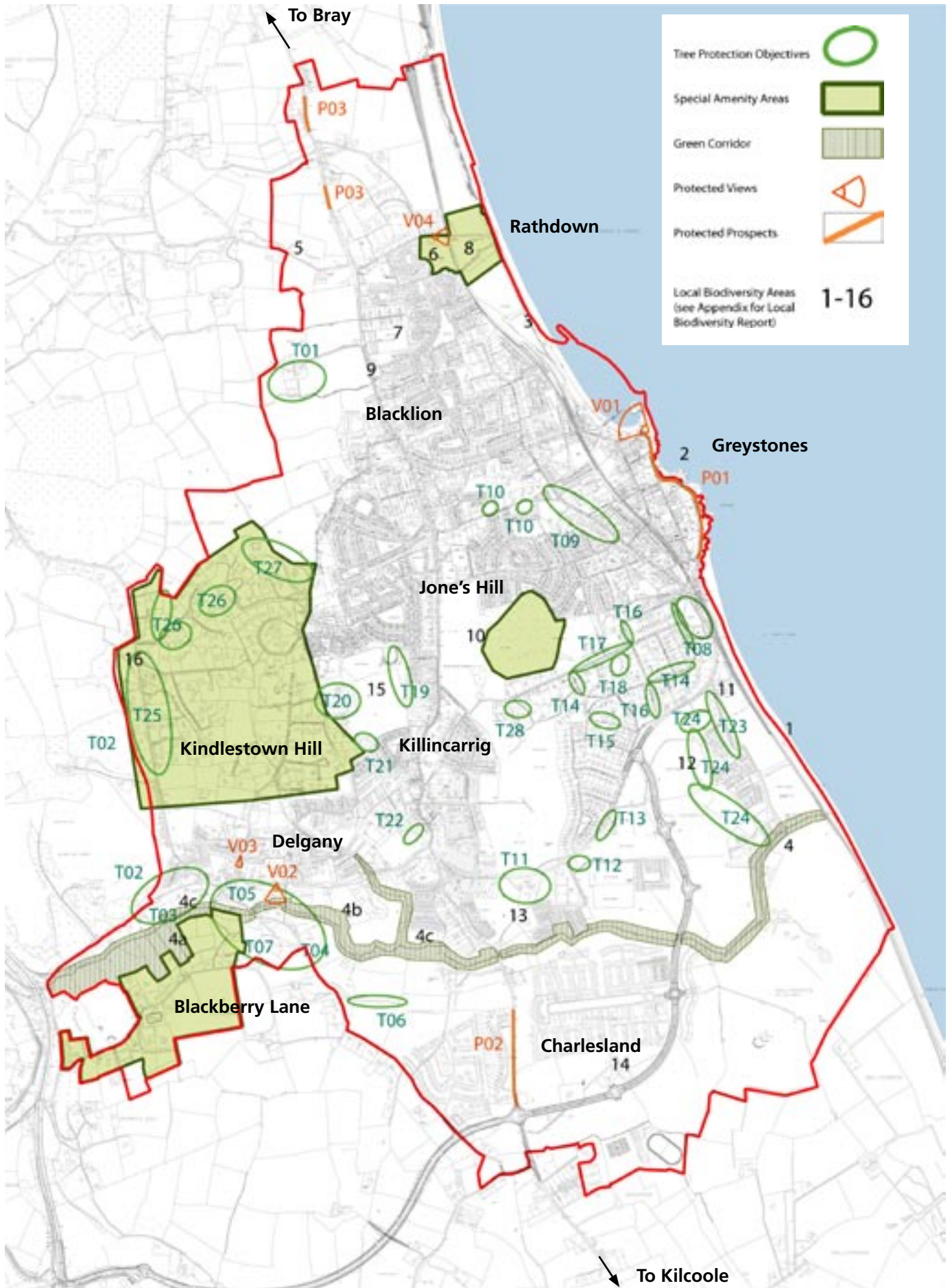


Fig. 8.2 Natural Heritage and Landscape Strategy

8.2.6 Seascape

Seascape is an important element in a maritime nation's sense of identity and culture. The coastal area is a primary holiday and leisure location and is a significant asset in a nation's recreational resource. The coast and related seascape is also a finite resource which can face many pressures. In this context, it is important to acknowledge the importance of the resource and seek to manage it in a sustainable manner.

HL18

It is a policy of the Council to maintain the coastal character of the settlement and to provide for its enjoyment as a recreational and natural asset.

HL19

It is a policy of Wicklow County Council to maintain the 'Blue Flag' status of South Beach, Greystones.

8.2.7 View and prospects

The Wicklow County Development Plan lists one view and three prospects within the LAP boundary for protection:

Table 8.2.7a Views of Special Amenity Value or Special Interest

No.	Origin of View	Description
6	R761 North of Greystones	View northwards to Bray Head and views southwards of sea and built up area of Greystones

Table 8.2.7b Prospects of Special Amenity Value or Special Interest

No.	Origin	Feature
6	Bray-Greystones Cliff Walk	Prospects of sea cliffs and across southern slopes of Bray Head to R761 from Cliff Walk
7	Railway from Greystones to Wicklow Town	Prospect of coast along railway line
65	R761 North of Greystones	Prospect of Bray Head from R761 towards Bray Golf Course

HL20

It is a policy of the Council to preserve views and prospects, as identified in Schedules 10.6 and 10.7 of the Wicklow County Development Plan (see 8.2.7a and 8.2.7b above) in the interest of protecting the natural beauty of the Greystones/Delgany area, subject to the provisions of Land-use Zoning Objectives.

HL21

In addition to the views and prospects mentioned in the Development Plan, it shall be Council policy to preserve views and prospects, subject to zoning objectives, as listed below:

VO1 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

VO2 The view southwards from the R762 east of Delgany village towards the Three Trouts Stream Valley

VO3 Views southwards opposite the 'Horse and Hound' in Delgany Village towards Drummin Hill

VO4 The views seaward from Cliff Road, Rathdown Upper

P01 The prospect seaward from Marine Road, Greystones

P02 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.

P03 The prospect seaward from the R761 north of Redford

8.2.8 Trees and Hedgerows

Parts of Greystones/Delgany are particularly rich with regard to tree heritage. Within the settlement Tree Preservation Orders (TPOs) are in place for the following trees and groups of trees under the provisions of the Wicklow County Development Plan 2004-2010:

- The Oak trees at Quarry Road, Killincarrig, Greystones.
- Oak, Pine Ornamental, and boundary trees at Kindlestown Rise, Kindlestown Upper, Delgany.

The trees in the grounds of Bellevue Demesne, Delgany are currently under consideration for preservation.

Trees and vegetation are highly valued as an environmental asset; lending amenity and character to urban settlements while also being of value in their biological role as habitats and as green lungs.

HL22

It will be Council policy to consider the making of Tree Preservation Orders (TPOs) to protect trees of high value.

HL23

It will be Council policy to seek the preservation of treelines, scrub and native wooded areas.

HL24

Council will encourage the planting of native hedgerows and trees in green spaces.

(ref: Chapter 6.0 Community and Recreation, Chapter 4.0 Housing, site surveys).

HL25

Council will ensure through the development control process that the the removal of trees, wild hedgerows and scrub during the nesting season (March 1st to August 31st) is prevented.

HL26

It will be an objective of Council to preserve and protect the following groups of trees:

- 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 grounds of 'Glenair'
- T05 Delgany Village, the Old Rectory.
- T06 Delgany, Farrankelly, line of Scots Pine trees
- T07 Delgany, Stilebawn
- T08 Greystones, Burnaby Park
- T09 Greystones, Church Road, trees in soft verge
- 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 and Sycamore.



T06



T23



T28

8.2.9 Trees and development

The value of existing trees, their preservation and protection will be taken into consideration in the determination of proposals for development. Where development is proposed on a site containing mature trees, or trees of local amenity or ecological value, a tree survey will be required for submission with any planning application. Such a survey should be: accurately record the, location, species, height, spread, girth, health of all existing trees; identify the impact on trees of the proposed development; include appropriate mitigation measures.

Trees identified for preservation in any development are to be protected during the construction phase:

- Protection should be in the form of temporary protective fencing: 1.2 - 2 metres in height.
- Where possible the fencing should be set a minimum of 2 metres outside the drip-line of the tree canopy. In the case of columnar trees and trees with narrow canopies (e.g. Scots Pine, Birch) the tree protection fencing should set a distance equivalent to half the height of the tree from the trunk or centre of the tree (see fig.)
- All site works should take place outside the curtilage of protective fencing. Certain works may be permitted within the curtilage of protective fencing where no practical alternative exists.
- The location of services and sewer lines within the curtilage of protective fencing should be avoided.
- The stockpiling of building material, topsoil, subsoil or rubble within the curtilage of protective fencing will not be permitted.
- The trafficking of construction vehicles across the protected area will not be permitted. Where the use of construction vehicles within the protected area cannot be avoided, boards should be placed underneath the vehicle to protect the rootzone of the trees from compaction.
- The parking of vehicles within the curtilage of protective fencing is not permitted.

8.2.10 Areas of Special Amenity

There are areas within Greystones/Delgany where biological and man-made heritage features create a distinct and amenable character. Such Special Amenity Areas in turn give to the settlement diversity and positive green identity. It is an objective of the Council to recognise such areas and set out objectives for the protection and enhancement of their character.

8.2.10.1 Jones' Hill

Jones' Hill on the ground of Greystones Golf Club is a dome-like gorse covered hill over sixty metres in height. The gorse cover is indicative of a shallow soil profile. Jones' Hill is a locally prominent geographical feature, visible from other high points in Greystones/Delgany and from the adjoining residential districts.

- It is an objective of Council to preserve the open gorse covered character of Jones' Hill

8.2.10.2 Blackberry Lane

This narrow rural lane runs from Delgany village over the Three Trout's Stream westwards towards Willowgrove.

Blackberry Lane is narrow and the road is without footpaths. It is consistently lined along its edges with hedgerows and mature tree lines. The cumulative coverage of tree canopies lends to the Three Trout's Valley an attractive wooded character. Any future widening of the Blackberry Lane would require the removal of hedgerows and treelines and would consequently have a detrimental impact on the character of the area.

- It is an objective of the Council to preserve the character of Blackberry Lane, in particular the hedgerows and treelines bordering the lane.
- In the interest of road safety, the Council may consider the introduction of traffic management measures to improve pedestrian and cycling safety, such as: traffic calming, reduced speed limit or one-way system.
- In principle development proposals involving excessive damage to or removal of hedgerows and trees will not be permitted

8.2.10.3 Kindlestown Hill

The Kindlestown Hill area north of Delgany village, has been developed with many single dwellings on large plots. The dispersed pattern of buildings and the large private gardens contribute to a landscape character that is semi-rural in character, the extensive tree and shrub coverage softening the presence of dwellings.

- It is an objective of the Council to preserve and protect the green character of the Kindlestown Hill area, and to encourage the retention of existing trees and large shrubs in private gardens.

8.2.10.4 Rathdown Heritage Area

The area of Rathdown containing St. Crispin's Cell, Captain Tarrant's Farmhouse, Rathdown Castle and Darcy's Field is of local heritage significance. The site also lies adjacent to the coastal walk and is of amenity value.

- It is an objective of the Council to protect the character of this area as a Heritage and Amenity Area for public amenity and education.

8.3 CULTURAL HERITAGE

8.3.1 General Policies

CH01

It is the policy of Wicklow County Council to protect the cultural heritage of Greystones/Delgany. Cultural heritage being understood as the man-made heritage features of the settlement.

CH02

It is Council policy to preserve buildings, structures and character areas of architectural, historic, artistic and scientific value.

CH03

The Council will have regard to the Record of Monuments and Places (RMP), structures, groups of structures and moveable objects as well as their contexts, whether situated on land or under water. The Council will ensure that features or items of archaeological potential are protected and preserved from inappropriate development that would adversely effect and/or detract from the interpretation and setting of these sites.

CH04

In considering all applications, the Council will ensure the preservation of all National Monuments which are in state ownership and guardianship in Greystones/Delgany, and all monuments which are the subject of Preservation Orders.

CH05

The Council will seek to increase awareness, appreciation and enjoyment of the archaeological heritage, through the provision of information to landowners and the community generally in co-operation with statutory and other partners.

CH06

The Council will facilitate public access to National Monuments in state care and to those in Local Authority ownership.



Kindlestown Castle



Old Coastguard Cottages/Garda Station, Greystones

8.3.2 Man-made Heritage

Cultural heritage relates to the man-made heritage as opposed to the natural heritage, and encompasses both architectural and archaeological features. Both architectural and archaeological heritage contribute to the unique character and identity of a settlement.

The Greystones/Delgany area is particularly rich in architectural heritage, there are 63 structures within the LAP boundary listed on the Record of Protected Structures (RPS). There are notable concentrations of protected structures within Delgany village and in Greystones town centre. A list of all the protected structures within the settlement is provided in table 8.3.2a below.

The Department of the Environment, Heritage and Local Government's National Record of Monuments and Places (RMP), lists 12 recorded monuments within the LAP boundary and 1 state-owned National Monument (Kindlestown Castle). A listing of recorded monuments is provided in Table 8.3.2b below.



Bayswater Terrace, Greystones

The National Inventory of Architectural Heritage (NIAH) has identified several buildings of regional importance in the study area. It is an objective of the council to use this information to advise on the making of additions to the Record of Protected Structures (RPS) during the lifetime of this plan.

Table 8.3.2a

Record of Protected Structures (RPS, see Map A)			
	Structure	Location	RPS Ref. No.
1	Enclosure Sites (2)	Charlesland, Greystones/Delgany	08-01 & 02
2	Possible Enclosure sites	Charlesland, Greystones/Delgany	08-06
3	Dwelling House	Cherry House, Killincarrig, Delgany	08-07
4	Ruined Church & Graveyard	Delgany Old Graveyard	08-08
5	Dwelling House	Delgany Health Centre	08-09
6	Façade	Delgany Inn, Delgany	08-10
7	School	Delgany Old School House	08-11
8	Hand Pump	Delgany	08-12
9	Public House	Wicklow Arms, Main St., Delgany	08-13
10	House	Arts and Crafts House, Main St., Delgany	08-14
11	House & Monastery	Carmelite Monastery, Delgany	08-15
12	Church	Christchurch, Church of Ireland Church, Delgany	08-16
13	Thatched cottage	Cottage, beside Avonmore, Delgany	08-17
14	Dwelling House	Old Rectory, Delgany	08-18
15	Dwelling House	Malvern, Delgany	08-19
16	Thatched House	Thatched House, Delgany	08-20
17	17 th Century House	Kindlestown Castle	08-21
18	Pillar Box	Whitshed Rd., Greystones	08-22
19	Dwelling House	The Shrubberies, Pavillion Rd., Greystones	08-23
20	Library	Greystones Public Library	08-24
21	Pillar Box	Portland Rd., Greystones	08-25
22	House & Shopfront	'Nature's Gold', Killincarrig Rd., Greystones	08-26
23	House & Shopfront	'Ireton', Killincarrig Rd., Greystones	08-27
24	Dwelling House	Moorlands, Whitshed Rd., Greystones	08-28
25	17 th Century House	Killincarrig Castle, Greystones	08-29
26	Mill Buildings	Killincarrig Farm House, Greystones	08-30
27	Post Box	Rath, Delgany Rd., Greystones	08-31
28	Pillar Box	Letter Box, Killincarrig Rd., Greystones	08-32
29	Church	St. Killian's Catholic Church, Blacklion, Greystones	08-35
30	Pillar Box	Blacklion, Greystones	08-36
31	Terrace House	Harbour Lodge, Bayswater Tce., Greystones	08-37
32	Semi-detached House	Duncairn, Victoria Rd., Greystones	08-38
33	Cottage	Emily Lodge, Trafalgar Rd., Greystones	08-39
34	Semi-detached House	No. 1 Emily House, Trafalgar Rd., Greystones	08-40
35	Semi-detached House	No. 2 Emily House, Trafalgar Rd., Greystones	08-41
36	Dwelling House	No. 3 Emily House, Trafalgar, Greystones	08-42
37	Terrace House	Cliff House, Cliff Rd., Greystones	08-43
38	Dwelling House	Carrig House, Cliff Rd., Greystones	08-44
39	Coastguard Station	Lifeboat Houses, Greystones	08-45

40	Church	Presbyterian Church, Trafalgar Rd., Greystones	08-46
41	Church	Catholic Church, La Touche Rd., Greystones	08-47
42	Semi-detached House & Shop	'R.J. Mooney', Trafalgar Rd., Greystones	08-48
43	Semi-detached House & Shop	'Sommerville', Trafalgar Rd., Greystones	08-49
44	Hotel	La Touche Hotel, Trafalgar Rd., Greystones	08-50
45	Public House	'The Beach House' Greystones Harbour	08-51
46	Semi-detached House	No. 1 Trafalgar Rd., Greystones	08-52
47	Semi-detached House	No. 2 Trafalgar Rd., Greystones	08-53
48	House	No. 3 Trafalgar Rd., Greystones	08-54
49	Terrace House	Sharavogue, Bayswater Tce., Greystones	08-55
50	Terrace House	Slievemore, Bayswater Tce., Greystones	08-56
51	Terrace House	Bayview, Bayswater Tce., Greystones	08-57
52	Terrace House	Wavecrest, Cliff Rd., Greystones	08-58
53	Letter Box	Victoria Rd., Greystones	08-59
54	Semi-detached House	Burlington, Victoria Rd., Greystones	08-60
55	Coastguard Station	Garda Station & former coastguard cottages, Greystones	08-61
56	Church	Church of Ireland Church, Church Lane, Greystones	08-62
57	Railway Station	Church Rd., Greystones	08-63
58	Dwelling House	Nutley, Cliff Rd., Greystones	08-64
59	Terrace House	Wavecrest, Cliff Rd., Greystones	08-65
60	Dwelling House	Cartref, Greystones	08-66
61	Ruined Church	Cell of St. Crispin, Greystones	08-67
62	House & Farm Buildings	Captain Tarrant's Farmhouse, Greystones	08-68
63	Site of Early Castle	Rathdown Castle, Rathdown Upper	08-69
64	Castle Site	Castle Site Archaeological Interest, Rathdown Upper	08-70
65	Site	Archaeological site at Redford, Greystones/Delgany	08-71

Table 8.3.2b

Record of Monuments and Places (RMP see Map A)			
	Structure (RMP Ref. No.)	Location	RMP Ref. No.
RMP1	Ecclesiastical remains (Sheet 13:4)	Delgany Old Graveyard	08-08
RMP2	Fortified House (Sheet 13:5)	Killincarrig Castle	08-29
RMP3	Enclosure (Sheet 13:6)	Charlesland, Greystones	08-01
RMP4	Enclosure (Sheet 13:7)	Charlesland, Greystones	08-02
RMP5	Enclosure (Sheet 13:9)	Charlesland, Greystones South of Three Trouts Stream	Not inc. on RPS
RMP6	Enclosure (Sheet 13:10)	Charlesland, Greystones South of Three Trouts Stream	Not inc. on RPS
RMP7	Church (in ruins) (Sheet 13:11)	Ballynerrin, Greystones	Not inc. on RPS
RMP8	Enclosure (possible site) (Sheet 13:22)	Charlesland, Greystones	Not inc. on RPS
RMP9	Enclosure site (Sheet 13:23)	Charlesland, Greystones	Not inc. on RPS
RMP10	Castle Site (Sheet 8:11)	Rathdown Castle	08-70
RMP11	Church and Graveyard (Sheet 8:12)	St. Crispin's Cell	08-67
RMP12	Hall House (Sheet 8:17)	Kindlestown Castle	08-21

8.3.3 Protected Structures

When submitting a planning application for works to a protected structure; an Architectural Heritage Impact Statement should be submitted with the application. An Architectural Heritage Impact Assessment report shall be carried out by an RIAI accredited conservation architect or a qualified professional with specialised conservation expertise, complete with the necessary level of documentation in the form of drawings and photographs. The report shall inform the Planning Authority of the nature of the development and the likely impact this will have on the structure and its setting.

CH07

Planning permission is required for any alterations which affect the architectural, historic (or other) features of the structure or building, or any proposals to demolish a protected structure.

CH08

The Council will ensure that alteration to, or extension of, protected structures will only be permitted if the proposal is in keeping with the character of the structure.

CH09

The Council shall only consider the change of use of protected structures, if it can be shown that the structure character, appearance, and setting will not be adversely affected.

8.3.4 Architectural Conservation Areas

What is an Architectural Conservation Area (ACA)?

The legislative basis for Architectural Conservation Areas is provided by the Planning and Development Act 2000. An ACA is defined as a: *place, area, group of structures or townscape, taking account of building lines and heights, that:*

- Is of special architectural, historical, archaeological, artistic, cultural, social or technical interest or value.
- Contributes to the appreciation of protected structures.

Purpose of an Architectural Conservation Area

The objective of Architectural Conservation Areas (ACA) is to preserve the character of places, areas, structures which when grouped together are of high architectural, historical, archaeological, cultural, social, technical or scientific interest, or which contribute to the appreciation of protected structures. Within the settlement of Greystones/Delgany there are areas where the accumulation of a coherent collection of man-made heritage features, create places of a locally distinct and attractive character. In order to preserve and protect such areas it is proposed to adopt and implement Architectural Conservation Areas.

8.3.4.1 Architectural Conservation Area Policy

AC01

The Council shall ensure that development in Architectural Conservation Areas, will be controlled in order to protect, safeguard and enhance their special character and

environmental quality.

AC02

Within Architectural Conservation Areas, all those buildings, spaces, archaeological sites, trees, views and other aspects of the environment which form an essential part of their character, will be protected.

AC03

The design of any development in Architectural Conservation Areas, including any changes of use of an existing building, should preserve and/or enhance the character and appearance of the Architectural Conservation Area as a whole.

AC04

Schemes for the conservation and enhancement of the character and appearance of Architectural Conservation Area will be promoted.

AC05

It is a policy of the Council that planning permission will be required for extensions to residential dwellings within Architectural Conservation Areas.

AC06

It is Council policy to protect and enhance the character and appearance of the urban public domain within Architectural Conservation Areas. Council will seek to work in partnership with local community and business groups to implement environmental improvements within ACA's.

AC07

Within the Church Road ACA it will be Council policy to not normally permit alterations to the front boundaries to accommodate off-street car-parking.

AC08

It will be Council policy to retain, restore and repair historic items of street furniture and paving within Architectural Conservation Areas.

AC09

It will be Council policy to seek the placing underground of all electricity, telephone and television cables within Architectural Conservation Areas.

The designation of an Architectural Conservation Area does not prejudice innovative and contemporary design, on the contrary in principle design of a contemporary and minimalist style will be encouraged within ACA's 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.

AC10

It will be Council policy to encourage innovative and contemporary design within Architectural Conservation Area.

8.3.4.2 Delgany Village ACA

Location and history

The Delgany Village ACA comprises the larger part of the existing village cores, 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, lend a distinct and strong village character.

Protected Structures

The ten protected structures within the Delgany ACA are as follows;

- 08-08 Ruined Church Graveyard, Delgany Old Graveyard
- 08-09 Dwelling House, Delgany Health Centre
- 08-10 Façade, Delgany Inn, Delgany
- 08-11 School, Delgany Old School House
- 08-12 Hand Pump, Delgany
- 08-13 Public House, Wicklow Arms, Main St., Delgany
- 08-14 House, Arts and Crafts House, Main St., Delgany
- 08-16 Church, Christ Church, Church of Ireland Church, Delgany
- 08-18 Dwelling House, Old Rectory, Delgany
- 08-19 Dwelling House, Malvern, Delgany

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 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 Protected Monument and represents an important publicly accessible greenspace 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 and the higher status religious buildings constructed of cut stone with high degrees of ornamentation.



The Old Rectory, Delgany



Delgany village



Church Road, Greystones

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.

The streetscape of the village does not contain many items of historical or heritage significance and does not contribute positively to the character of the village. 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;

- The view southwards from the cemetery and Christchurch Delgany towards the Three Trout's Stream Valley
- The view southwards from opposite the 'Horse and Hound' in Delgany Village towards Drummin Hill (see section 8.2.7)

The views from the village southwards are intrinsic to the character and heritage of Delgany Village and should be protected subject to the provisions of Land-use Zoning Objectives.

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.

8.3.4.3 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

Protected structures in the Church Road ACA are as follows;

- 08-24 Library, Greystones Public Library
- 08-26 House & Shopfront, 'Nature's Gold', Killincarrig Rd.
- 08-27 House & Shopfront, 'Ireton', Killincarrig Rd.

08-32 Pillar Box, Letter Box, Killincarrig Rd.
08-63 Railway Station, Church Rd.

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 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.

8.3.4.4 Killincarrig ACA

Location and History

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

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; there is one prominent derelict dwelling on the Killincarrig Crossroads end of the village. Some sash windows have been replaced with uPVC framed windows.



Killincarrig



The Burnaby

8.3.4.5 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.



The Burnaby

Protected Structures

The five protected structures within The Burnaby ACA are as follows;

- 08-22 Pillar Box, Whitshed Rd., Greystones
- 08-23 Dwelling House, The Shrubberies, Pavillion Rd., Greystones
- 08-25 Pillar Box, Portland Rd., Greystones
- 08-28 Dwelling House, Moorlands, Whitshed Rd., Greystones
- 08-31 Post Box, Rath, Delgany Rd., Greystones

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 railings and hedges.
- 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.

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.

8.3.4.6 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, reflecting possibly the low quality of the vernacular building technology employed in the original structure. 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.

8.3.4.7 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 a (1) (h) of the Planning and Development Act 2000 that for works to be exempted they must be consistent with the appearance of the structure itself and neighbouring structures.

The placing of satellite dishes television aerials, telecommunications antennae and alarm boxes on front elevations or above the ridge lines of buildings or structures will be discouraged by the council within Architectural Conservation Areas.

8.3.4.8 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.



Blacklion



Killincarrig



Church Road, Greystones

- 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.

8.3.5 Coastal Greystones - Local Urban Character Area

The portion of Greystones town centre east of the rail-line is recognised as an area of distinct historical and amenity value and is designated within this Local Area Plan as a Local Urban Character Area. This part of Greystones contains an abundance of protected structures encompassing a broad range of styles and functions, from terraces of Victorian seaside houses, to the coast guard station and institutional buildings.

CH10

It is Council policy to preserve and protect the historic and seaside character of Coastal Greystones.

CH11

In determining future planning applications, the Council will carefully consider to what degree proposals for development are sympathetic to the character of this area, the setting of protected structures and the visual amenity of the coastline.

In assessing proposals for development the planning authority will have careful regard to the impacts on non-protected structures of a similar age and style to the (Victorian-Edwardian) protected structures of the area.

8.3.6 Archaeological Heritage

CH12

It is Council Policy to preserve and protect the archaeological heritage of Greystones/Delgany and to safeguard the integrity and setting of recorded sites.

CH13

It is Council policy to ensure that proposed developments, that may, due to their size, location, or nature have implications on the archaeological heritage, are subject to an archaeological assessment. Such an assessment will ensure that the development is designed in such a way as to avoid or minimise any potential effects on archaeological features. In all such cases the Council shall consult with the National Monuments Section of the Department of the Environment, Heritage and Local Government (DOEHLG).

CH14

When dealing with proposals for development that would impact upon archaeological sites and/or features, the Council will promote a presumption in favour of preservation in situ of archaeological remains and settings, in accordance with government policy.

CH15

Where permission for proposals that would impact upon archaeological features is granted, the Council will require the developer to have the site works supervised by a competent archaeologist.

CH16

The Council will ensure that provision is made through the development control process, for the protection of previously unknown archaeological sites and features where they are discovered during development works. In all such cases the Council will consult with the National Monuments Section of the Department of the Environment, Heritage and Local Government (DOEHLG), upon the discovery of any such features or sites.

8.3.6.1 Archaeological Heritage and Development:

The Council will ensure that all significant development proposals within proximity to sites specified in the Record of Monuments and Places will be referred to prescribed bodies, including the Department of the Environment, Heritage and Local Government.

When undertaking to prepare an application for planning permissions it is recommended that applicants:

- Consult with the Local Authority in relation to archaeological heritage.
- Where deemed necessary by the Local Authority, archaeological impact assessment of the proposed development will be carried out during the preparation of planning applications.

Where an archaeological impact assessment indicates the necessity for further investigation, the Planning Authority may require at the developers expense:

- Site investigations using trial trenches or excavation;
- Alterations to the proposed design to mitigate the impact on the archaeological heritage and/or to facilitate its presentation to the public.

In granting permission, the Planning Authority may impose conditions in relation to:

- Requirement to carry out further archaeological monitoring and/or excavation.
- Require specific alterations to the design of the development arising from any archaeological assessment undertaken.

8.3.7 Dark Sky Policy

Many towns and cities suffer from Skyglow where ambient light emissions are significant and air dust particles are illuminated to a level where they cause Skyglow or light pollution. This phenomenon obliterates the night sky view of stars and other celestial bodies. Skyglow effects the visibility and clarity of the night sky and accentuates the impact of lit built-up areas when viewed from adjoining countryside.

A Dark Sky Policy in respect of lighting can assist in recovering this natural resource. It is intended that the Dark Sky Policy will direct and dictate the choice and use of lighting fixtures as well as assisting in correcting those already in existence. A Dark Sky Policy has the added advantage of improving the experiential light at ground level making the night space more legible, safer and more accessible to the public.

CH17

It is Council policy to implement a Dark Sky Policy within the settlement of Greystones/Delgany. The Dark Sky Policy is to be established in relation to all night time illumination, existing and proposed.

The excessive lighting of the urban environment can have adverse impacts on local biodiversity and can also be wasteful of electrical energy.

8.3.7.1 Dark Sky Policy Objectives

The principles of Dark Sky Lighting are simple;

- All high level pole mounted and wall mounted fittings should illuminate downwards
- The illumination or floodlighting of buildings is to be restricted to buildings of local cultural or historical importance.
- Backlit signage should be avoided
- Neon should not be used externally except where considered a part of the heritage of Protected Structures.

All street lighting units should have a 100% cut off (having a deep shade for the lamp and having no spill over above 180 degrees (horizon).

It is recommended that high-pressure sodium lamps (SON) should be used rather than the low pressure sodium lamps (SOX). The tubes of SOX lamps have larger arc dimensions than SON lamps, making it very difficult to achieve full cut-off with SOX lamps. SON lamps also provide considerably improved colour rendering, with a white versus orange hue.

Within town and village centres the lamps on pole-mounted streetlights should be set at a level no higher than 8 metres from street level. This may require that lamp standards are set at closer offsets than typical for lighting urban roads.

Consideration should be given to the use of low-level bollard or wall mounted lighting where appropriate in open spaces and along pedestrian/cycle paths.

Light trespass can have significant negative impacts on the amenity of adjoining properties; reducing privacy, hindering sleep, and giving the area an unattractive, look. Light trespass onto neighbouring properties and into habitable rooms should be avoided.

Many outdoor lights waste energy by spilling much of their light where it is not needed, such as up into the sky. This waste results in high electricity costs and should be minimised.

Many homes and businesses are flooded with much stronger light than is necessary for safety and security; such excessive lighting should be avoided.

With regard to existing street lighting it is proposed to phase the replacement of non-compliant units, as these become available for repair or maintenance.

Lighting	Guidance
4- 12 Pole mounted streetlights	Full cut fittings
2 – 4 Pole mounted streetlights	Cut off fittings
Up-lighters	Should be avoided
Externally lit signs	Minimise light spill upwards and excessive lighting
Internally illumined signs	Should be avoided
Light spill and tresspass	Should be avoided
Wall mounted	Wall mounted light fittings should be shielded to direct light downwards
Business premises	All non-essential lighting should be required to be turned off after business hours, leaving only the necessary lighting for site security.

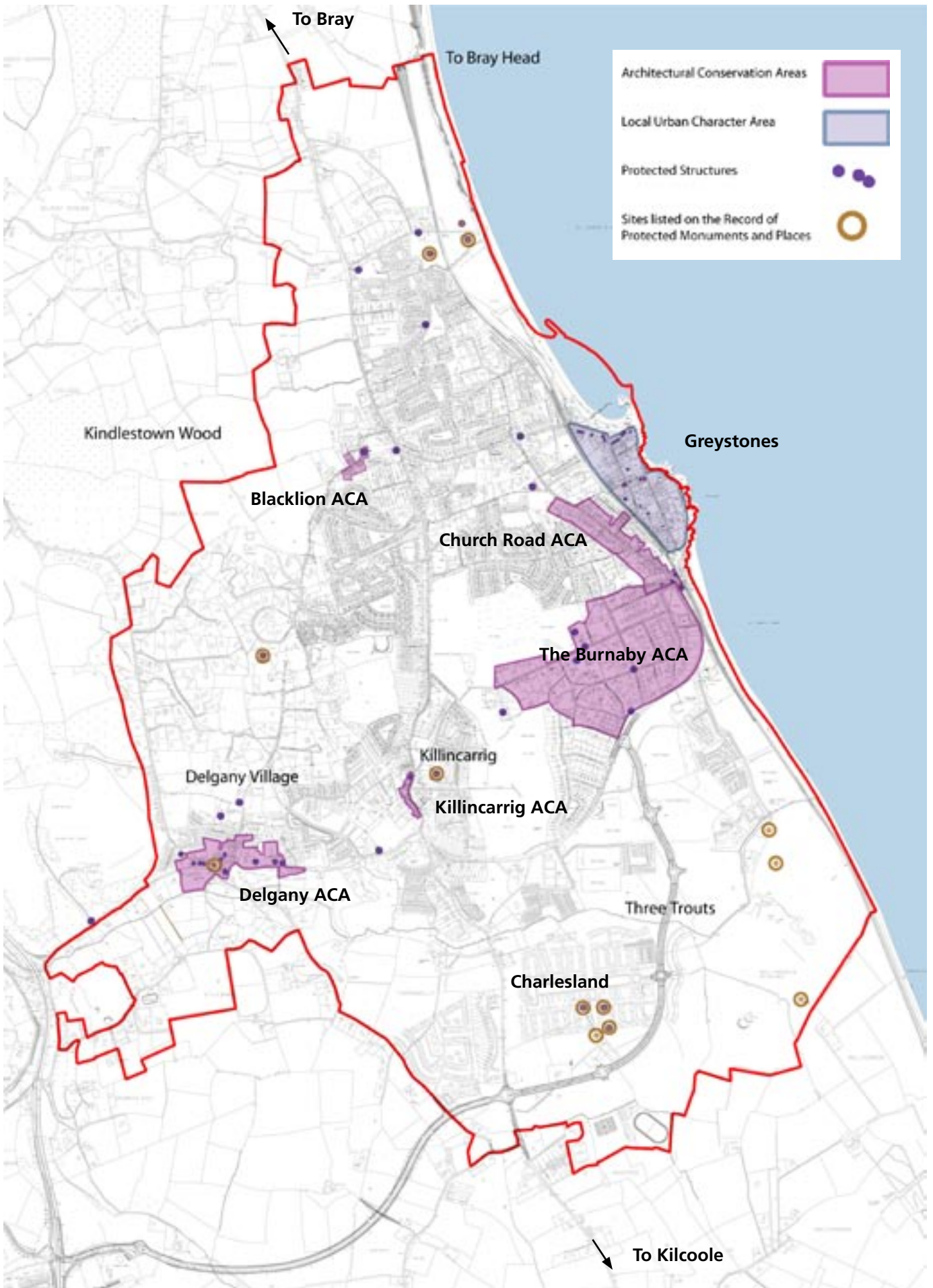


Fig. 8.3 Cultural Heritage