



9.0 ACTION PLANS

9.0 Introduction

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9.0 INTRODUCTION

A number of sites and key projects within Greystones/Delgany are identified for Action Plans. Action Plans are proposed for sites with potential for mixed-use urban projects with major local regeneration or catalyst opportunities. Action Plans are appropriate to strategically located sites of high social importance and/or environmental sensitivity. The Action Plan process allows for further detailed planning, prior to development proposals being submitted for planning permissions.

In November 2003, a variation of the Greystones-Delgany Development Plan 1999 was adopted which varied the elements to be contained within the Harbour & North Beach Action Plan.

It is proposed to prepare further Action Plans for the following sites;

- Killincarrig
- South Beach
- St. David's Secondary School
- Blacklion

9.1 GREYSTONES HARBOUR & NORTH BEACH ACTION PLAN (Z1)

Figure 9.1 illustrates an Action Plan for the Greystones Harbour and North Beach area. The Plan provides a planning framework in which the development of the Greystones Harbour and North Beach Area may be facilitated, and appropriate proposals developed.

Action Plan Objectives

To provide a high quality integrated harbour/marina mixed development linked to a linear coastal public park and any future heritage park. The development shall provide leisure, recreational, open space and marine facilities, and mixed form residential, commercial, civic and social amenities, centred around the harbour and marina. Optimisation of the use of natural daylight and views, conservation of energy and environmental sustainability should be key elements of the conceptual proposals for the development. The development shall provide a link to the coastline with public access and coastal protection works provided to preserve the landscape from further erosion in the future.

In relation to the development, due regard shall be given to the general development standards and other general provisions of the Greystones/Delgany plan. However, in the event of inconsistency between these general provisions and the objectives of the Greystones Harbour and North Beach Action Plan, the latter shall take precedence, in order to facilitate its successful implementation.

ZONE 1 – DEVELOPMENT AREA

Harbour and Marina

Integrated harbour and marina comprising;

- Marina basin with potential for circa 230 yachting berths
- Leisure harbour with easy access to the sea
- Harbour entrance with wave absorbing basin
- Rubble mound groyne to create sheltered sandy beach
- The provision of marine based community clubs and facilities in a waterside location with direct access to a launching beach and slipways. The facilities should provide appropriate clubhouse and boatyard facilities.

Provision of the harbour and marina would involve marine construction, dredging and land reclamation works above and below high water mark.

Residential and Non-Residential

Provide for mixed residential, commercial, recreational, cultural and social development subject to the following standards and limitations;

- Provision of a good built environment which is responsive to the site and its setting
- Utilisation of sound design principles and variety in built form to create a sense of place with its own identity
- Contemporary architecture and layout with mixed tenure and appropriate urban design principles
- Public walkways, plazas and open spaces with continuity, ease of movement, legibility and where appropriate enclosure to promote permeability through the development.
- Minimisation of impact of development on coastal views towards Bray Head and Little Sugar Loaf from Greystones harbour
- Up to 375 residential units
- Variety and choice of residential unit type to meet a wide range of social and living needs
- No more than 6,500m² ground floor mixed use commercial, cultural, community and tourist residential waterfront space
- Building density to conform with contemporary urban planning design principles and, where appropriate, the Residential Density Guidelines published by the Department of the Environment, Heritage and Local Government
- Maximum height for waterfront buildings around the harbour and marina to be restricted to 3 storeys over 1 storey (ground floor)
- Elsewhere, maximum storey height is limited to 2 storeys, except for buildings directly overlooking the sea which should be no more than 3-storey
- Good vehicular access with adequate public and private car parking having regard to the provisions of Part 3 of the 1999 Greystones/Delgany plan.
- Throughout the development, public use and access will be encouraged.

Typical potential use of the circa 6,500m² ground floor space of harbour side and marina buildings is envisaged as follows;

Potential Non – Residential Use of Ground Floor Public Space

Use	Illustrative Type
Commercial	
Entertainment	Bars Restaurants Café Food Outlets
Accommodation	Hotel Holiday Accommodation
Retail	Ships Chandlers Marine Related Stores Clothing and Specialist Clothing Arts and Crafts Book Shop / Art Gallery / Records / CDs Gift Shop / Souvenir Hairdresser Florist Convenience Store / Food
Leisure	Health & Fitness Club Spa
Business	Harbour Master & Marina Reception Office Small Offices
Civic & Social Amenity	
Cultural	Art Gallery Tourist and Heritage Centre Library Museum Conference and Exhibition
Community	Primary Healthcare Crèche Public toilets / showers / changing facilities

The prime waterfront space may be used primarily for commercial use (including leisure/retail/office/cultural/ or community use), or tourist residential use, or as a combination of both. The idea of future live/work/leisure space within a single integrated sustainable environment is encouraged.

ZONE 2 – PUBLIC PARK

Creation of an attractive linear coastal public park to include;

- Provision of new landscaped public park for passive recreation and some appropriate sporting uses, incorporating Wicklow Coastal Walk and access to any future Heritage Park at the site of medieval Rathdown
- Appropriate planting, walkways, signage and seating to form a pleasant and successful outdoor public open space
- Capping and landscaping of the old dump, with planting to form an integral part of the park
- Creation of a sandy cove at the north end of the proposed development with good beach access from adjacent public car parking
- Provision of road access and public car parking with suitably located toilet and washroom facilities
- Provision of coastal protection from the harbour/ marina to at least 250m past the Gap Bridge. Cliffs to be re-graded and high level and low level walks with occasional access to the beach provided with appropriate planting on the slopes and sides of the walkways.

The park is to be of contemporary design which will attract wide public use. It is intended to be an integral part of the development design concept to form a natural transition between the harbour development, the possible future heritage park, and the outstanding beauty of the natural coastal landscape up to Bray Head.

ZONE 3 – HERITAGE PARK

Preservation of land and natural landscape for future archaeological study.

Promotion by the Council of future development of a Heritage Park at the site of medieval Rathdown.



Fig. 9.1 Greystones Harbour & North Beach Action Plan

Notes:

- 1 Not to scale.
- 2 Zone boundaries indicative only.

9.2 KILLINCARRIG (Z2)

An Action Plan is proposed for an 11.5 hectare site in Killincarrig (see fig. 9.2); incorporating a backland site, St. Laurence's School and an area of public open space. The site is bounded by residential development to the north namely Kenmare Heights and Kindlestown Park. The eastern boundary is defined by the rear gardens of dwellings fronting the R761. To the south and west the site backs onto Delgany Glen housing development. To the west the site adjoins a collection of single dwellings on large plots.

The objective of the Action Plan will be to review the land-use zoning and objectives for the lands, and to put forward a sustainable and integrated approach to development. Key considerations in preparing the Action Plan will be:

- a) Allow for new residential development, up to a maximum of 40 units. Such units shall be so located within the Action Area to maximize overlooking of public green spaces, greenroutes and sports facilities
- b) Provide potential for enhancement and expansion of St. Laurence's School and associated facilities
- c) Deliver expanded and improved sports and recreational facilities and public green space. Sports facilities proposed should be available for use by the general public and St. Laurence's School. Sports facilities should consist of all weather and possibly flood-lit facilities.
- d) Provide greenroutes across the site, linking Killincarrig, Kindlestown and Delgany.
- e) Protect existing treeline of mature Scots Pine and provide for enhancement of tree planting.

9.3 SOUTH BEACH (Z3)

An Action Plan is proposed for an area in the vicinity of South Beach (see fig. 9.2). The lands are zoned for town centre uses (T1). The objective of the Action Plan will be to generate a framework for the re-development of the area, incorporating the transport interchange function and 'park and ride' facilities. Key considerations in preparing the Action Plan will be:

- a) Development of lands as an extension to the established town centre with a mix of retail, offices and public buildings, with residential uses interspersed to command public spaces and the South Beach.
- b) Provision of active frontage to Mill Road.
- c) Maximise views from the development of the coast and sea.
- d) Improvements of the security and amenity of pedestrian access to South Beach
- e) Provision of the majority of car-parking in underground or part underground, under podium or multi-storey format.
- f) Provision of a 'park-and-ride' site of an appropriate scale.

9.4 ST. DAVID'S SECONDARY SCHOOL (Z4)

In the event of St. David's secondary school relocating, an Action Plan will be prepared to establish a framework for the re-development of the site (see fig. 9.2). Considerations in preparing the Action Plan will be:

- a) High quality design, in terms of massing, height, finishes and materials, that reflect the coastal location of the site.
- b) Provision of a high quality hotel with leisure and conference facilities.
- c) Provision of a community/youth facility.
- d) Provision of business units or office space.
- e) Provision of residential units.
- f) Provision of an additional pedestrian link through the site, connecting Kimberly Road and Marine Road.

9.5 BLACKLION (Z5)

An Action Plan is proposed for a 16.5Ha site in Blacklion (see fig. 9.2). The site is bounded by agricultural lands to the north and west, existing residential developments to the east and to the south the site adjoins agricultural lands and residentially zoned lands. Chapel Road adjoins the eastern boundary of the site. To the west are agricultural lands which avail the site of views towards the Wicklow Mountains. The objective of the Action Plan will be to provide a mixed residential, inclusive of Social and Affordable housing on site, educational and community development.

Key considerations in preparing the Action Plan will be:

- a) Residential development, up to a maximum of 14.5 acres, at a maximum density of 22.2/ha, with a range of unit types and sizes.
- b) Social and Affordable residential development, of a minimum of 3 acres, at a maximum density of 22.2/ha, with a range of unit types and sizes.
- c) The reservation of a site, of minimum size of 18 acres, for a school campus (primary and secondary).
- d) Public road and water infrastructure.

By time related conditions, agreements or otherwise, the Council will regulate the building programme to ensure that the needs of the population do not exceed the provision of essential support systems, and the Council will use its powers under the Planning & Development Act, 2000 to effect this control".

9.6 LAND-USE ZONING OBJECTIVES

- Objective Z1 To provide for an integrated harbour/ marina mixed development. Mixes shall provide leisure, recreational, open space and marine facilities which will provide for and facilitate a mixed form of residential, commercial, social and civic amenities and will accord with the Greystones Harbour and North beach Action Plan Z1 (see section 9.1)*
- Objective Z2 To provide for residential, open space, community and recreational facilities in accordance with an Action Plan (see section 9.2)*
- Objective Z3 To provide for mixed use development of; retail, office, public buildings and residential uses in accordance with an Action Plan (see section 9.3)*
- Objective Z4 To provide for a mixed use development of; hotel with leisure and conference facilities, community, business and residential uses in the event of St. David's secondary school relocating to another site within the settlement (see section 9.4)*
- Objective Z5 To provide for high quality mixed residential, open space, educational and infrastructure development, in accordance with an action area plan, which shall be agreed with the Planning Authority prior to the consideration of any application for permission. These lands must be developed on the basis of comprehensive development proposals that allow for the sustainable, phased and managed development during the plan period and beyond (see section 9.5)*
- Objective E2 An Action Plan / Masterplan is proposed on Objective E2 lands in Charlesland. The proposed Action Plan / Masterplan is described under section 11.2 of this document.*

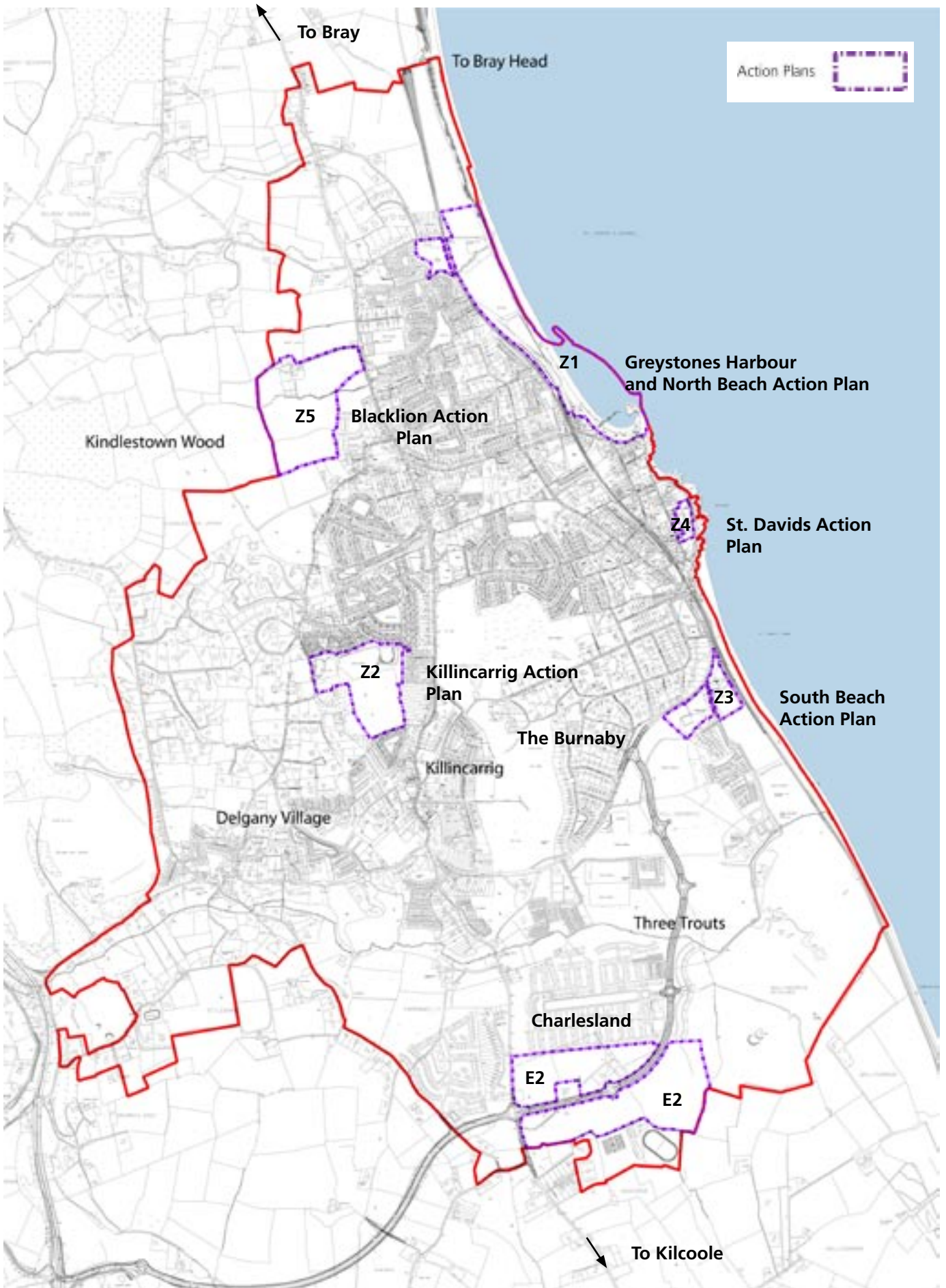


Fig. 9.2 Action Plans