

# Greystones/Delgany

## Local Area Plan

### 2006-2012



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# 1.0 INTRODUCTION

## **1.0 Introduction**

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## 1.0 INTRODUCTION

Greystones/Delgany is an attractively located coastal settlement in north County Wicklow, enclosed by higher ground to the north and west - to the north by the dramatic backdrop of Bray Head, to the northwest by the Little Sugar Loaf and to the west by the rolling wooded slopes of Bellevue Demesne and Kindlestown Wood. To the south of the settlement, the lands undulate towards Kilcoole and Kilquade.

The coastal zone from Bray Head to the harbour (North Beach) is a pebble and shingle beach with crumbling clay cliffs. The South Beach is a sandy pebble beach with a rugged rocky foreshore that begins at the railway station car park and extends southwards beyond the LAP boundary.

There are many fine groups of trees in the settlement. To the south of Delgany Village the steep wooded slopes of the Three Trout's Stream Valley run east-west forming a green corridor that links the Glen of the Downs to the coast. Apart from these natural or semi-natural amenity resources the town also has many man made amenity assets such as:

- Victorian Greystones, east of the railway, with its mature patina, the terraces at the harbour, Trafalgar Road, the railway, and the sea front.
- The harbour itself, which is currently the subject of proposals for redevelopment.
- Delgany Village, an attractive ensemble of buildings of varying styles, enclosing walls and landscaping, with views southwards towards the Three Trout's Stream Valley and Drummin Hill.
- Killincarrig Village, with its attractive wayside character.
- Blacklion, St. Killian's Church and nearby cottages.
- Church Road, Greystones, a tree-lined avenue with a number of fine individual buildings, including St. Patrick's Church and its grounds.
- The Burnaby with its many fine attractive houses in their mature generously spacious, sylvan residential setting.



Church Road



Delgany village



## 1.1 BRIEF HISTORY

Greystones (Na Clocha Liatha) gains its name from a large expanse of rocks extending into the sea. The first Ordnance Survey of the Greystones/Delgany district was made in 1838. Settlements at this time were dispersed and few. The most noted settlement areas were Blacklion, Windgates, Delgany, Greystones, Killincarrig and Farrankelly.

Prior to the arrival of the railway, Greystones was a small fishing village with a preventive water guard stationed at Blacklion. In 1835, a total of seven families, all employed in fishing, resided in the Greystones area. Over a century ago, a jetty was built at the north end of the Greystones to encourage the local fishing industry.

The recorded population of Greystones in 1851 was 93. The coming of the railway, between 1854 and 1856, placed Greystones within easy reach of Dublin City and so it developed as a fashionable resort and residential town, which had a distinct Victorian and Edwardian core.

Much of the development of Greystones and Delgany is attributable to the La Touche family, who in 1753 purchased the Ballydonagh Estate in Delgany and around 1790, purchased lands at Upper and Lower Rathdown. The La Touche Estate laid out the two main roads in the town - Trafalgar Road leading from the pier to the railway station and Church Road running northwest from the railway station to meet the old road from Blacklion to the harbour.

The Whitshed family also played an important role in the development of Greystones town. They developed The Burnaby, formerly known as 'Killincarrig Farm Lands', from which several streets evolved including St. Vincent Road, Whitshed Road, Burnaby Road and Portland Road. The construction of Mill Road provided a new link from Greystones to Killincarrig and Delgany.

Greystones Golf Club, founded in 1895 is one of Ireland's longest established courses. Delgany Golf Club was founded in 1908.

During the latter half of the 20th century, the railway continued to bring Greystones closer to Dublin. Its proximity specifically brought about a change in population numbers. To accommodate the growing population new residential estates were developed, particularly to the north and west, such as Rathdown Park, Redford, Hillside and Applewood Heights.

Delgany (Deilgne 'thorny place') predates Greystones as a village settlement. This is evident from many of the fine late 18th and early 19th century buildings in the village. Also, early naming of Greystones railway station as 'Delgany Station' demonstrates the prominence of Delgany at the time. In the early years of the 19th century, the population of Delgany was just over 200. The relative peripherality of Delgany from the train station and the coast limited the expansion of the settlement in comparison to Greystones.

### 1.1.1 Rathdown

Rathdown was the site of an historic medieval settlement. This settlement gave its name to the Barony of Rathdown which extended from near Kilcoole to Merrion Gates in Dublin. The Barony of Rathdown was divided into two on the formation of County Wicklow four hundred years ago; one half remained in Co. Wicklow and the other in Co. Dublin.

Archaeological evidence suggests there has been continuous settlement at Rathdown from at least the Early Neolithic, and through the Late Neolithic-Early Bronze Age-Iron Age and early through late Medieval periods.

At the time of the Norman invasion, Rathdown was the stronghold of Gaelic chieftain Donal Mac Gilla Mo-Cholmóc. Donal was ruler of the region known as Cuala, comprising territories in south Co. Dublin and north Wicklow. Henry II granted the Manor of Rathdown to Donal as tenant-in-chief.

Rathdown Castle was probably built soon after the Normans arrived. Rathdown Castle continued as a family seat at least until the 15th century. Associated with the castle was a village that would have been home to several hundred people with a mill and a church (St. Crispin's Cell).

Rathdown Castle and village survived to the early 1600's, and were the subject of occasional raids by Gaelic tribes. However, at the time of the Down Survey (1657) the Castle is recorded as being ruinous.

The lands at Rathdown changed hands several times. In 1771, 20 acres were acquired by Captain Charles Tarrant who constructed a dwelling on the site (Captain Tarrant's Farmhouse). Tarrant was a significant figure in modern Irish history, being involved in the construction of the Grand Canal and the Wide Streets Commission of Dublin.



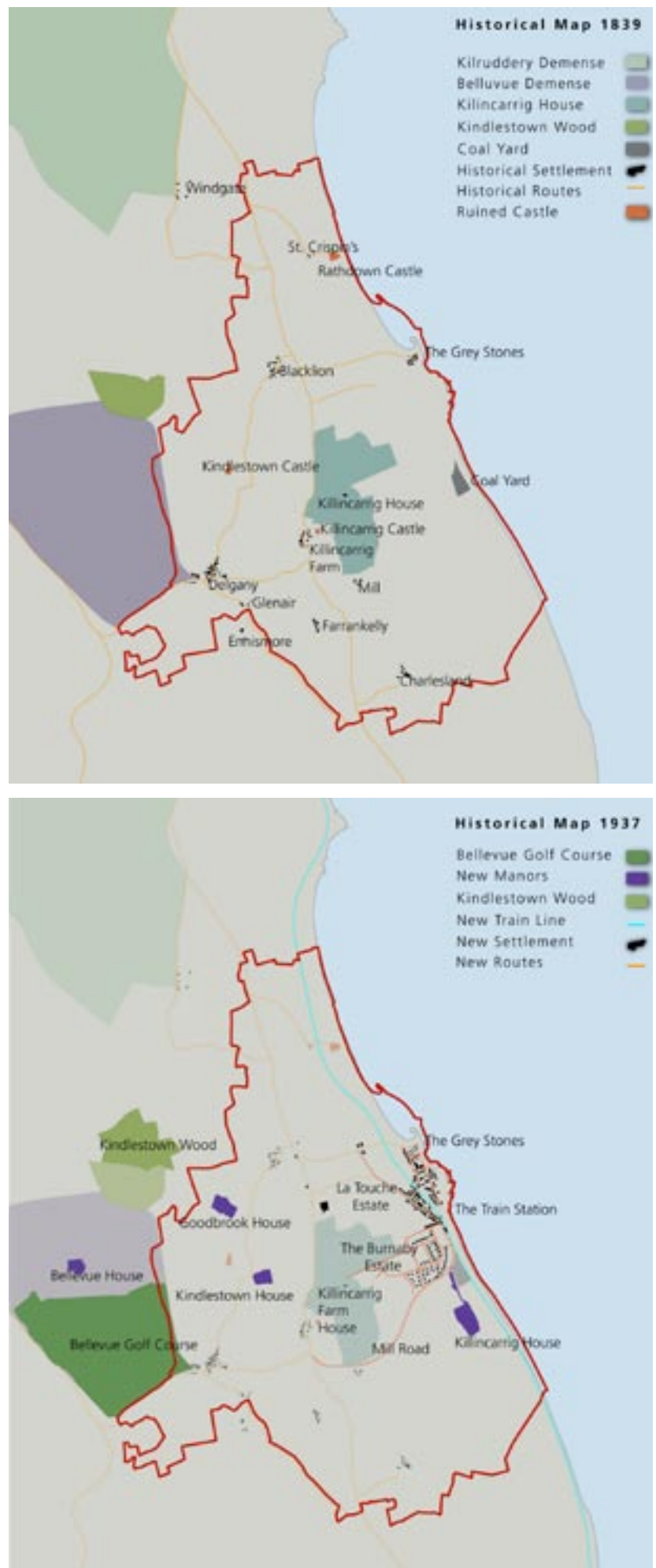


Fig. 1.1 Greystones History and Development

## 1.2 POLICY CONTEXT

### 1.2.1 National Spatial Strategy 2002-2020

The National Spatial Strategy (NSS) has positioned Greystones/Delgany and County Wicklow in the Dublin and Mid-East Region of the Country. Greystones is located on the National Transport Corridor (incorporating the N11 and rail-line) running south from Dublin along the east coast. The N11, also known as Euroroute 01, forms part of a motorway network, guided by the European Union, which links major commercial seaports at Larne, Belfast, Rosslare and Dublin. Set out in the European Transport Policy for 2010: Time to Decide (2001), EuroRoute 01 is one of 30 priority projects being delivered through the Trans European Networks (TENs), which facilitates the creation of an internal market and to promote economic and social cohesion within and between member states.

The NSS locates Greystones/Delgany within an area defined as containing Strategic Rural Assets within a Metropolitan Hinterland. Wicklow Town to the south is designated as a Primary Development Centre and County Town.

Greystones falls within the category of towns with a population greater than 5,000 persons. The National Spatial Strategy has identified this group of towns having an important role in energising their own catchments.

### 1.2.2 Regional Planning Guidelines 2004-2016

The Regional Planning Guidelines for the Greater Dublin Area 2004-2016 provide a long-term strategic planning framework for the development of that region up to 2016.

The Regional Planning Guidelines provide a county settlement hierarchy for each county and, in relation to County Wicklow, they designate Greystones/Delgany as a 'Large Growth Town II' within the Metropolitan area. The Guidelines envisage a 'Large Growth Town II' being economically self-sustaining, with a population, (including its catchment) which is capable of supporting educational, health and retail facilities. The Regional Planning Guidelines envisage such towns supporting a population in the order of 15,000 to 25,000 persons.

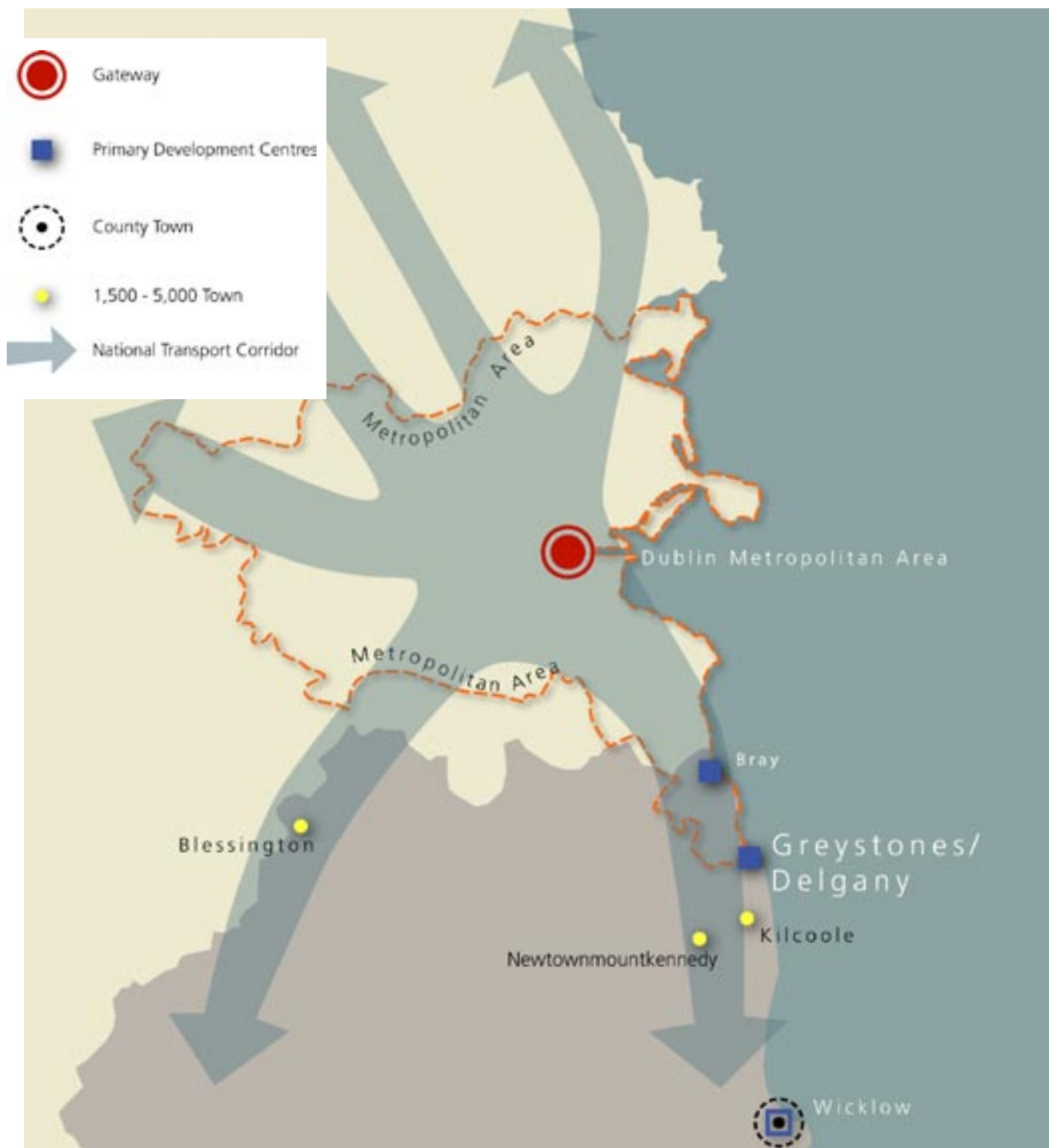


Fig. 1.2.1 Greystones/Delgany and the National Spatial Strategy

## 1.2 POLICY CONTEXT (contd.)

### 1.2.3 Wicklow County Development Plan 2004 – 2010

One of the primary aims of the County Settlement Strategy outlined in the County Development Plan 2004-2010 is to “locate population growth and channel development in line with the principles of the NSS and RPG’s”. The Settlement Strategy includes for the promotion of growth within the Metropolitan Settlement Area of Greystones/Delgany.

Greystones/Delgany is a settlement of considerable importance within County Wicklow, being the second largest settlement in the County with Bray being the largest (Bray recorded a population of 28,002 in the 2002 Census). Within the Hinterland Area, Wicklow town with a population of 10,796 (2002 Census) has been designated as the Primary Development Centre.

The development path set out in the Development Plan for the Metropolitan Area aims to;

- Consolidate development within this area
- Promote increased densities
- Facilitate a considerably enhanced public transport system, including the encouragement of a shift to public transport.

The Development Plan sets out an indicative 2010 population for the Greystones/Delgany area of 17,679 and a maximum population of 22,000 persons by 2016.

It is envisaged that growth of the Metropolitan Area Settlements of Bray and Greystones/Delgany will be balanced with Strategic Greenbelts between each other and the remainder of the Metropolitan Area.

### 1.2.4 Greystones/Delgany Integrated Framework Plan

In 2004 Wicklow County Council and the Dublin Transportation Office (DTO) together commissioned Colin Buchanan and Partners to undertake a land-use and transportation planning study for the Greystones/Delgany area, entitled “Greystones/Delgany Integrated Framework Plan”. The purpose of the Integrated Framework Plan (IFP) was to review the planning, development and transportation context and provide detailed land-use and transportation proposals for the future development of Greystones/Delgany.

The Integrated Framework Plan was prepared as an advice and guidance document, to inform future Development and Transportation plans. In preparing the Greystones/Delgany Local Area Plan (LAP) regard has been had to the content of the IFP, its strategies, policies and detailed recommendations. Many of the strategies and policies of the IFP underpin those of the LAP and where appropriate, the detailed recommendations have been incorporated into this document.

### 1.2.5 National Sustainable Development Strategy

The Government published its National Sustainable Development Strategy in 1997. The aims were to apply considerations of sustainability more systematically to Irish economic policies and to integrate them into the associated decision making processes, within the context of identified threats to the quality of Ireland’s environment.

The Strategy emphasises the role of Local Authorities as environmental protection authorities and as agents for sustainable development.

### 1.2.6 National Heritage Plan

The National Heritage Plan 2002-2006 sets out a strategy and framework for the protection and management of heritage, with the principal objective of ensuring the protection of our heritage and to promote its enjoyment by all.

The Plan outlines the promotion of involvement in heritage at local level as a chief priority, thereby enabling everybody to become actively involved in preserving and enhancing something that belongs to us all. It is considered that local plans are ideal for promoting heritage conservation.

### 1.2.7 National Biodiversity Plan

The National Biodiversity Plan represents Ireland’s response to fulfilling its obligations under the Convention of Biological Diversity, of which Ireland became a signatory in 1992. Ireland undertook to promote conservation and sustainable use of biological diversity.

The Plan sets out a framework through which Ireland will provide for the conservation and sustainable use of biodiversity over a four year period (2002-2006). Local Authorities are seen as key implementors of the Plan.



Fig. 1.2.4 Greystones and the Wicklow County Development Plan



### 1.3 WHAT IS A LOCAL AREA PLAN (LAP)?

The statutory context for Local Area Plans is set out under Sections 18, 19 & 20 of the Planning and Development Act, 2000, (as amended 2002). The 2000 Act provides for the making of a Local Area Plan in respect of an area which-

- (i) Is designated as a town in the most recent Census of Population, other than a town designated as a suburb or environs in that census
- (ii) Has a population in excess of 2,000, and
- (iii) Is situated within the functional area of a Planning Authority which is a County Council.

The primary purpose of this Local Area Plan is to guide the sustainable development and planning of the Greystones/Delgany area.

This Local Area Plan is being prepared by the Planning Authority (Wicklow County Council) and when adopted, will form the basis on which decisions for future development proposals are made. The Local Area Plan will consist of a written statement and a plan or plans indicating the objectives in such detail as may be required by the Planning Authorities for the proper planning and sustainable development of the area.

The LAP will replace the Development Plan prepared for Greystones/Delgany (1999) under the provisions of the 1963 Planning and Development Act, Section 20.

A Strategic Environmental Assessment (SEA) of the Local Area Plan is being carried out in accordance with EU Directive 2001/42/EC and the Planning and Development (Strategic Environmental Assessment) Regulations 2004 (S.I. 436 of 2004). A Strategic Environmental Assessment (SEA) Statement is incorporated as Appendix viii of the LAP.

A LAP shall be consistent with the objectives of the Wicklow County Development Plan 2004-2010. When making a planning decision, the Planning Authority and An Bórd Pleanála shall have regard to the provisions of the LAP for that area.

### 1.4 SUSTAINABLE DEVELOPMENT

At the 1992 Rio De Janeiro Earth Summit, Ireland endorsed Agenda 21, a policy for how the nations of the world will work towards sustainable development. The Brundtland Report of 1987 defined sustainable development as *"Development that meets the needs of the present without compromising the ability of future generations to meet their own needs"*. While the conservation of the natural and built environment is fundamental to sustainability, the principle is much wider in recognising that in future the quality of life will be directly dependant on the health and integrity of the environment.

The Planning and Development Act, 2000 requires each Planning Authority to include the establishment of sustainable development objectives in their Development Plans, based on the following principles;

- Precautionary - dealing with the causes rather than the results of environmental problems;
- Integration - of environmental issues into all policies, ensuring consistency across a range of policies;
- Polluter Pays – the economic cost of actions with environmental consequences;
- Shared Responsibility – for environmental actions and policies by public bodies, private enterprise and the general public;
- Consultation and Reporting Mechanism - including support for non-governmental organisations and local agenda measures.

A key objective of sustainable development is the participation of local communities in environmental sustainability issues and decisions.

It is the policy of Wicklow County Council to apply the principles of sustainable development to the future planning and development of the Greystones/Delgany. The policies, objectives and controls of the Local Area Plan are constructed on these principles.

Key principles for a sustainable urban settlement to be applied are outlined further in Chapter 3.0 of this document.

## 1.5 STRUCTURE OF THE LAP

The LAP written statement is structured into a series of chapters, each chapter addresses one of the key themes of the Local Area Plan:

- Population
- Urban Design and Spatial Strategy
- Housing
- Tourism, Retail and Employment
- Community and Recreation
- Energy, Infrastructure and Transportation
- Heritage and Landscape

Relevant policies and objectives are described under each chapter. In addition the context and strategy for each theme will be described within the chapter.

At times objectives and policies relevant to an issue or project may be contained in more than one chapter. To assist with interpretation, related sets of policies and objectives are cross referenced and an index is provided in the appendix section of this document. A complete list of abbreviations used in this documents is also provided in the appendix.

## 1.6 WHAT IS A STRATEGIC ENVIRONMENTAL ASSESSMENT (SEA)?

Strategic Environmental Assessment (SEA) requires the carrying out of an environmental assessment of plans and programmes which are likely to have significant environmental effects.

EU Directive 2001/42/EC and the Planning and Development (Strategic Environmental Assessment) Regulations 2004 (S.I. 436 of 2004) makes provision for the carrying out of an SEA where the population of an area is greater than 10,000 persons. The population of the Greystones/Delgany LAP area is above the population threshold of 10,000 persons and therefore the undertaking of SEA is required.

Strategic Environmental Assessment is undertaken simultaneous to preparing the Local Area Plan. The information gathered and assessed in undertaking the SEA is fed back into the plan-making process, thereby allowing for environmental issues to be identified at an early stage and potential negative impacts avoided and/or ameliorated.

An Environmental Report describing the outcome of the SEA process accompanied the Draft Local Area Plan (May 2006) documents.

In addition the Proposed Amendments Report (September 2006) was accompanied by an Environmental Report, describing the Strategic Environmental Impacts of the amendments proposed.

An SEA Statement is included as Appendix viii of this document.



Killincarrig



The Burnaby



Blacklion



## 1.7 PUBLIC CONSULTATION

The Planning and Development Act 2000 encourages public participation and consultation. Section 20 of the Act sets out the statutory context for consultation in relation to Local Area Plans. Encompassed in the spirit of the Act is the importance of public consultation at all stages of the plan process in order to address issues and concerns, which relate to the new Plan and ensuring that the final Plan reflects public aspirations as well as Government Policies, Strategies and Guidelines.

In line with best practice, three methods of engaging the public in the LAP were incorporated into the LAP process - Local Stakeholder Meetings, an Open Public Consultation Meeting and Written Submissions.

### 1.7.1 Local Stakeholder Meetings

A series of Local Stakeholder Meetings were hosted in Greystones. These were designed to bring together a series of key individuals and groups within the community who have common and shared interests. The meetings were aimed at ascertaining views on issues effecting the LAP area and future aspirations of the various groups. The Local Stakeholders meetings were as follows;

- Community groups, residents groups and Gardai
- Health care, religious and heritage interests
- Sports clubs and schools
- Business and tourism interests

In total 71 invitations were issued to individual groups and 37 persons attended. Local Stakeholders shared their ideas, aspirations, suggestions and local expertise with the Plan Team.

Principal issues raised at Local Stakeholder Meetings include the following;

#### 1. Community Groups

- Importance of preserving local identity
- Benefits of improving and enhancing tourism in the area
- Increasing social services in Charlesland
- Concern over zoning of additional land for development

#### 2. Health, Religion and Heritage

- Perceived lack of facilities for the elderly
- Perceived lack of locally based healthcare services and facilities
- Suggested zoning of lands to accommodate religious facilities
- Heritage issues; perceived importance of adopting an SAAO for Bray Head
- Need for walking trails and recycling facilities

#### 3. Sports and Education

- Need for public swimming pool
- Need for athletics and running tracks

- Need for more soccer, GAA pitches and associated facilities
- Perception that relocation of schools would be beneficial
- Concerns raised over secondary school students commuting to schools outside the settlement

#### 4. Business and Tourism

- Car-parking is an issue in the area
- Retail facilities; inadequate choice and imbalance between Greystones and Delgany
- Need for local enterprise centre
- Need for Litter and Traffic Wardens
- Suggestion that a local craft centre would be an asset to the area
- Perception that Greystones / Delgany has much summertime potential with regard to community activities, events and tourism infrastructure

### 1.7.2 Public Consultation Meeting

The Public Consultation Meeting was held on Tuesday 15<sup>th</sup> November 2005 at 7.00pm in Greystones Rugby Club. In total 189 people attended. Upon arrival at the meeting each attendee was issued with a questionnaire inviting personal suggestions, comments, aspirations and views on the LAP; 104 of the questionnaires were completed. A copy of the questionnaire can be found in the Appendix.

The Public Consultation Meeting was divided into three parts, Introduction, Open Forum and Informal Forum. During the Introduction the Plan Team introduced to those in attendance the LAP process, the stages involved and set out the objectives of Public Consultation. During the open forum the following themes were discussed in 20 minute segments;

- Connections and Movements
- Environment
- Lifestyle
- Social Infrastructure

For the informal forum attendees were invited to discuss issues individually with Plan Team Members. A series of display boards of the various themes discussed on the night had been prepared and were utilised during the informal forum.

Written submissions were invited from the public up to the closing date of the 9<sup>th</sup> December 2005 at 5.00pm (for a list of submissions received, see appendix section of this document).

#### Headline issues

A summary of the main issues raised during the Public Consultation Meeting and in the questionnaires include;

1. Connections and Movements
  - Congestion on local level and for the commuting population
  - Inadequate frequency and capacity of rail services

- Poor connectivity to the N11 and DART
  - The harbour; congestion, transport and safety during construction phases.
  - Safety of roads noted as an issue in relation to children, pedestrians and cyclists
2. Environment
- Concerns over impacts of future development on beaches
  - Development pressures highlighted, namely the Harbour and Charlesland Developments
  - Open Space; lack of public open space, green belts and the potential of the Three Trout's Stream.
3. Lifestyle
- Lack of local employment opportunities
  - Perceived lack of social infrastructure
  - Concern at zoning of additional lands for development
  - Concerns over control and nature of residential development
  - Community issues with regard to facilities; perceived lack of youth and sport facilities
4. Social Infrastructure
- Concerns raised over access to Charlesland recreational facilities
  - Schools; issues of relocating existing schools to greenfield sites and need for improved facilities
  - Inadequate childcare facilities available locally
  - Perception that the population targets for 2012 have been exceeded
  - Need for a community centre



Jones' Hill



Greystones Harbour Area



Charlesland





## 2.0 POPULATION

### **2.0 Introduction**

#### **2.1 Context**

2.1.1 Socio-Economic Context

2.1.2 Population Projections

2.1.3 Demographic Profile

2.1.4 Household and Household Sizes

2.1.5 Existing Population Profile

#### **2.2 Population Strategy**



## 2.0 INTRODUCTION

Indicative target population figures for Greystones/Delgany are set out in the Wicklow County Development Plan 2004-2010. In implementing the County Development Plan, the target population must reflect the carrying capacity of the physical environment and infrastructure and the potential of the settlement to adequately provide for the needs of its residents.



Open space at Glenbrook Park



Gym, Charlesland



Greystones Housing



## 2.1 CONTEXT

At the time of the last Census of Population in 2002 the population of the Greystones/Delgany was estimated at 11,913, representing a modest increase of 6.0% on the population in 1996.

### 2.1.1 Socio-Economic Context

Census of Population figures for 2002 show an increase in the population of County Wicklow from 102,683 in 1996 to 114,676 in 2002, an increase of over 11%. Although this increase represents significant growth, the county experienced less growth than the other counties in the Greater Dublin Area (GDA) in the same period (see Table 2.1.1a).

Table 2.1.1a Population change in GDA\* Counties 1996-2002

	1996	2002	% change
<b>Wicklow</b>	102,683	114,676	11.7
<b>Kildare</b>	134,992	163,944	21.4
<b>Meath</b>	109,732	134,005	22.1
<b>Fingal</b>	167,683	196,413	17.1
<b>Dun-Laoghaire Rathdown</b>	189,999	191,792	0.9
<b>South Dublin</b>	218,728	238,835	9.2

\*GDA: Greater Dublin Area, as defined in the Regional Planning Guidelines for the Greater Dublin Area, 2004-2016. Mid-East Regional Authority, Dublin Regional Authority.

Source: Census of Population 1996, 2002; Central Statistics Office (CSO).

Within County Wicklow, the settlement of Greystones/Delgany experienced a population increase of 6.0%, growing from a population of 11,196 in 1996, to a population of 11,913 in 2002, indicating a lower rate of growth than the county as a whole. In contrast, the Primary Development Centre of Wicklow town (including Rathnew) recorded a 24% increase in population in the intercensal period of 1996-2002 and the metropolitan settlement of Bray recording an increase of 8.7% within the same period (see Table 2.1.1b).

Table 2.1.1b Population of Primary Settlements in Co. Wicklow 1996-2002

	1996	2002	% change
<b>Wicklow Town (inc. Rathnew)</b>	8,727	10,796	23.71
<b>Bray</b>	25,760	28,002	8.7
<b>Greystones/Delgany</b>	11,196	11,913	6.0

Source: Census of Population 1996, 2002. Central Statistics Office (CSO).

Greystones Town and Environs comprises Greystones Electoral Division (ED), Delgany ED, and part of Kilcoole ED. The population of Greystones Town and Environs increased by 6.0% in the intercensal period 1996-2002, less than the national average growth rate of 8% and less than that of County Wicklow at 11.7% (see Table 2.1.1c below).

Table 2.1.1c Population of Greystones Town and Environs, in comparison to State and Co. Wicklow 1996-2002

	1996	2002	% change
<b>State</b>	3,626,087	3,917,203	8.0
<b>Co. Wicklow</b>	102,683	114,676	11.7
<b>Greystones Town &amp; Environs</b>	11,196	11,913	6.0
<b>Greystones ED</b>	6,886	7,315	6.2
<b>Delgany ED</b>	3,977	4,489	3.2

Source: Census of Population 2002. Central Statistics Office (CSO).



### 2.1.2 Population Projections

Bray is by far the largest settlement in the County with an indicative population of 32,012 by 2010, representing a projected growth rate of 14.3% (Wicklow County Development Plan 2004-2010). Both Greystones/Delgany and Wicklow town are projected to grow significantly at a rate of 48.4% and 61.9% respectively, which will see both settlements grow to approximately similar sizes by 2010 and 2016 (see Tables 2.1.2a and 2.1.2b).

Table 2.1.2a Projected 2010 Population Increase of Primary Settlements in Co. Wicklow

	2002	2010	Actual change	% change
<b>Wicklow Town (Inc. Rathnew)</b>	10,796	17,481	6,685	61.9
<b>Bray</b>	28,002	32,012	4,010	14.3
<b>Greystones/Delgany</b>	11,913	17,679	5,766	48.4
<b>Arklow</b>	9,993	16,277	6,284	62%

Source: Wicklow County Development Plan 2004-2010, Wicklow County Council.

Table 2.2.2b Projected 2016 Population Increase of Primary Settlements in Co. Wicklow

	2010	2016	Actual change	% change
<b>Wicklow Town (Inc. Rathnew)</b>	17,481	22,500	5,019	28.7%
<b>Bray</b>	32,012	35,000	2,988	9.3%
<b>Greystones/Delgany</b>	17,679	22,000	4,321	24.4%
<b>Arklow</b>	16,277	21,000	4,723	29%

Source: Wicklow County Development Plan 2004-2010, Wicklow County Council.

### 2.1.3 Demographic Profile

Table 2.1.3 below illustrates the percentage population of Greystones Town and Environs within the 0-15 and 65+ age cohorts in 2002, compared with State and County figures. Greystones Town and Environs and Greystones ED shows a slightly higher population in the 65+ age cohort than the national average or that recorded for the County as a whole. These figures are reflective of the high age dependency rate recorded for the County and Greystones area, reflecting the national trend of over one third of the population classed as economically inactive.

Table 2.1.3 Demographic Profile for Greystones Town & Environs 2002, compared with State and County

	0-15	65+	Age Dependency Rate
<b>State</b>	21.14%	11.13%	32.25%
<b>Co. Wicklow</b>	22.52%	9.97%	32.49%
<b>Greystones Town &amp; Environs</b>	23.03%	10.31%	33.30%
<b>Greystones ED</b>	22.60%	11.63%	34.20%
<b>Delgany ED</b>	23.57%	8.02%	31.60%

Source: Census of Population, 2002. Central Statistics Office (CSO).

### 2.1.4 Household and Household Sizes

National trends in household size record a decline from 3.53 in 1986 to 2.94 in 2002 (CSO, 2002). The Society of Chartered Surveyors predicts a further decline to 2.72 for 2006 (Society of Chartered Surveyors, 2002), while the National Spatial Strategy cites a likely convergence with the EU average of 2.63 by 2011.

In contrast to the national average, County Wicklow recorded an average household size of 3.1 in 2002, this is the second highest figure nationally, being superceded only by the other GDA counties of Meath, Kildare, Fingal and South Dublin which recorded an average of 3.2 (CSO, 2002). Greystones Town and Environs mirrors the high County average, recording an average household size of 3.1 in 2002 (see Table 2.1.4).

Table 2.1.4 Comparative Average Household Sizes, 2002

	Average Household Size, 2002
<b>State</b>	2.94
<b>Co. Wicklow</b>	3.10
<b>Greystones Town &amp; Environs</b>	3.10
<b>Greystones ED</b>	3.04
<b>Delgany ED</b>	3.19

Source: Census of Population, 2002. Central Statistics Office (CSO).

If national trends continue however, it is likely that household sizes will decrease. Wicklow County Council estimate that the County will see a decline in the average household size from 3.1 in 2002 to 2.93 in 2010 (Wicklow County Development Plan 2004-2010). This will result in increased demand for residential units to meet the needs of smaller households.

### 2.1.5 Existing Population Profile

Since the Census of 2002 there has been a substantial number of residential developments granted permission.

Since the time of the previous Census planning permissions have been granted for approximately 2650 residential units. In addition, the proposed redevelopment of the Harbour and North Beach will provide 375 residential units. Assuming that permissions are all built out and the Harbour and North Beach proposal is approved and built within the lifetime of this Plan, Greystones / Delgany would have a population of approximately 20,154 persons.

There is currently approximately 55 hectares of residential lands zoned and undeveloped within the boundaries of the 1999 Greystones - Delgany Development Plan. At the densities set out in the 1999 Greystones-Delgany Development Plan, these lands could generate up to 500 residential units or an additional population of 1,300 persons.

Existing town centre zoned lands within Greystones-Delgany could also yield up to 150 further residential units or an additional population of approximately 400 persons.

## 2.2 POPULATION STRATEGY

The Regional Planning Guidelines have identified Greystones / Delgany as a Large Growth Town II with a population range of 15,000 to 25,000 up to 2016. The Wicklow County Development Plan adopted in 2004 has projected an indicative population target of 17,679 by 2010 and a maximum target of 22,000 by 2016. With these targets in mind, the target population for Greystones / Delgany within the life time of this Plan (2006-2012) shall be in the range 19,000-21,000 persons.

Without any alterations to the 1999 Greystones/Delgany Development Plan, the projected growth of Greystones – Delgany to 19,000-21,000 persons could be accommodated within the existing zoned land,

A Local Area Plan must provide for a robust development environment. A degree of 'headroom' or surplus is required in the lands zoned for development. This headroom takes account of the likely scenario that not all development lands available will be developed and available for occupancy during the term of this Local Area Plan; whilst allowing for the projected growth in population for Greystones/Delgany.

In order to provide additional 'headroom', there are essentially three options available;

- Zone new lands for residential development
- Make alterations to existing residential and non residential land zoned within the settlement
- Use the Area Action Plan lands identified in this Plan (2006-2012) as a source of developable land.

On review of these three options and in light of the recommendations of the Greystones IFP and national / regional policy, as a primary measure of generating 'headroom' a number of revisions to existing zonings and residential densities are proposed.

The purpose of the revisions is to:

- To rationalise the density objectives into a clearer set of parameters and guidance.
- To promote efficient and sustainable use of urban and serviced lands.
- To avoid overdevelopment of sites with excessively dense developments.

As a secondary method of providing additional 'headroom' it is proposed to use the Area Action Plan lands identified in this Plan. The purpose of using the Area Action Plan lands is to:

- To promote consolidation of population growth in close proximity to existing services and amenities.
- The Area Action Plan lands can be phased in order to control the supply of 'headroom'.

The total combination of increased densities on existing zoned land and the identification of Action Areas can allow for considerable additional residential development above that required to reach the population target of 21,000.

These increased residential densities and the capacity of Action Areas provide an appropriate level of 'headroom' (in the order of 2,000-4,000 persons above the target [population of 21,000]). Taking into account the pattern and level of development in the settlement over the 1999-2005 period and the unlikely event of all available zoned and serviced lands being developed and available for occupancy during the lifetime of the LAP, this is considered an acceptable degree of headroom.

**Policy PP01**

It is Council policy to adhere to a target population of 19,000 to 21,000 for Greystones/Delgany during the lifetime of the plan (2006-2012).

**Policy PP02**

It is Council policy to promote and assist the development of Greystones / Delgany during the lifetime of the plan (2006-2012) by identifying Action Areas and by encouraging increased densities on Greenfield, Brownfield and town/village centre sites.





## **3.0 URBAN DESIGN AND SPATIAL STRATEGY**

### **3.1 Vision for Sustainable Urban Settlement**

### **3.2 Spatial Strategy**

#### 3.2.1 A collection of Villages

##### 3.2.1.2 Village Centre Policies / Objectives

#### 3.2.2 Greenbelts

##### 3.2.2.1 Context

##### 3.2.2.2 Strategy

#### 3.2.3 Green Corridors

#### 3.2.4 Key Elements of Social Infrastructure

#### 3.2.5 Key sites and Action Plans

#### 3.2.6 Residential Development within Existing Settlement

#### 3.2.7 Architectural Conservation Areas

#### 3.2.8 Identification of Environmentally-Sensitive Areas

#### 3.2.9 Areas of Special Amenity

### **3.3 Town and Village Centres-General Policies and Objectives**

#### 3.3.1 Shopfront Design

#### 3.3.2 Building Lines

#### 3.3.3 Building Heights

#### 3.3.4 Infill Residential Development

### **3.4 Universal Access**

### **3.5 Advertising and Signage**

### **3.6 Additional Planning Guidance**



### 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

#### 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)



Blacklion

### 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)



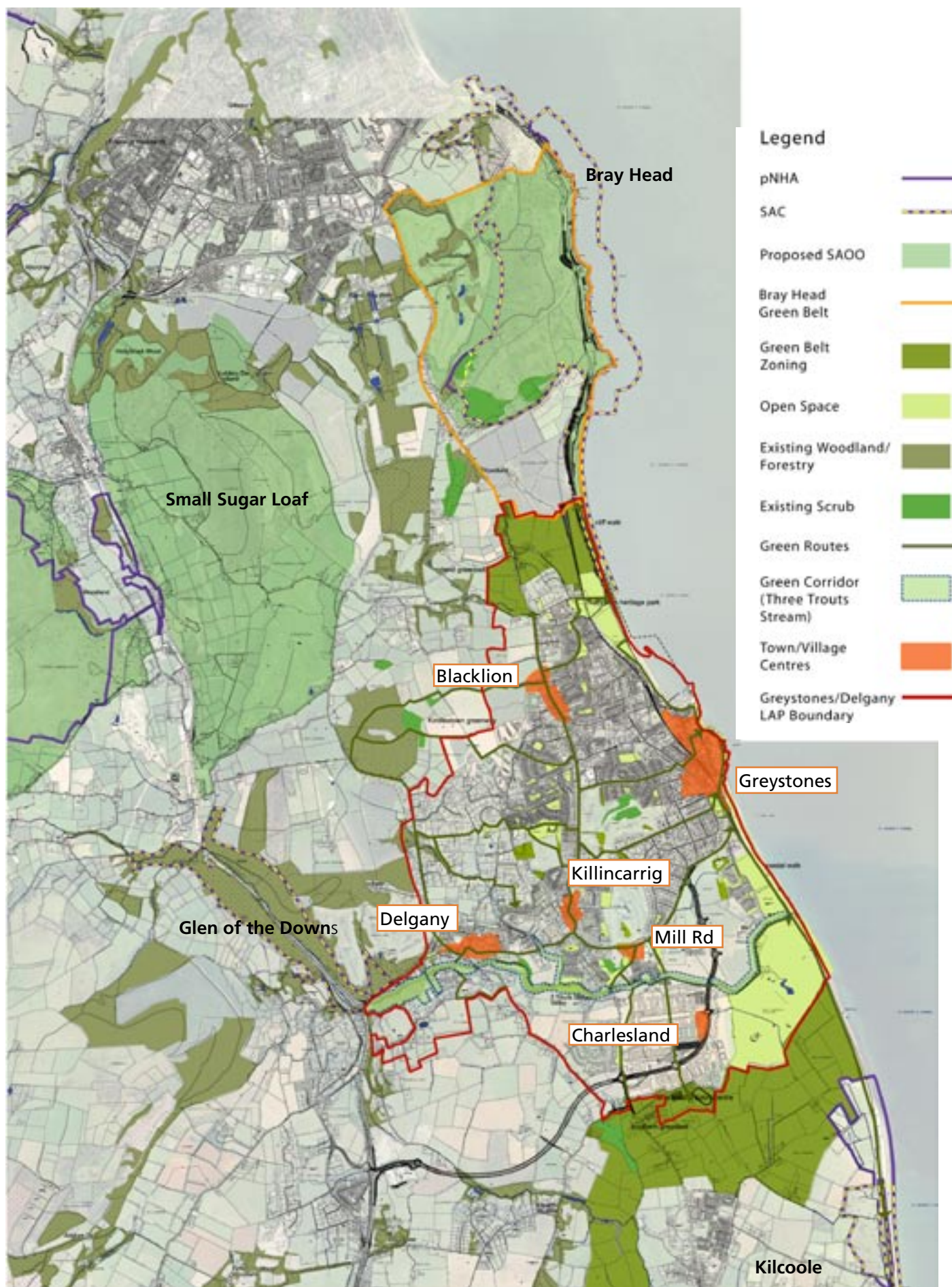


Fig. 3.0 Spatial Strategy

### 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 policies, 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 policies, 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.





## 4.0 HOUSING

### 4.1 Vision

### 4.2 Context

### 4.3 Strategies

### 4.4 Policies

### 4.5 Objectives

#### 4.5.1 Housing Densities

#### 4.5.2 New Housing Layout

#### 4.5.3 Open Space

#### 4.5.4 Traffic, Access and Car Parking

#### 4.5.5 Housing Designs and Standards

#### 4.5.6 Apartment Design and Standards

#### 4.5.7 Engineering and Ancillary Services

#### 4.5.8 Childcare

### 4.6 Extensions

### 4.7 Heritage Features

### 4.8 Design Checklist for New Residential Developments



## 4.0 HOUSING

### 4.1 VISION

The Local Area Plan will set out to make adequate provision for the housing of the target population of 19,000-21,000 persons during the lifetime of the Local Area Plan (2006-2012). The policies and objectives pertaining to housing will set out to reinforce the sustainable urban design vision and social objectives of the LAP.

### 4.2 CONTEXT

Greystones/Delgany incorporates residential areas of differing and distinctive styles, character and ages. Greystones town centre presents itself as a Victorian railway town along the sea front with a mix of terraced and compact residential areas. Delgany Village presents a significant contrast as an attractive and informal ensemble of buildings of various styles, enclosing walls and landscaping. Killincarrig and Blacklion have evolved from historic rural hamlets. The Burnaby represents a unique district of stand-alone dwellings on generous plots.

Since the 1970's there has been considerable commuter generated residential development in particular to north and east of Greystones. Residential development has primarily been in estate developments of family housing.

In recent years there has been considerable new housing development in both the Delgany area and to the south of the settlement around Charlesland and Farrankelly.

To the north of Delgany in the Kindlestown area and to the south of Delgany along the course of the Three Trout's Stream, there has been development of low density housing, consisting largely of single detached dwellings on large plots.

Within Greystones town centre there have been some infill developments of apartments on backlands, such as at the Meridien Centre. Planning permission has been granted for 85 apartments on the site of the La Touche Hotel and the proposed redevelopment of the Harbour North Beach provides for 375 residential units.

The Wicklow County Development Plan 2004-2010, incorporates a Housing Strategy which sets out Council policy with regard to housing supply, including the supply of social and affordable housing.

In addition the Housing Strategy sets out Council policy with regard to implementing Part V of the Planning and Development Act 2000 and the supply of social/affordable housing in developments on lands zoned for residential or residential and other uses.



Delgany



Killincarrig Social Housing



Blacklion

### 4.3 STRATEGIES

There is existing zoned land capacity within the settlement to house a population of over 22,000. Therefore there is no need or justification for the zoning of substantial additional lands for residential development. The priority of the Local Area Plan will be the consolidation of residential development on lands currently zoned residential and within village, district and local centres. The Local Area Plan where appropriate promotes higher residential densities on existing residential zoned lands and promotes residential development within town and village centres and on identified Action Areas.

The Greystones/Delgany Local Area Plan will support and enable the implementation of the County Wicklow Housing Strategy.

### 4.4 POLICIES

#### *Policy HP01*

It is Council policy to provide for sufficient and serviced zoned land to meet the target population of 19,000-21,000 by 2012.

#### *Policy HP02*

It is Council policy to promote increased residential densities where appropriate on existing residentially zoned lands and within identified town and village centres.

#### *Policy HP03*

It is Council policy to require high standards of urban and architectural design in proposed residential developments

#### *Policy HP04*

It is Council policy to ensure the provision of a wide-range of housing types and sizes to cater for the differing needs of the population, including the provision of sheltered housing for the elderly.

#### *Policy HP05*

It is Council policy to encourage and assist non profit and voluntary co-operative housing associations in the provision of housing.

#### *Policy HP06*

It is Council policy to implement the Council's Social & Affordable Housing Programme in accordance with the housing needs assessment.

#### *Policy HP07*

It is Council policy to ensure that purpose built flats will not be permitted in the Old Burnaby nor will they normally be permitted on sites, including cul-de-sac sites, surrounded by and having access through predominately single family occupied housing estate developments.

#### *Policy HP08*

It is Council policy that new developments shall not be considered on areas of lands permitted or designated as public open space in existing residential estates"

### 4.5 OBJECTIVES

#### 4.5.1 HOUSING DENSITIES

The Council will seek to implement a locational approach to residential density: -

- Higher residential density developments are located within close proximity (5minute walking distance) of town centres, village centres and public transport routes.
- Lower density residential developments are located in peripheral areas, such as the perimeter of the settlement area and in areas where by virtue of environmental and landscape character attributes, lower density development is preferable.

Housing densities are outlined on the basis of land-use zoning objectives described in table 4.5 below:

Table 4.5. Housing Densities		
Zoning	Objective	Density (Units / Ha)
R1	Preserve and improve residential amenity	22.2
R2	Preserve and improve residential amenity	17.3
R3	Preserve and improve residential amenity	10
R4	Preserve and improve residential amenity	5
R5	Preserve and improve residential amenity	2.5
RE	Preserve and improve residential amenity	The design of any new infill development will have regard to the character, scale, massing, visual rhythm, prominent design features, density and height of existing buildings. New buildings will have regard to established building lines, roof pitches and window proportions.
T1/T2		For T1 development on the whole, including non-residential uses, a maximum plot ratio of 2 will be permitted while for T2 a maximum plot ratio of 1.5 will be permitted for same.

#### *House / duplex density*

Densities stated above refer to a typical house / duplex of 125sqm.

#### *Apartment density*

A maximum gross floor area of 210sqm of apartment floor area may be permitted for each house permissible on the site.



### *Town and Village Centres*

No upward limit on housing density is set out for Town and Village Centres. The quantum of development on any site will be guided by adherence to appropriate plot ratio and site coverage standards and compliance with other requirements such as open space and car parking. In addition density in Town and Village centres will be guided by:

- The strategies outlined for each Town and Village Centre (see Spatial Strategy Chapter 3.0)
- Qualitative design standards and guidance contained within this chapter and Chapter 3.0.
- The policies and objectives of Architectural Conservation Areas (see Chapter 8.0).

#### **4.5.2 NEW HOUSING LAYOUT**

- The arrangement, scale and form of public open space should be amongst the central considerations in the layout and design of housing areas. Personal security should be taken into consideration by way of orientating public space (roads, foot paths and open space) to be over looked by adjacent dwellings.
- All corner, end of terrace or 'book-end' buildings shall front both adjacent streets with entrances and/or windows on the elevations of all floors facing directly onto the public domain. The public domain being herewith defined as a combination of streets, roads, public spaces, pedestrian and cycle paths.
- New buildings or structures in front of an established building line shall not generally be permitted, unless it would positively add to the urban space or form or where it would accord with a building line established by the Council.
- In new residential developments including apartments, houses and duplexes, all residents must have access to private/semi-private open space which is free from unnecessary over looking by neighbours.



The Burnaby



Greystones Housing



Charlesland

#### 4.5.3 OPEN SPACE

- Public open space in housing areas shall generally adhere to the following criteria:
  - Be usable and functional, catering for passive and active recreational activity; children's play, sports, social gathering.
  - Be of ecological/biodiversity merit or value, by connecting to and extending adjoining habitat areas and green spaces; preserving habitat areas on site (existing trees, wetlands, hedgerows, ditches) and/or incorporating ecological planting of native species. The Council may require the adjoining of public open space with adjacent developments to facilitate wildlife corridors, connectivity and other such considerations.
  - Be of benefit in implementing Sustainable Urban Drainage Systems.
  - Be central as opposed to peripheral to the layout of the housing area as a whole.
  - Be integrated with the pedestrian and cycle network of the local area.
  - Be overlooked and positively addressed by adjacent housing and community facilities.
  - Be visually and functionally accessible to all residents.
- Public open space should, as far as is practical and beneficial, be arranged in a hierarchical order ranging from pocket parks and courtyard spaces serving the activities of pre-school children and immediate residents; larger neighbourhood parks serving the recreational needs of older children (primary school going age) and community events; town parks and environmental corridors providing recreation and amenity for the settlement as a whole.
- As a rule in new residential developments a minimum of 15% of the total site area shall be reserved as public open space. Exceptions to this standard may be permitted where:
  - In developments where additional community and sports facilities are provided which allow for a higher intensity usage, such as; sports halls, all weather sports courts, library buildings, community club facilities.
  - The Planning Authority may consider the location of part of the public open space requirement (but not in excess of half the required public open space) in a neighbourhood park, to be provided off-site by the developer. Alternatively the Planning Authority may consider a contribution from the developer towards the cost of the provision of a neighbourhood park serving the proposed development.
- Developers are responsible for the provision of public and private open space. Developers will be required to vest all public open space into the Council's ownership.
- The Council will not accept the use of these types of lands for public open space.
  - backlands, (land to rear of dwellings which is not accessible),
  - land not suitable due to its gradient, sub-soil or other characteristic
  - land incidental to roads, roundabouts, footpaths or river floodplains
  - areas of land less than 10m in width and 200sqm in area
- All planning applications for housing development are to include comprehensive landscape proposals, to consist of plan drawings, site sections, details, planting schedules and specifications. Layout plans are to be provided at a minimum scale of 1:500. Landscape proposals shall be prepared in consultation with a suitably qualified design professional (landscape architect).
- Public open space lighting shall be provided and it shall be low level; side lit, wall mounted or bollard type, in the interest of minimising ambient light pollution of the night sky and of overlooking dwellings.

#### 4.5.4 TRAFFIC, ACCESS AND CAR PARKING

- The design of streets and roads in housing areas shall discourage speed, manage traffic and give priority to pedestrians and cyclists
- Cul-de-sacs shall be avoided where possible and a permeable street layout with good linkages to adjoining roads and routes is encouraged.
- Adequate parking including visitor parking shall be provided (ref. Chapter 7.0 Transport and Infrastructure)
- Access for emergency vehicles shall be provided in all housing developments.
- Where appropriate and applicable consideration should be given to the arrangement of dwellings on shared surface streets.
- Generally two usable off street car parking spaces per dwelling over 2 bedrooms should be provided in all new residential developments and generally one space for units of 2 bedrooms or less. For every 5 units provided with only one space, one additional shared visitor space should be provided.

New residential development in towns/village centre locations may (at the discretion of Council) make a special financial contribution in lieu of provision of on-site car parking, if suitable Council provided car parking is available or will be available in close proximity to the site.

See Section 7.2.11 Accessibility Principles, for accessibility principles to be considered with regard to pedestrian /cycle paths.

#### 4.5.5 HOUSE DESIGNS AND STANDARDS

- Council will require the provision of several different dwelling types within any single development, consisting of a mix of dwelling sizes and styles:
  - To reduce the dominance of detached and semi-detached house types in suburban areas and to provide for all aspects of the market; enabling householders to move into a smaller house in the immediate proximity when circumstances reduce the household size, and thus release a larger house to the market and provide market accommodation for single person households.
- The Council will support and promote the use of sustainable construction, methods and technology in the design and construction of new housing developments.
- In considering appropriate heights for buildings in housing developments the following will be taken into consideration:
  - Proposed buildings do not excessively overshadow adjoining building and properties, resulting in a significant loss of daylight and amenity.
  - Proposed buildings do not excessively overlook adjoining buildings and properties with a resulting significant loss of privacy and amenity.
  - The scale and height of proposed buildings will be sympathetic to the dominant scale and height of the street, town, village or character area.
  - The impact of buildings proposed on the setting and views of Protected Structures in close proximity.
  - The extent of impact of buildings proposed on protected views / prospects.
- Private open space for houses is usually in the form of front, side and rear private gardens. Private open space shall normally be provided at a rate of 0.64sqm per 1sqm house floor area, the absolute minimum size of private open space shall be 48 msq.
- A suitable distance should be maintained between adjoining properties to ensure privacy and prevent overlooking of habitable rooms (bedrooms, dining and living rooms). As a rule a distance of 22metres will be required between opposing windows, balconies and doors on the rear elevations of dwellings, for structures in excess of 1 storey.
- Permanent screening, to a height of 1.8m, shall be provided along the side boundaries between houses, along the entire length of the side boundary from the front wall of the house as far as the rear garden wall. 2m high screen walls shall be provided along rear garden boundaries and between rear gardens and areas of public open space. Where concrete screen walls along the edge of public areas are proposed, they should be suitably rendered and capped in a manner acceptable to the Council.
- In certain developments a combination of private/ semi-private open space may be provided, to include communal landscaped areas such as courtyards.
- Where on street parking is provided in lieu of front gardens a landscaped strip of private garden space with a minimum depth of 1.5metres will be required to the front of each house.



Farrankelly



Greystones Housing



Greystones Playground



#### 4.5.6 APARTMENT DESIGN AND STANDARDS

- All units should receive adequate daylight and sunlight
- Entrance halls, corridors and all habitable rooms within apartment complexes should be well designed with provisions made for natural ventilation and lighting.
- Double height spaces at entrance lobbies and dual aspect apartments should be standard.
- Long corridors are discouraged.
- Dual aspect apartments will be standard. Where single aspect dwellings are unavoidable single aspect units with north-facing elevations will not be permitted.
- Internal individual storage spaces/facilities will be provided in all apartments. These must be separate to those areas containing the water tank and hot water cylinder, and must be designed to permit easy access and use.

The following table indicates the minimum space requirements for internal storage

Apartment type	Storage space requirement
One Bedroom	2.0 sq. m
Two Bedroom	3.0 sq. m
Three Bedroom	4.0 sq. m

- Externally accessible space should also be considered for play equipment and bicycles
- Service ducts serving two or more apartments should be accessible from common circulation areas for maintenance purposes.
- Communal facilities (including open space, washing and drying areas, refuse storage and car parking) should be included with adequate and easy access.
- Refuse storage, recycling and composting areas for apartment developments must be addressed at the design stage.
- Apartment developments will contain a mix of apartment sizes, with a higher proportion of 2 and 3 bedroom units, over single bedroom units. A minimum of 50% of apartments in a scheme shall be 70sqm or greater. No more than 20% shall be under 50sqm. The minimum size of apartment shall be 45sqm.
- All apartment developments will make provision for private open space at a rate of 30sqm per unit. This may be in the form of balconies, terraces, roof gardens or communal landscaped areas. Surface car parking is not included in the private open space category.
- Balconies and terraces are required to be a minimum of 4 sq. m in area and should be recessed or integrated into the main structure of the building. These are seen to provide shelter, privacy and where possible will prevent overlooking.
- No balcony or terrace from the 1st floor up should overhang onto the public footpath.

#### 4.5.7 ENGINEERING AND ANCILLARY SERVICES

- Service runs for potable water, wastewater, gas, electricity and telecommunications shall be placed underground, preferably located under roads, pavements or other hard surfaces.
- Developers will be required to provide the necessary underground ducts to bring services into each dwelling.
- For additional guidance on flood risk and sustainable urban drainage refer to section 7.3 of this document.

See Section 7.3 Services; for policies, objectives and development control standards with regard to water, wastewater, communications infrastructure, energy, waste management and sustainable urban drainage strategies.

#### 4.5.8 CHILDCARE

- Childcare facilities will be required in accordance with the policies and objectives of the Wicklow County Development Plan 2004-2010 (see section 6.6 of this document).

#### 4.6 EXTENSIONS

- Proposed extension to existing dwellings will be required to;
  - Integrate new works by using matching building materials.
  - Preserve the amenity of adjoining buildings and properties by avoiding excessive overlooking and overshadowing.

#### 4.7 HERITAGE FEATURES

- New housing developments should protect existing heritage features and integrate such features into the design proposals in a positive manner that enhances the value and appreciation of such features.
- A comprehensive site survey indicating all existing site features; walls, trees, hedgerows, buildings, watercourses, etc. shall be submitted with all applications for housing development.
- Additional policies and guidance relating to natural heritage and landscape are provided in section 8.1 of this document
- Additional policies and guidance relating to Protected Structures, Architectural Conservation Areas and archaeological heritage is provided in Section 8.2 of this document.

## 4.8 DESIGN CHECKLIST FOR NEW RESIDENTIAL DEVELOPMENTS

Desired Features	Maximised	Minimal	Ignored
<b>Existing Features</b>			
Existing trees, hedgerows and habitats of ecological value protected and incorporated into design			
Sensitive response to existing topographical conditions, minimising the need to import or export soil.			
Protection of areas liable to flooding.			
Exploitation of potential views.			
Positive or benign impact on protected views and skyline.			
Setting of protected structures protected and enhanced			
Features and areas of archaeological interest protected and incorporated into design.			
<b>Layout and arrangement</b>			
Layout affords a high degree of pedestrian and cycle access within the proposed development and with adjoining areas (see Accessibility Principles, chapter 7)			
Layout is easily understood by visitors; easy to find one's way.			
Public urban domain of streets and open spaces is positively addressed and overlooked by buildings.			
Open space areas central versus peripheral consideration in design.			
Positive attributes of aspect are exploited.			
<b>Public open space</b>			
Provides for a hierarchy of open spaces.			
Adds to and links with Green Corridors and/or open spaces in adjoining neighbourhoods.			
Biodiversity benefit (retention of existing habitat and native planting).			
Active recreational value (play areas, sports)			
Accessibility for pedestrians.			
Integration with network of Greenroutes.			
Integration of Sustainable Urban Drainage Systems.			
Positive attributes of aspect are exploited.			
<b>Private open space</b>			
Privacy.			
Natural lighting and positive aspect.			
Usability			
Accessibility			
<b>Housing design</b>			
Mix of typologies and styles.			
Day-lighting and natural ventilation.			
Dual aspect.			
Energy saving technology and design.			
Water saving technology and design.			
Use of local materials.			
Use of durable and re-usable materials			
Use of recycled materials			
Flexible design that permits conversion to wood pellet burners or other bio-fuels.			
Adequate facilities for storing dry recyclable domestic waste.			

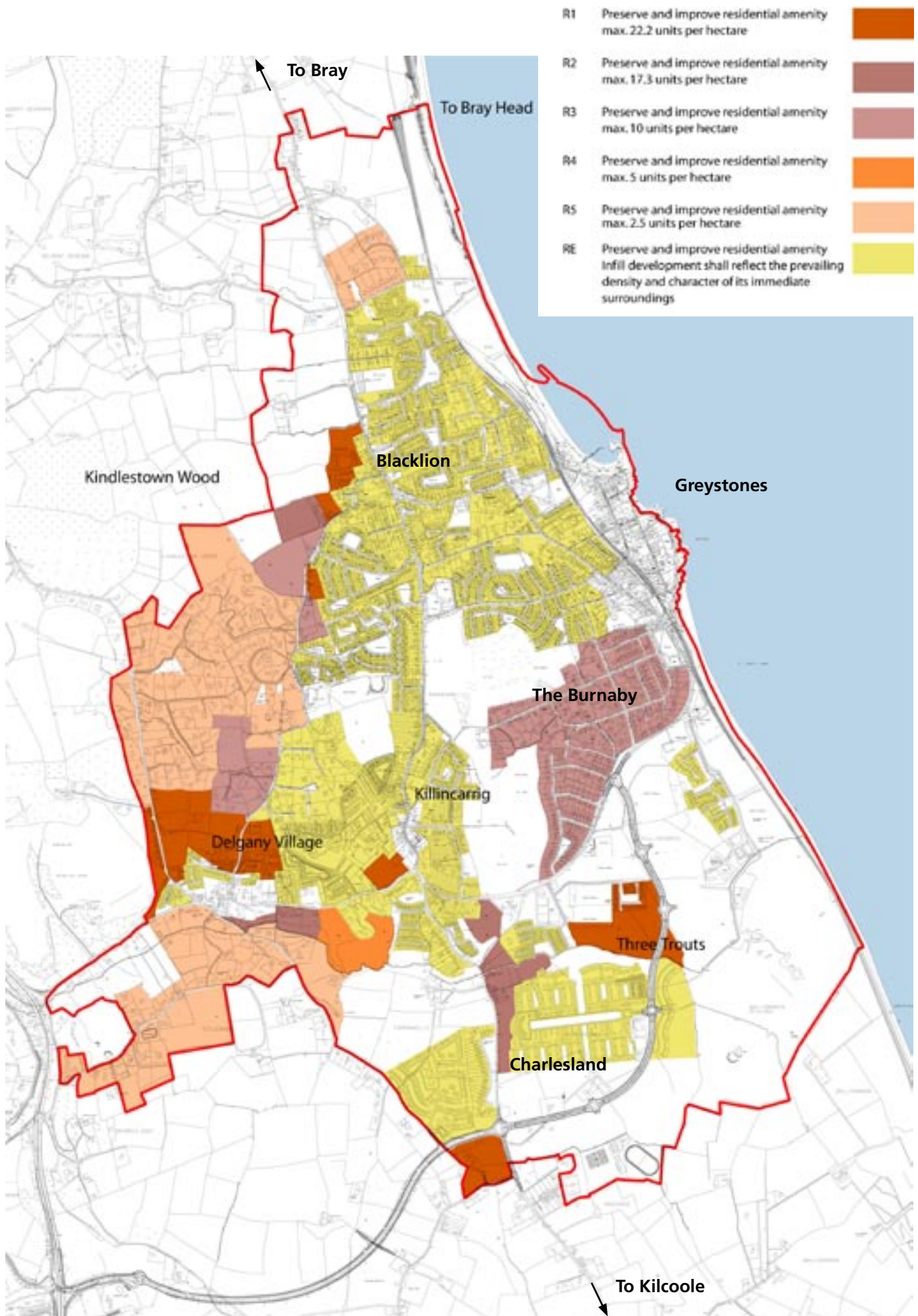


Fig. 4.0 Housing Strategy





## 5.0 TOURISM, RETAIL AND EMPLOYMENT

### 5.1

#### **Vision**

### 5.2

#### **Employment**

#### 5.2.1

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Employment Profile

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#### **Tourism**

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#### **Retail**

#### 5.4.1

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## 5.0 EMPLOYMENT, TOURISM AND RETAIL

### 5.1 Vision

The Regional Planning Guidelines provide a county settlement hierarchy for each county and they have designated Greystones/Delgany as a Large Growth Town II. The Guidelines envisage these centres being economically self-sustaining, with a population, (including its catchment) that is capable of supporting educational, health and retail facilities.

Greystones/Delgany boasts many locational advantages for economic development including the N11 national route and the M11 motorway which links the settlement directly to the M50 and hence all the primary routes radiating from Dublin and Dublin Airport. The settlement is serviced by the Dublin-Rosslare rail-line and is in close proximity to Dublin Port and Rosslare Europort.



Infill development in Greystones

### 5.2 EMPLOYMENT

#### 5.2.1 Context

The Regional Planning Guidelines; Large Growth Town II status that has been given to Greystones/Delgany states that Greystones/Delgany should be available for “major employment generating investment if investors so request”. At a county level, the Regional Planning Guidelines indicate that only 59% of the County Wicklow workforce works in Wicklow itself (Census 2002) and it is projected that this jobs ratio should increase to 64% by 2010 and 70% for 2020. The settlement of Greystones/Delgany will have an important role in meeting such targets.

The Wicklow County Development Plan 2004-2010 encourages and facilitates the expansion of the existing employment base and the creation of new employment, in particular service based employment. The location of employment lands is essential to the County’s development, with access being identified as a key element in finding appropriate sites. The County Development Plan has identified an ‘Employment Zone’ at Drummin, Kilpedder for employment uses. This location is close to the existing settlement and can benefit the economy of Greystones/Delgany.

In the 1999 Greystones/Delgany Development Plan, considerable areas of land at Mill Road and Charlesland were zoned for employment uses. In order to achieve greater self-sufficiency for the settlement it is important that substantial portions of serviced employment zone lands are retained for employment uses.



Charlesland



Greystones

### 5.2.2 Employment Profile

According to the 2002 Census of Population, the population of Greystones participating in the labour force equates to approximately 10% of the labour force of Co. Wicklow. Labour force figures for Greystones rank higher than that of Wicklow Town, but lower than that of Bray (see Table 5.2.1a below). Greystones recorded a comparatively low level of unemployment, at 266 persons in 2002.

**Table 5.2.2a Employment Statistics for State, County Wicklow and its Principal Settlements, 2002**

	Labour Force	At Work	Unemployed
State	1,800,933	1,641,587	159,346
Co. Wicklow	52,016	47,790	4,226
Bray	14,345	13,281	1,064
Wicklow Town	4,158	3,816	342
Greystones	5,031	4,765	266

Source: Census of Population 2002. Central Statistics Office (CSO).

The 'participation rate' is the number of persons in the labour force expressed as a percentage of the total population aged 15 or over not in full-time education. The 2002 Census of Population indicates, that the participation rate in Greystones ED of 62.49% is higher than that of the State and county averages, with Delgany ED and Greystones Town and Environs recording a slightly lower figure of 60.16% and 60.97% respectively (see Table 5.2.1b below). The 'unemployment rate' is the number of unemployed expressed as a percentage of the total labour force and includes first time job seekers. The relatively high participation rates recorded for Greystones Town and Environs, Greystones ED, and Delgany ED, is reflected in lower unemployment rates than both the national average of 5.7% and the County average of 5.6% (see Table 5.2.2b below).

**Table 5.2.2b Participation and Unemployment Rates at National, County and ED Level, 2002.**

	Particip. Rate	Unemploy. Rate
State	61.3%	5.7%
Co. Wicklow	62.13%	5.63%
Greystones	60.97%	4.85%
Town & Environs		
Greystones ED	62.49%	4.82%
Delgany ED	60.16%	4.85%

Source: Census of Population 2002. Central Statistics Office (CSO).

The recorded high level of participation in the labour force for Greystones ED is not reflected in the provision of local job opportunities. This is highlighted by the fact that approximately 35% of the population of Greystones ED travel between 15-30+ miles to work, school or college, with over 36% recording an average journey time of between 45-90 minutes (Census of Population 2002, CSO). A recognised pattern of outmigration for work purposes was also articulated during the LAP Public Consultation process.

In terms of the sectoral breakdown of employment, Greystones Town and Environs, Greystones ED, and Delgany ED all record commerce/business as the primary employment sector, followed by professional services (see Table 5.2.1c below). Significantly, employment in the commerce/business sector accounts for approximately 40% of all employment recorded for the population at ED level. This is an important statistic in the context of redressing the current imbalance of outmigration for work purposes. It would suggest that in order for the Greystones/Delgany area to move towards a more sustainable form of development, the greater provision of employment opportunities in the commerce/business sector may have a significant impact in addressing the current imbalance.

Sustaining jobs and developing jobs locally is an important objective of the County Development Plan. Action 26 of the of the Wicklow County Development Board's strategy document; Outlook is to "adopt a cohesive and co-ordinated approach to the provision of incubation/start-up units throughout Co. Wicklow, as a key strategy in developing local business/employment". The Greystones/Delgany Local Area Plan will play an important role in facilitating this action.

Greystones, Delgany, Charlesland, Killincarrig and Blacklion are the five main centres in Greystones/Delgany. Greystones town centre is the most important within the settlement, supporting the broadest range of activities and services and benefiting from its placement on the rail-line and coast. The origins of Delgany Village predate Greystones, however its traditional settlement morphology and topography which restricts land availability and serviceability has limited its development and its service role is modest in comparison to Greystones. Killincarrig is an old wayside settlement and its service role is presently limited to a local shop, public house and some local businesses. Blacklion is a similarly low key centre with a church, school, local businesses, pharmacist, filling station and motor showrooms. Planning permission has recently been granted for a neighbourhood centre with a large discount food store in Blacklion. The Charlesland development to the south of the town has a new retail centre with a number of anchoring shops and smaller retail outlets.

Table 5.2.2c Distribution of Employment by Sector at National, County and ED Level, 2002

	Agriculture	Construction	Manufacturing	Commerce	Transport	Public Admin.	Prof. Services	Other
<b>State</b>	5.93%	9.09%	15.97%	26.87%	5.9%	5.77%	15.4%	15.06%
<b>Co. Wicklow</b>	5.11%	10.01%	15.09%	29.69%	4.99%	4.69%	13.99%	16.42%
<b>Greystones Town and Environs</b>	0.84%	6.4%	11.29%	39.03%	4.89%	5.41%	16.12%	16.0%
<b>Greystones ED</b>	0.69%	5.63%	11.13%	39.78%	5.02%	6.36%	16.45%	14.94%
<b>Delgany ED</b>	1.32%	7.26%	11.98%	37.0%	4.84%	3.9%	15.5%	18.2%

Source: Census of Population 2002. Central Statistics Office (CSO).

### 5.2.3 Strategy

Currently Greystones/Delgany has a weak employment base and has traditionally been viewed as a dormitory or commuter settlement. There is a need to provide for more local employment and services facilities in Greystones/Delgany to facilitate greater degree of self sufficiency. Having regard to its location, socio-economic structure and environmental character, the most appropriate employment type would be knowledge based as opposed to manufacturing or heavy industry.

Improving the diversity of the local economy will have additional benefits in reducing the pressure on commuter orientated transport infrastructure and making better use of the assets of the area.

Future development should also seek to expand the amenity and leisure potential of the settlement. Employment opportunities will be enhanced by providing and expanding retailing, tourism and other services within the settlement.

People based employment activities should be strategically located close to existing town, village and district centres, and ensure ease of accessibility to public transport, pedestrian and cyclist routes.

### 5.2.4 Employment Policies

It is Council policy to:

#### EP01

Create an environment conducive to the provision of new and enhanced employment services

#### EP02

Promote the development of incubator units and enterprise centres for small and medium enterprises within the settlement. Where possible such centres should be located within or in close proximity to town, village and district centres.

#### EP03

Permit Home based employment in residential areas, where it can be demonstrated that the employment activity will not have adverse impacts on residential amenity such as significantly increased traffic volumes, deliveries from heavy goods vehicles, noise and air emissions.

### 5.2.5 Development Control Standards and Objectives

New industrial/employment development will be required to locate on suitable zoned lands in towns and their environs where appropriate.

Satisfying requirements pertaining to high quality design standards, the following factors should be taken into account in the assessment of applications for industrial/employment development;

#### 5.2.5.1 Access

Easy access and efficient movement are key considerations when designing the layout of employment areas. Where high volumes of heavy good vehicle (HGV's) movement and general traffic occurs, segregated facilities for pedestrians and cyclists should be provided. For universal access, recommendations as set down in the Technical Guidance



Document, Part M, of the Building Regulations 1997, or as subsequently amended, must be conformed to.

#### 5.2.5.2 Individual Site Layout and Plot Ratio

Adequate space should be provided for internal movements, particularly of HGV's and goods transferral, and located behind building lines.

Where two or more industrial developments are proposed, site layout details should be provided. A uniform building line should be established throughout the site and rear and side elevations must have regard to adjacent land uses. To avoid adverse effects of under or over development, site coverage standards are applied to industrial / employment areas. Initial site coverage's are applied in order to allow for the future expansion of new facilities without compromising other requirements, in relation to open space, car parking and landscaping.

Maximum permitted Site Coverage for Industrial/Employment development	60%
Maximum initial Site Coverage for Industrial /Employment development	40%

Plot ratio is the relationship between the total area of a site and the total gross floor area of a building. For development on Employment zoned lands (E1, E2) a maximum plot ratio of 1 is permitted.

#### 5.2.5.3 Car Parking and Circulation

All new development must comply with the car-parking standards as set out in Section 7.2.9 of this document. For industrial/employment development areas, parking should be reserved solely for the parking of vehicles and not for the storage of materials or goods or HGV's.

#### 5.2.5.4 Fencing and Landscaping

Landscape and development should go hand-in-hand. It is important, from a design point of view to treat everything as landscape; buildings define the edges of space while landscape occupies the space. All new industrial/employment development proposals should contain landscaping schemes, with details of landscaping and boundary treatment which soften the visual appearance of buildings and provide screening to adjoining properties and views from public areas. Existing trees and hedgerows along site boundaries and within site curtilage where possible should be retained. Additional policies and guidance with regard to landscape and heritage are provided in Chapter 8.0 of this document.

#### 5.2.5.5 Design

Where more than two industrial/employment buildings are proposed, a uniform design scheme should be provided. The Council will seek to ensure that a very high standard of design is incorporated. Uniform architectural treatment, roof profiles, boundary fencing and building lines are essential, as are external walls which must be suitably clad or fully rendered and painted except for where other finishing materials, such as brick, are proposed. Building heights should generally not exceed 10.5 metres.

#### 5.2.5.6 Use

Pertinent to industrial/employment development, full details of proposed use, including industrial processes involved, toxic materials and chemicals or solvents used should be submitted to and approved by the Planning Authority before the commencement of such use. A change of use may require planning permission of the County Council in accordance with the Local Government Planning and Development Regulations 2001, or as amended.

#### 5.2.5.7 Storage Requirements

In compliance with the Packaging Waste Regulations 1998, all new or expanding industrial businesses shall provide for adequate covered storage space, which will allow the storage of recyclable goods for at least one weeks duration.

#### 5.2.5.8 Services

Water supply to all proposed developments should be by means of a connection to the existing public supply, which should be metered by a meter capable of measuring low and very high flows. All valves and hydrants should be set in proper chambers and fitted with covers and frames and be no further than 50m from a fire hydrant.

For additional guidance on services in industrial/employment development, section 4.5.7 of this document should be referred to.

#### 5.2.5.9 Lighting

Developments, in particular those of a large commercial nature, can have a negative impact upon the quality of rural areas at night time through excessive lighting, leading to light pollution. Impacts from the lighting of sites should be minimised. The Dark Sky Policy (Section 8.3.7 of this document) sets out detailed policies and guidance with regard to urban lighting within the settlement.

#### 5.2.5.10 Noise Levels

Noise arising from any industrial / employment development should not exceed 55 dB (A) Leq (1 hour) with a maximum peak of 65 dB(a) between 0800 to 1800 hours, Monday to Saturday inclusive, but excluding public holidays, when measured along any point along the site boundary. At all other times the noise level should not exceed 45 dB (A) Leq (1 hour) when measured at the same locations. No pure tones should be audible at any time.

#### 5.2.5.11 Signage

The Planning Authority encourages a co-ordinated signage system throughout industrial estates/employment developments. Within the curtilage of industrial estates/employment developments, signage should be restricted to a single sign identifying all occupiers of the site at the entrance and to fingerpost signs at junctions throughout the site.

No advertising or signs shall be erected on any premises, or within its curtilage without specific grant of permission from the Planning Authority. All signage on the signs of the buildings should be subject to a prior grant of planning permission.



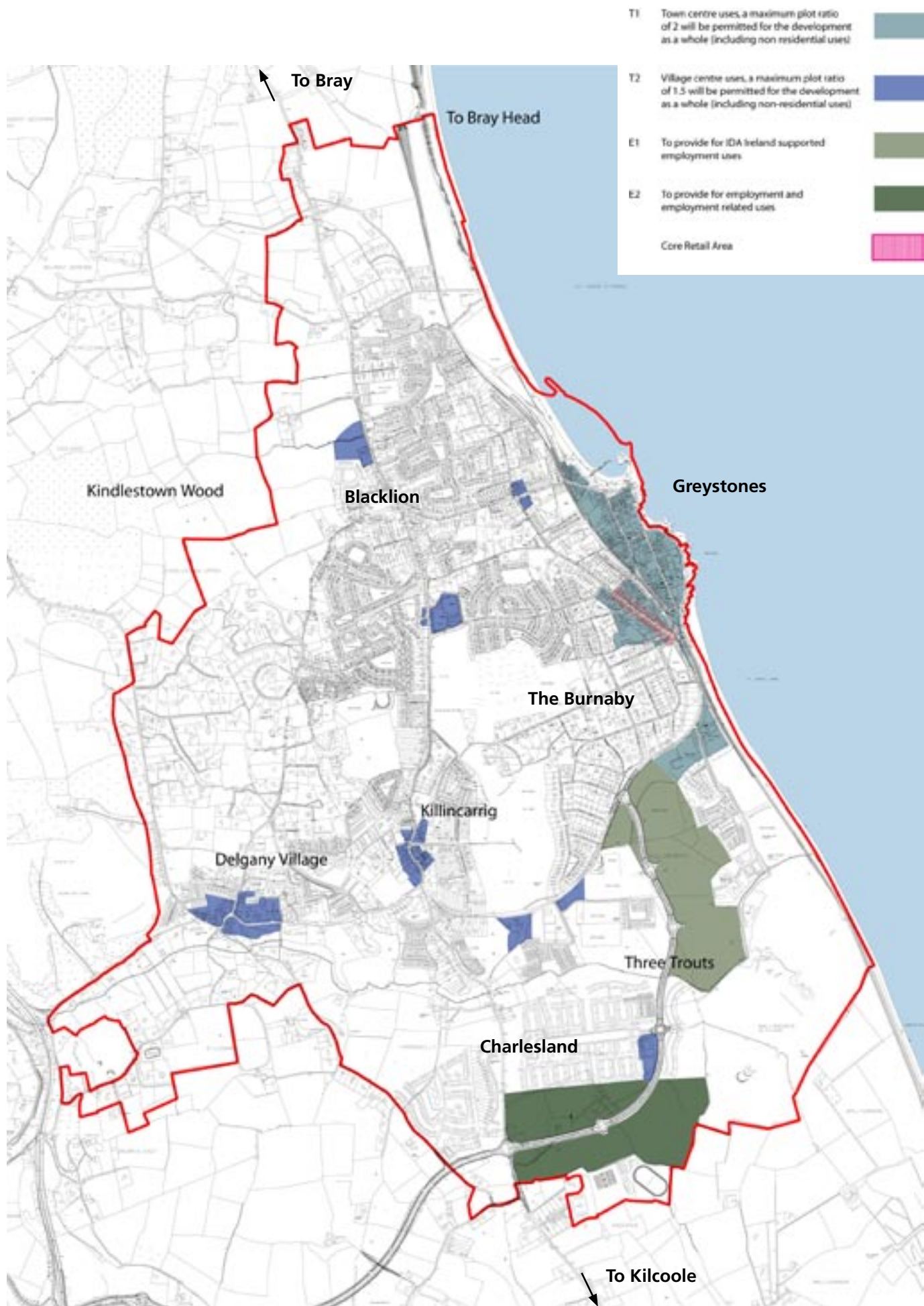


Fig. 5.0 Tourism, Enterprise, and Employment Strategy

## 5.3 TOURISM

### 5.3.1 Context

County Wicklow is characterised by exceptional natural amenities; with a mountainous core and 48km of coastline. Greystones/Delgany is strategically well positioned within easy reach of the mountainous areas and enjoys an exceptionally attractive setting on the coast, with a backdrop of hills and uplands.

The Cliff Walk from Bray to Greystones is a well known popular walk locally and within the wider hinterland and is a significant draw for day-trippers. South Beach has been awarded Blue Flag status; recognition of high water quality and environmental management.

There are two golf courses within the LAP boundary (Charlesland, Greystones) in addition Delgany Golf Club adjoins the settlement to the west and there are several other golf courses within close proximity of the settlement.

The adopted Action Plan for Greystones Harbour and North Beach can contribute much to the tourism product of the settlement. The Action Plan provides for a marina and facilities for sailing clubs, sailing schools and associated commercial and cultural uses overlooking the waterfront (see section 9.1 of the document).

Kilruddery House and Demesne landscape located to the north-west of Greystones/Delgany is a significant local heritage attraction.

### 5.3.2 Strategy

The tourism role of Greystones/Delgany can be enhanced by improving linkages with the natural and man-made assets of the county; its mountains and coast.

The protection and enhancement of the Heritage and Landscape of Greystones/Delgany is critical to sustaining the identity and attractiveness of the settlement for visitors. The tourism role of Greystones/Delgany can also be greatly enhanced by promoting awareness and access to the heritage features of the settlement; such as the Mediaeval settlement of Rathdown and Kindlestown Hill. The development of greenroutes for pedestrians and cyclists can provide a strong environmental and recreational asset for the town, linking together historical features, built heritage and areas of natural heritage interest.

The settlement of Greystones/Delgany is currently underserved with visitor accommodation. The settlement lacks any hotels, associated banquet hall and conferencing facilities and therefore the provision of such facilities in Greystones/Delgany would greatly benefit the local economy. The close proximity and public transport linkages with Dublin City Centre, suggest a strong potential for business and weekend visitor tourism.

Strengthening and enhancing the retail profile of Greystones/Delgany will have additional spin-off benefits for tourism, in particular the provision of restaurants, entertainment venues, craft shops and art galleries.

### 5.3.3 Tourism Policies

It is Council policy to:

#### ET01

Protect the tourism assets and amenities of Greystones/Delgany and promote the broadening of the tourism base of the settlement by facilitating the provision of visitor attractions, visitor services and facilities and improving the accommodation offer of the settlement.

#### ET02

Encourage the provision of tourist orientated retail developments; such as design stores, craft shops and galleries within the existing centres of Greystones, Delgany and Killincarrig.

#### ET03

Support the implementation of the County Tourism Strategy in the development of a sustainable tourism product that supports the following:

- Protection, conservation and enhancement of natural amenities, wildlife and non-renewable resources
- Access to and understanding of natural tourism products (archaeology, landscapes, seascapes, views, prospects, rights of way, geology, walkways, flora and fauna).
- Develop local tourism initiatives such as garden trail/ walking trail or craft trail
- Through Wicklow Tourism Partnership the Council will promote tourist events such as the Greystones Arts Festival

## 5.4 RETAIL

### 5.4.1 Context

#### *Retail Planning Guidelines*

The Retail Planning Guidelines were issued by the Department of the Environment, Heritage and Local Government in 2000. The overarching aim of these guidelines is to;

- Facilitate a competitive and healthy environment for the retailing industry of the future.
- To ensure that retail development shall generally be located within the catchment area, be accessible by public transport and private car in locations which encourage multi-purpose shopping, business and leisure trips.
- To support the continuing role of existing town and district centres by directing new retail development into existing established centres.
- To take the sequential approach (see below) in assessing a site for retail development.

Subsequent to the Retail Planning Guidelines, additional guidelines were prepared for the Greater Dublin Area. The Retail Planning Strategy for the GDA are designed to ensure there is sufficient retail floorspace to accord with population and expenditure growth and that it is located in an efficient, equitable and sustainable manner.

During the preparation of the Retail Planning Strategy for the Greater Dublin Area (GDA) November 2001 a survey of available retail floorspace was undertaken. At the time of survey in November 2001, Greystones had 4,556 sq. m of convenience and 1,837 sq. m of comparison and no retail warehousing. The Meridien development on Church Road has been completed since this survey, releasing additional comparison retail floorspace. The GDA Retail Planning Strategy designated Greystones as a Level 3 retail centre; town centre of a sub-county town.

The broad policies and objectives of the GDA Retail Planning Strategy have been implemented at county level through the preparation of the Wicklow County Draft Retail Strategy.

### **Draft Wicklow County Retail Strategy**

The development of the retail hierarchy for the county is an important part of the County Retail Strategy; Greystones/Delgany is identified as a Town Centre within the County retail hierarchy, with the following strategic policy:

*It is the policy of the Council to facilitate and encourage the consolidation and enhancement of the retail offer of Greystones/Delgany and its role as a main centre in the County Hierarchy.*

The Retail Strategy identifies core retail areas for each of the main centres. The core retail area for Greystones is identified along Church Road, from the DART Station running northwards to La Touche Place.

The County Retail Strategy recognises that Greystones is underperforming for a town of its size and that to be a more self-sufficient town centre within the County Retail Hierarchy considerable enhancement of the size, quality and range of its retail offer is required. It is a policy of the County Retail Strategy (Policy RS3): *to facilitate and encourage the consolidation and enhancement of the retail offer of Greystones/ Delgany and its role as a main centre in the County Hierarchy.*

Objectives of the County Retail Strategy of relevance to Greystones/Delgany are;

- To address leakage of retail expenditure from the County.
- To ensure that the retail needs of the County's residents are met as fully as possible within Wicklow, taking due cognisance of the GDA Retail Planning Strategy hierarchy.

Key policies of the County Retail Strategy where relevant and necessary have been integrated as policies and objectives of the Greystones/Delgany Local Area Plan.

### **5.4.2 Retail Policies**

Retail services have a critical role in the sustainability of settlements. Access to products and services is an integral component of what is valued in quality of life. Providing access to products and services locally reduces the need to travel to other destinations and generates employment within the settlement.

#### **RP01**

It is Council policy to ensure that all retail development within Greystones/Delgany is in accordance with the Retail Planning Guidelines 2000 and the Wicklow County Draft Retail Strategy.

### **The Sequential Approach:**

The sequential approach sets out the guiding principles for the location of new major retail schemes. The Council will utilise the sequential approach in assessing the suitability of a site for retail development.

In the first instance, the priority should be in locating new retail development within the Core Retail Area of Greystones.

If a Core Retail Area site capable of accommodating the form and scale of development required is not readily available within a reasonable and realistic development timescale, then edge of centre sites should be considered. An edge of centre site is taken as one that is within 400 metres from the edge of the Core Retail Area (see Fig. 5).

The next priority should be given to locating retail developments in identified village centres and on lands zoned for town centre uses.

Only after assessing and discounting the size, availability, accessibility and feasibility town centre, edge of centre, village centres and lands zoned for town centre uses, should out of centre locations and sites be considered.

In assessing proposals for large foodstores, superstores and hypermarkets regard will be had to the Retail Planning Guidelines for Local Authorities, December 2000.

#### **RP02**

It is the policy of the Council to seek to sustain the vitality and viability of existing retail centres.

#### **RP03**

It is the policy of the Council to encourage and facilitate innovation in the retail offer and attraction of Greystones/Delgany; to enhance the variety of products and services available locally.

#### **RP04**

It is the policy of the Council to encourage and facilitate the sustainable re-use and regeneration of derelict and brownfield land and buildings in town and village centres for retail uses.

### **5.4.3 Retail Design and Development Objectives** (see also Chapter 11)

- The Council will seek to concentrate additional retail uses within existing town, village and neighbourhood centres.
- The Council will support the development of garden centres in employment zones. Where possible garden centres should be associated with other employment



uses and be in close proximity to public transport routes.

- The Council will support the development of Motor Showrooms in employment zones. Where possible Motor Showrooms should be associated with other employment uses and be in close proximity to public transport routes.
- The Council will encourage the provision of a cinema complex within Greystones town centre.
- Adequate car parking and separate service areas should be provided in accordance with car parking standards detailed in section 7.2.9 of this document.
- Pedestrian spaces of appropriate scale, design and enclosure should be provided with tree planting and generous soft and hard landscaping.
- All outdoor storage and service areas should be screened from public areas within the scheme.
- Provisions should be made within major retail development schemes for public facilities such as toilets, crèches, advice centres.
- Complimentary uses that support evening activity such as stalls, cafes and bars shall be encouraged.

#### **5.4.4 Retail Warehousing Parks** (see also Chapter 11)

This activity is the retail sale of non food and non clothing goods, the sale of which is not normally feasible in conventional shops. This includes building materials, electrical goods, garden equipment, floor coverings, furniture, DIY products and or other heavy items usually requiring the use of a vehicle for transportation.

- A high standard of architectural design of buildings and signage will be required.
- Car-parking and forecourt areas will be finished with high quality hard and soft landscape elements, to include tree planting and lighting.
- Pedestrian zones of appropriate scale and design and good pedestrian and cycle linkages from adjoining areas are essential elements.
- Covered cycle-parking, seating, litter bins and a taxi-rank with shelter will be provided.
- The provision of retail support uses such as café, newspaper kiosk, crèche, car valet will be encouraged.
- All service and loading areas are to be set to the rear of buildings and are to be screened from public areas and adjoining lands.

Applications for retail warehousing will be considered on employment zoned lands (E2) where the development is not likely to have an adverse effect on the vitality and viability of established retail outlets, within its potential catchment area and where it would be secondary to the main use of the area for employment purposes and would not be of a scale (individually or cumulatively) to threaten the potential of the area for future employment growth. Individual smaller retail warehouses (less than 700 sq.m) may be considered within town centre locations. Larger individual retail warehouses (5000sq.m or greater) proposed as out-of-town centres will be discouraged.

#### **5.4.5 Large Food Stores**

Council will seek the location of large food stores in identified town and village centres. Planning permission will not be granted for a supermarket or extension to a supermarket where the total net retail floor space would exceed 3500sq.m.

#### **5.4.6 Discounted Food Stores**

Discounted food stores of up to 1,500 sq.m shall be considered within identified town and village centres. An assessment of potential adverse impacts of the development on the viability of smaller centres shall be required in making planning applications.

#### **5.4.7 Factory Outlet Centres**

This type of development refers to the selling of products at discounted prices usually located as part or adjacent to the production facility or the grouping of factory outlets set away from the manufacturing facility. Factory outlets centres will be considered on the following terms:

- Unless the sale of these goods can be regarded as incidental to the manufacturing process, such outlets shall be treated as any other retail development and assessed accordingly.
- Such development is not considered appropriate for greenfield out of town locations.

#### **5.4.8 Petrol Filling Stations**

A petrol station is defined here as, the buildings, structures and land used for the sale of petroleum products. It does not inherently include a service garage, motor showroom/sales outlet, motor accessories outlet.

A service workshop may be acceptable where it does not adversely affect the residential amenities, sports or recreational amenities. Convenience retail outlets for the sale of domestic household products may be permitted where it can be shown not to adversely affect residential amenities or the viability of existing town or village centres. The total floorspace of ancillary retail activity at a petrol station shall not exceed 100 sqm of gross floor area.

There will be a presumption against the granting of permission for petrol stations in town and village centres.



## **6.0 COMMUNITY AND RECREATION**

- 6.1 Vision**
- 6.2 Context**
- 6.3 Education Facilities**
- 6.4 Healthcare and Social Services**
- 6.5 Recreational and Community Uses**
- 6.6 Childcare Facilities**
- 6.7 Sports and Recreation**
- 6.8 Green Space in Residential Areas**
- 6.9 Land Use Zoning Objectives**





## 6.1 VISION

Ease of access to community, social infrastructure, recreational and cultural facilities is central to a high quality of life. A key objective in achieving a sustainable urban settlement will be securing high quality community and recreational facilities catering to the requirements of all ages, genders and social groups. Community and recreational activities are critical in fostering healthier lifestyles and strengthening the sense of community, pride, integration and identity.

## 6.2 CONTEXT

Greystones/Delgany benefits greatly from its environmental assets such as; South Beach, the Cliff Walk, the Harbour and the Three Trouts Stream. In the immediate hinterland of the settlement are the high amenity environments of Glen of the Downs, Kindlestown Hill, Bray Head and Kilruddery Demesne. The quality of life in the settlement will be greatly enhanced through the sensitive management and enhancement of these assets and by improving linkages with the environmental assets of its hinterland.

Greystones/Delgany has two golf courses within the settlement boundary; Greystones Golf Club and Charlesland, in addition Delgany Golf Club adjoins the settlement on its western boundary. There are two other golf courses in close proximity to Greystones/Delgany; Glen of the Downs Golf Club and Bray Golf Club. On Mill Road in Greystones there is a cluster of sports facilities including the Tennis Club, Rugby Cub and Éire Óg GAA Club. There are soccer pitches and a golf driving range adjoining the rail-line in Charlesland and a bowling green in The Burnaby.

A new 20 acre sports campus is currently being developed south of Charlesland, incorporating playing pitches, all weather flood-lit courts and pitches, an athletics track and changing facilities.

The proposed development at the Harbour North Beach provides for a new clubhouse and boat launching facilities for the local sailing schools and clubs.

There is a public library in Greystones operated by Wicklow County Council. There are no theatres or publicly owned cultural facilities within the settlement.

Outside of the open spaces in residential estates there is poor provision of public green space, with there being no distinct town park or village greens. The settlement is lacking in a modern and multi-purpose indoor sports facility and swimming pool.



Killincarrig Community Centre



Greystones Harbour



Greystones Golf Club

Table 6.2.1 Educational Facilities - 2005

Primary Schools					
School	Status	Location	Classroom No.	Ave. Class Size	Pupils
Scoil Chaoimhín	Primary	Greystones	18	30	461
St. Patrick's N.S	Primary	Greystones	8	27.5	220
St. Laurence's N.S	Primary	Greystones	18	28	500
St. Brigid's N.S	Primary	Greystones	14	28	400
Delgany N.S	Primary	Delgany	8	28	224
Total			66		1805
Secondary School					
School	Status	Location	Students	Capacity	
St. David's	Secondary	Greystones	520	800	

### 6.3 EDUCATION FACILITIES

At present there are five primary and a single post primary school in Greystones/Delgany. The primary schools are close to capacity and the Delgany primary school has been extended recently to cater for growing pupil numbers. The post primary school St. Davids is currently under subscribed, this reflects the pattern of students commuting to secondary schools in Bray, Dublin and Kilcoole. There are no third level or adult education facilities in the settlement

A secondary school has recently been opened in Kilcoole. This secondary school has been designed to cater for an eventual student population of 600.

#### CP01

The Council will support and facilitate the provision of adequate education facilities and services in Greystones/Delgany. Council will work in partnership with the Department of Education, independent education bodies and community groups to provide new and improved educational services.

#### CP02

The Council will support and facilitate the provision of adult education facilities and services in Greystones/Delgany.

Such educational facilities should be strategically located where they best serve areas of recent and future residential expansion and are well served by transportation routes.

Post primary facilities should be strategically located where they can be served by public transport, pedestrian and cycling routes. Sufficient land has been zoned in the Local Area Plan to facilitate an additional primary and post-primary facility.

### 6.4 HEALTHCARE AND SOCIAL SERVICES

There are currently health centres in Greystones and Delgany. The nearest accident and emergency hospital is in Loughlinstown. There are four nursing homes in the settlement. Services for the physically disabled are provided at The Lakers, Greystones/Delgany Handicapped Association and Peacehaven.

#### CP03

It is Council policy to support the provision of additional primary care facilities within Greystones/Delgany.

#### CP04

It is Council policy to encourage the provision of public and private medical services and facilities in Greystones/Delgany.

### 6.5 RECREATIONAL AND COMMUNITY USES

A key objective of the Local Area Plan and forward planning in general is to ensure adequate provision is made for the provision of recreational and community uses.

#### CP05

It is Council policy to encourage the provision of new and improved community and recreational facilities in the Greystones/Delgany area.

#### CP06

Where possible, community facilities should be located in town, village, district centres and employment areas, and be easily accessed from public transport routes.

## 6.6 CHILDCARE FACILITIES

The design of all childcare facilities will have regard to the Childcare Facilities, Guidelines for Planning Authorities, June 2001.

### CP07

It is Council policy to support Wicklow County Childcare Committee in the provision of high quality childcare facilities to meet the needs of the growing population.

### CP08

To seek a balance of service provision between town and district centres, childcare facilities should be dispersed throughout the settlement.

### CP09

The Council will support the provision of childcare facilities in schools and in association with other community and recreational facilities such as sports clubs.

### CP10

Childcare facilities should be provided in all major residential, mixed-use developments and in employment areas.

### Objectives

- The Council will require every applicant for planning permission to provide a minimum of 20 childcare places, or where such services are not required, community and recreational facilities for children and young people or for old age pensioners, for every 75 new residential units sanctioned by a planning permission.
- The Council will require the provision of childcare facilities in employment areas; such as business parks and large industrial facilities (where the estimated working population exceeds 500 persons).



Greystones Playground



Charlesland Astro-turf Pitches



Delgany National School

## 6.7 Sports and Recreation

A key concern of Local Area Plans and forward planning in general is to ensure that the recreational needs of the local population are provided for. There is at present a deficit in public green spaces within Greystones/Delgany, and in addition many of the recreational attractions in the hinterland such as Glen of the Downs and Kindlestown Hill are difficult to access by foot or bicycle.

### CP11

It is Council policy to implement the Sports and Recreation Policy of the County Development Plan 2004-2010.

### CP12

It is Council policy to facilitate the objectives of private sporting and recreational clubs, where such uses are compatible with other development objectives of the plan.

### CP13

It is Council Policy to seek to improve the recreational assets of the settlement through the development and improvement of green routes for pedestrians and cyclists in co-operation and agreement with any affected landowners and to protect these recreational assets from inappropriate development;

- Three Trout's Stream, from Delgany to the coast.
- The Cliff Walk from the harbour to Bray Head
- Coastal walk from the Harbour via Marine Road to South Beach and from South Beach southwards along the coast towards Kilcoole
- From Blacklion to Kindlestown Wood

### CP14

It is Council policy to support the development of a multi-use community centre and swimming pool that meets the sporting, social and cultural needs of the Greystones/Delgany area and that is accessible to all members of the community irrespective of age, gender or ability.

### CP15

It is Council policy to support and encourage the provision of leisure centres and gym facilities in Greystones/Delgany. Such facilities should be located in town, village and district centres and employment areas.

## 6.8 Green Space in Residential Areas

The predominant type of green space in Greystones/Delgany are the green spaces within housing estates. Many of these spaces have over the course of time achieved little in providing for recreational activity having been;

- Poorly configured and designed initially, left-over space.
- Located in backlands away from walking/cycling routes.
- Small in area.
- Lacking play or sports facilities.

In seeking to build socially inclusive and sustainable communities Wicklow County Council recognises the need to plan and provide for all ages. Through its Play Policy, Wicklow County Council sets out to change the culture of thinking on play and provide more opportunities for children to play. This Play Policy reflects the importance that the Council places on the value of play in childhood and the importance of children in our society.-

### CP 16

The Council will be guided by the Play Policy of the Wicklow County Development Plan in its approach to play issues and in the adoption of a strategic framework, it will guide the relevant agencies in the provision and development of play opportunities for the lifetime of this plan.

### CP 17

The Council shall seek to maximise the opportunities for play and support the implementation of the Wicklow County Play Policy Council and its objectives.

### CP18

It is Council policy to support the regeneration of green spaces in housing areas, to provide benefit and amenity to the residents.

## 6.9 LAND-USE ZONING OBJECTIVES

Objective C1	To provide for community and/or educational uses
Objective C2	To provide for cemetery
Objective OS	To preserve and enhance public open space
Objective POS	To preserve and enhance private open space
Objective ROS	To preserve and enhance private open space



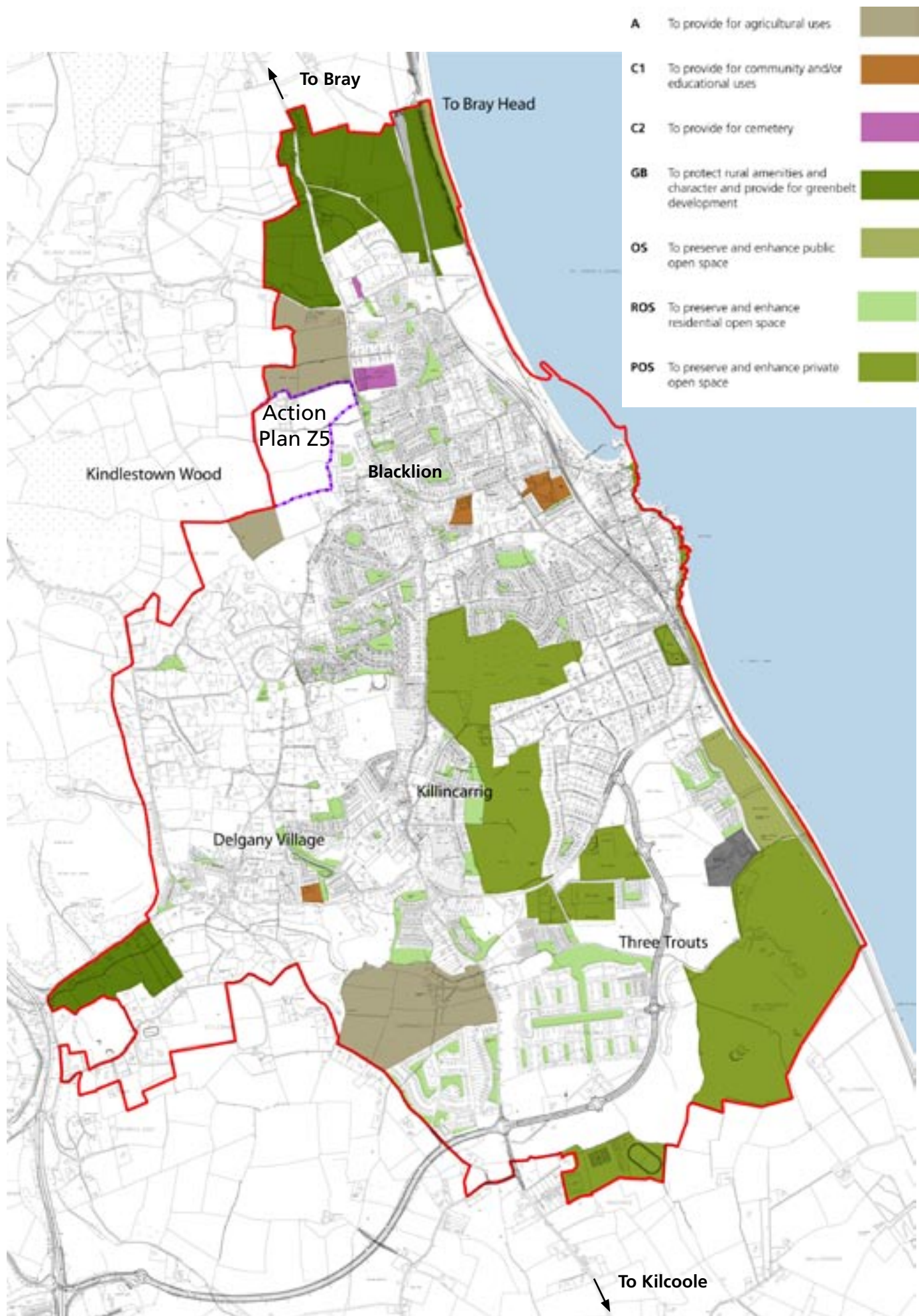


Fig. 6.0 Community and Recreation Strategy





## 7.0 ENERGY, INFRASTRUCTURE AND TRANSPORT

### 7.1 Vision

### 7.2 Transportation

7.2.1 Context

7.2.2 Transportation Strategy

7.2.3 Public Transport Objectives

7.2.4 Greenroutes

7.2.5 Environmental Enhancement Schemes

7.2.6 Cycling

7.2.7 Pedestrian Routes

7.2.8 Road Objectives

7.2.9 Car-Parking

7.2.10 Walking Buses

7.2.11 Accessibility Principles

### 7.3 Services

7.3.1 Context

7.3.2 Services Policy

7.3.3 Integrated Waste Management Plans

7.3.4 Flood Risk and Sustainable Urban Drainage Study

7.3.4.1 Context

7.3.4.2 Flood Risk Policies and Guidelines

### 7.4 Energy



## 7.1 VISION

A key purpose of Local Area Plans and forward planning in general is to ensure that adequate provision of infrastructure to cater for the predicted demands generated by human activity and land-use in that area.

It is a core objective of the Local Area Plan to support a viable and efficient transportation network and services infrastructure whilst sustaining a high quality living environment.

## 7.2 TRANSPORTATION

### 7.2.1 Context

#### *Rail*

Greystones is serviced by the suburban rail and the DART services and in addition the Dublin – Rosslare Europort train stops at Greystones. The DART service averages one train per hour, excepting the morning and evening peak periods when it is twice per hour. Limited track capacity is a constraint on increasing the frequency of services.

The following Dublin Bus routes operate via Greystones:

- Route 184 from Bray DART Station to Newtownmountkennedy
- Route 84 from Newcastle to Dublin City Centre
- Route 84x from Kilcoole to Dublin City Centre

There are currently no Bus Éireann services linking Greystones/Delgany. However the following routes pass on the N11, with stops at Kilmacanogue and Kilpedder;

- Route 133; service from Dublin to Wicklow, Rathnew, Ashford, Newcastle, Newtownmountkennedy, Kilpedder and Bray.
- Route 2; is an express link from Dublin to Rosslare Europort via Arklow, Gorey, Enniscorthy and Wexford town.
- Route 5; express link between Dublin, Tullow/Gorey, Enniscorthy, New Ross and Waterford.

#### *Road*

Greystones/Delgany is strategically located on the N11 national route which links Dublin to Rosslare Europort and the towns of Wicklow, Arklow, Gorey, Enniscorthy and Wexford. Recent completion of the M50 motorway now provides a continuous dual carriageway/motorway link for Greystones/Delgany to Dublin Airport and via the M1 to Dundalk and the N7 to Portlaoise.

The interchange of Southern Access Route (SAR) road from Charlesland to the N11, will provide a new regional link for Greystones/Delgany and in turn ease congestion in Delgany and other parts of the settlement.

The R761 county road connects Greystones/Delgany to Bray and to the settlements of Kilcoole and Newcastle to the south.



Greystones Park and Ride



Greystones



Killincarrig to Greystones Road



### *Cycleways*

There are at present no off-road or on road cycle routes in the settlement of Greystones/Delgany except for the cyclepaths along the Southern Access Route through Charlesland and along Mill Road.

### *The Cliff Walk*

The Cliff Walk is a walking route from Greystones town centre to Bray, along the coastal edge of Bray head.

### *Footpaths*

There is an absence of footpaths on sections of Mill Road, along sections of the R761 between Blacklion and Killincarrig, and between Three Trouts Bridge and Prettybush. Similarly there is poor provision for pedestrians on the approaches to Delgany Village from Killincarrig and from the N11.

## **7.2.2 Transportation Strategy**

A comprehensive and efficient transportation network is an essential component in the sustainable development of any area. This is particularly relevant in growing settlement areas such as Greystones/Delgany, where increased car travel has placed unprecedented pressure on the transport networks.

In pursuing a vision for a sustainable settlement, attention must be focussed on encouraging a greater balance between private car usage and public transport, and maximising the potential for walking and cycling locally. Opportunities to connect/integrate transport modes will be encouraged wherever possible such as positioning bus stops at the confluence of Greenroutes and providing cycle-parking at bus stops and the rail station.

### **TS01**

It is Council policy to facilitate the improvement of the transportation system for pedestrians, cyclists and vehicles, with an emphasis on sustainable modes of transport.

### **TS02**

It is Council policy to encourage and facilitate the provision of new and improved public transport services, in particular works to upgrade the frequency and capacity of the existing Dart services.

### **TS03**

The Council will in principle support and encourage the provision of public transportation services by public and private bodies.

### **TS04**

It is Council policy to support the continued implementation of park and ride facilities in keeping with the Dublin Transportation Office Strategy, A Platform for Change.

### **TS05**

It is Council policy that Cycle routes shall be integrated into the design of new roads.

### **TS06**

It is Council policy to encourage multi-use car parking to minimise the impacts of car parking areas within town and village centres.

### **TS07**

The Council will encourage drivers to drive with caution by introducing traffic calming measures, particularly in the vicinity of schools.

### **TS08**

It is the policy of the Council that the development of any road, with the exception of minor access roads, over the lower slopes of Bray Head within the LAP boundary, will not be permitted.

### **TS09**

It is the policy of the Council to improve subject to further feasibility studies, detail design and traffic impact assessment the capacity of the R761 / new Blacklion junction.

## **7.2.3 Public Transport Objectives**

The Local Area Plan supports increasing the frequency and capacity of DART services from Greystones to Dublin City Centre, by providing an additional passing loop between Bray and Greystones or 'double-tracking'.

The Local Area Plan advocates the introduction of local bus services within the settlement and linking the DART/Rail station \ Greystones town centre with employment and residential districts.

#### 7.2.4 Greenroutes

The Local Area Plan proposes a network of Greenroutes be developed for pedestrians and Cyclists (see Fig 7.0) throughout the settlement. The network of Greenroutes proposed is a long-term aspiration, implementation of identified Greenroutes will be subject to the available funding and further design and feasibility studies. The Greenroutes proposed reflect those recommended in the Greystones/Delgany Integrated Framework Plan, October 2004.

Some sections of Greenroutes may be delivered as part of proposals for development on zoned land.

The indicative Greenroutes proposed are as follows;

- Along the Three Trout's Stream Valley from Delgany village to the coast. Spur paths will be provided from the Three Trout's route northwards to Delgany.
- From the GAA and Rugby clubs on Mill Road southwards across the Three Trout's, through the Charlesland residential and employment districts as far as the Charlesland Sports Centre.
- Along Mill Road from Greystones to Delgany village to include new and improved pedestrian crossings where required.
- From the junction of the Southern Access Route and the R761 northwards to Killincarrig and from Killincarrig northwards to Redford House.
- From the junction of the Southern Access Route and the R761 southwards to Kilcoole.
- Along Mill Lane, from the Three Trout's Bridge northwards to Mill Road.
- Along the coast from Bray Head to South Beach and from South Beach to Kilcoole.
- Redford Park to Ennis' Lane and from Ennis' Lane to the coast.
- Greystones harbour to Blacklion along Bellevue Road, Trafalgar Place, Trafalgar Road and Marine Terrace.
- Through the Action Plan site west of Killincarrig village.
- Along Applewood Drive from the R761 westwards to Chapel Road.

It is recommended that the greenroutes are identified throughout the settlement with a common scheme of signage and/or markings.



South Beach Walk



Mill Lane



Blacklion

### 7.2.5 Environmental Enhancement Schemes

The County Council will seek to preserve and enhance the amenity of town and village centres in Greystones/Delgany through the implementation of integrated traffic management and environmental improvement schemes. It is recommended that the following town and village centres be prioritised for the implementation of Environmental Enhancement Schemes;

- Delgany Village
- Killincarrig Village
- Greystones, Church Road

The implementation of Environmental Enhancement Schemes are long term objectives which will be subject to available funding and further design and feasibility studies. The implementation of traffic calming measures in town and village centres are a key recommendation of the Greystones/Delgany Integrated Framework Plan, October 2004.

Environmental Enhancement Schemes may incorporate traffic management measures focussed on reducing the hazard and nuisance factor of traffic for pedestrians and promoting a quality environment attractive and comfortable to visit and reside. Traffic management measures could consist of implementing traffic calming and reduction measures such as: pedestrian priority crossings, shared surfaces and cycle-parking facilities.

Environmental enhancement may typically consist of improvements to pavements and public spaces with improved paving, lighting, street furnishings, the placing underground of overhead wires and tree planting. Environmental enhancement will also address the issues with regard to on-street car parking.

The palette of paving material and lighting and furniture fittings for use in the above named locations should be chosen with regard to the town/village centres in totality. This will allow for environmental enhancement to be extended to adjoining streets in later phases retaining a visually coherent approach to the town/village centre as a whole.

### 7.2.6 Cycling

A cycle friendly settlement is not simply about a network of cycleways but is also about addressing junction safety, general road maintenance, traffic speed, general improvements to the legibility and permeability of the urban environment.

The Council require that all employment centres provide changing and showering facilities for the convenience of employees cycling to work.

Cycle-parking standards;

- In general a minimum of one cycle-parking spaces will be provided for every four car-parking spaces provided.
- In apartment developments a minimum of one cycle parking space will be provided per residential unit.
- In post primary educational facilities a minimum of ten cycle parking spaces will be provided per classroom.

### 7.2.7 Pedestrian Routes

In places pedestrian rights of ways form critical pieces of longer pedestrian routes within the settlement and therefore their protection and enhancement is essential to ensuring a viable and attractive settlement wide pedestrian network. It is an objective of the Local Area Plan to protect and improve the following pedestrian routes;

- From Whitshed Road to Burnaby Heights across Greystones Golf Course
- From Hillside Road to Heathervue
- From Church Lane to Hillside





Fig. 7.0 Transport and Infrastructure Strategy

### 7.2.8 Road Objectives

During the life of the Local Area Plan the Council propose to implement the following road improvements and projects;

#### RO1

Improve vertical and horizontal realignment of the Three Trout's Bridge and incorporation of dedicated footpaths and cycleways along the route of the R761.

#### RO2

Realignment of Chapel Road in the vicinity of St. Laurence's School as necessary, to provide for a more direct and efficient route to Blacklion from Delgany.

#### RO3

Completion of new road from the R761 at Blacklion running in an arc southwest towards Chapel Road with an upgraded road continuing southwards to link up with the alignment of road objective R02.

#### RO4

Improve the pedestrian and traffic safety of the R761 junction and the entrance to Burnaby Heights.

#### RO5

Provision of a long term road objective to provide for an alternative road around Killincarrig Village or improving the R761 for pedestrians, cars and cyclists.

#### RO6

Provide for a local access road in conjunction with development of zoned lands, incorporating the possibility of a future bridge over the Three Trout's Stream to allow for linkage from Mill Road to the R761.

### 7.2.9 Car-parking

A sufficient level of pay and display car parking should be maintained in town and village centres to allow quick access to services while simultaneously providing multi-use communal off-street car parking that can serve different needs at different times. For example using a church car park during the week for shopping, or using school parking in the evening for sports and recreation uses. The design of off-street car parks should be considered as spaces in their own right and visually integrated into the urban landscape.

The standards set out in the table 7.2.9 will apply to new development, be it construction, additions, or material changes in use of existing buildings.

In implementing the standards the Council will reserve the right to alter the requirements having regard to each particular development and the following considerations:

- Reduced parking provision in town and village centres; taking into account the potential for multi-purpose journeys and to avoid an over-provision of parking spaces.
- Reduced provision of car parking for sites within short walking distance of high quality public transport links (Bus, Dart).

Where parking is permitted in streets, public spaces and the surrounding hinterland, adequate soft landscaping must be provided to soften the appearance of parking areas. All parking areas should be divided into groups of not more than twelve bays and delineated by soft landscaping including trees.

Car parking facilities for visitors and for disabled drivers should be provided in all new commercial and institutional developments.

In retail, business/employment, healthcare, community, cultural/entertainment, educational and sports/leisure facilities a minimum of one space for every twenty spaces provided will be sized and marked for the exclusive use of disabled drivers. Where less than twenty spaces are being provided a minimum of one disabled parking space will be provided for. Disabled parking spaces will be located as close to building entrances as is possible. Where visitor parking is provided in residential developments, one in four visitor parking spaces will be sized and marked for the exclusive use of disabled drivers. Such spaces will be located close to stair/lift cores and entrances. In developments of low density housing, disabled parking spaces will be distributed evenly throughout the development.

### 7.2.10 Walking Buses

The Council to encourage greater social sustainability will work with local schools, parents and community groups to implement a 'Walking Bus' scheme to and from schools.

The 'Walking Bus' is a scheme aimed at reducing the amount of school going children being brought to school by car. The 'Walking Bus' passes through residential areas collecting and dropping off students at stops along the way. Congestion due to school bound traffic is greatly reduced and student fitness can be improved. The 'Walking Bus' scheme is supported by An Taisce as part of the Greenschools programme.

### 7.2.11 Accessibility Principles:

The following five principles will be used as a benchmark when analysing whether layouts are pedestrian/cycle friendly:

- 1) Connection: do-good pedestrian routes connect the places where people want to go?
- 2) Convenience: are routes direct, and are crossings easy to use? Do pedestrians have to wait more than 10 seconds to cross roads?
- 3) Convivial: are routes attractive, well lit and safe and is there variety along the street?
- 4) Comfortable: what is the quality and width of the footway and what obstructions are there?
- 5) Legibility: how easy is it to find and follow a route? Are there surface treatments and signs to guide pedestrians?



Table 7.2.9

Use class	Parking spaces to be provided
Housing (including apartments)	Minimum of 1 per dwelling for 2 Bedroom or less* Minimum of 2 per dwelling for 3 bedroom or larger
Auditorium, Theatre, Cinema, Stadium	0.33 per seat
Church	0.33 per seat
Nursing Homes	0.5 per bed
Third Level Colleges	0.5 per student
Hotel (excluding function room)	1 per bedroom
School (primary)	1.2 per classroom
School (secondary)	2.0 per classroom
Hospital	1.5 per bed
Clinics& Medical Practices	2 per consultant
Warehousing	1 per 100 sqm gross floor area
Retail Warehousing	6 per 100 sqm gross floor area
Library	3 per 100 sqm gross floor area
Manufacturing	3 per 100 sqm gross floor area
Offices (ground floor)	5 per 100 sqm gross floor area
Offices (above ground floor)	4 per 100 sqm gross floor area
Take-aways	6 per 100 sqm gross floor area
Retailing	6 per 100 sqm gross floor area
Bank or Financial Institution	7 per 100 sqm gross floor area
Restaurant Dining Room	10 per 100 sqm gross floor area
Ballroom, Private Dance Clubs	15 per 100 sqm gross floor area
Bar Lounges, Function Rooms	20 per 100 sqm gross floor area
* 1 additional visitor parking space is to provided for every 5 resident parking spaces.	

## 7.3 SERVICES

### 7.3.1 Context

#### *Water supply*

Greystones/Delgany is served by the Vartry Waterworks at Roundwood (owned and managed by Dublin City Council). Greystones is served by the Drummin Service Reservoir, which has a capacity of 2 million gallons, which approximates to a two-day reserve capacity supply.

The Charlesland area is served from a combination of the Drummin Service Reservoir and the Priestnewtown Reservoir, which also serves Kilcoole and has a capacity of 500,000 gallons.

The Kindlestown Hill area of Delgany cannot be gravity fed from the Drummin Reservoir due to height constraints.

There are no public groundwater supplies in the area, however, there are many single dwellings with private wells in the following areas:

- Kindlestown Hill
- Kindlestown Rise
- Ballydonagh Lane area
- Templecarrig
- Drummin.

There are no private group water schemes in the area.

#### *Surface Water Infrastructure*

There are two surface water drainage outfalls, one at Greystones harbour and another at Redford/Rathdown. All other surface water is drained to the Greystones Waste Water Treatment Plant and treated prior to discharge into the sea.

#### *Waste Water*

The Greystones Waste Water Treatment Plant is designed for secondary treatment for a capacity of 28,000 p.e. Current loading has reached 23,500 p.e. (population equivalent). The outfall pipe, which discharges approx. 700m off the coast, has a capacity of 40,000 p.e. In order for the plant to operate at 40,000 p.e. capacity level, two additional primary settlement tanks would be required.

No plans exist at present with regard to additional tank installation.

A new wastewater treatment plant is currently proposed for a site at Leamore, near Newcastle. This plant will serve Newcastle, Kilcoole, Kilpedder and Newtownmountkennedy. The commissioning of this plant will free-up approx. 7,000 p.e. of capacity at the Greystones facility.

Homes located to the west and north of Delgany are currently served by individual sewage treatment systems or septic tanks.

Land at Redford/Rathdown, to the north of the LAP area, is not currently serviced. A pumping station would be required to serve this area for waste water treatment.

#### *Waste Management*

The Draft County Wicklow Waste Management Plan Review 2005-2010 proposes a recycling centre for the Greystones area. Bottle banks for recycling glass are provided at the Greystones Town Council office on Mill Road, at Tesco Blacklion and at Supervalu Church Road.

#### *Electricity and Communications*

Esat BT completed its fibre backbone network in 1999 allowing Greystones the potential to avail of high capacity services. At present the Greystones area is broadband enabled.

The ESB may require reinforcement of the transmission network in response to growing electricity demand from existing customers, as well as connection of new generation and large demand customers.

### **7.3.2 Services Policy**

#### IS01

It will be Council policy to improve and extend sanitary services in line with the Local Area Plan Spatial Strategy.

#### IS02

It will be Council policy to seek the provision of bring centres for recycling in town and village centres and in association with community facilities such as sports centres.

#### IS03

It is the policy of the Council to support the infrastructural renewal and development of electricity networks in the area.

#### IS04

It is a policy of the Council to implement the provisions of the Greater Dublin Strategic Drainage Study as it relates to Greystones/Delgany.

#### IS05

It is a policy of the Council to implement the provisions of the Waste Management Plan for Wicklow as it relates to Greystones/Delgany.

### 7.3.4 Flood Risk and Sustainable Urban Drainage Strategy (SUDS)

#### 7.3.4.1 Context

The underlying causes of flooding namely heavy rain and high sea levels are, essentially, uncontrollable. However, some of the factors that influence the extent and severity of the flooding attributable to these causes can be addressed. The most influential of these factors is development, in particular development in flood plains.

The risk of flooding should be considered in all cases where development is being considered, in the interest of individuals proposing the development and of the public in general.

Natural or agricultural land such as forests, woodland, pastures or crop fields are normally capable of absorbing a considerable proportion of any rainfall. Covering such land with buildings and hard surfaces can significantly reduce this ability to absorb rainfall, and can lead to increased land runoff. As a result, large developments, including those away from major rivers, can increase river flows and risk of flooding to land and property downstream. Similarly a number of smaller developments built up over a period of time can cumulatively have the same effect.

Current predictions of climate change in Ireland indicate that winters will become wetter and rainfall distribution 'stormier' and sea levels may rise. As a result areas not currently prone to flooding may be at risk from flooding in the future.

Consideration of flood risk and related impacts of, or on, development throughout a catchment rather than on a location-by-location basis, will facilitate sustainable development through the reduction of possible future flood damage.

A 'Flood Hazard Mapping Study' is currently underway under the direction of the Office of Public Works. The Council will have regard to the outcomes of this study when complete.

#### 7.3.4.2 Flood Risk Policies and Guidelines

Development that is sensitive to the effects of flooding will generally not be permitted in flood prone or marginal areas.

Appropriately designed development, which is not sensitive to the effects of flooding, may be permissible in flood plains provided it does not reduce the flood plain area or otherwise restrict flow across floodplains such as open space areas, sports pitches and car-parking.

New developments will be required to adhere to the principles of Sustainable Urban Drainage. In the design of new developments consideration should be given to incorporating some of the following measures:

- Hard surface areas (car parks, etc.), should be constructed in permeable or semi-permeable materials
- On site water ponds to store and/or attenuate additional runoff from the development should be

#### IS06

It is Council policy to promote access to and help develop information and telecommunication technology, including broadband, in order to facilitate working from home, entertainment, education and business development. Cabling for broadband and television must be provided underground to serve all residential and commercial development.

#### IS07

It is Council policy to seek to protect the quality of groundwater, through planning policies and through development control.

It should not be presumed that because an area is zoned for development that applicants are assured of achieving planning permissions merely because they comply with the policies and objectives of the LAP. The introduction of improved access and drainage to new areas may be on a phased basis. Until such time as adequate access and services are available in a given area, permissions may be refused on grounds of prematurity.

The adoption of water saving measures throughout development will be encouraged. This will increase the extent of development capable of being serviced by the existing water treatment plant. Such measures would include:

- Water butts to collect rainwater
- Low flush and dual flush toilets
- Low water use appliances
- Rainwater harvesting
- Greywater recycling

All service runs are to be accommodated under road surfaces or pavements and must not pass under soft verges, public open spaces or tree pits. All pavements with services underneath or the portion of the pavement under which the service ducts run, must be surfaced in a modular paving system that can be dug up and re-laid should the need to access services runs arise.

### 7.3.3 Integrated Waste Management Plans

In assessing large scale residential and commercial developments Council may require the preparation of Integrated Waste Management Plans. The purpose of Integrated Waste Management Plans will be:

- Reducing the quantity of waste arising from development
- Minimising the energy expended in recycling waste and removing waste off site.
- Ensuring waste is being removed to appropriately licenced facilities.

provided

- Soak-aways or French drains should be provided to increase infiltration and minimise additional runoff
- Surface water run-off should be passed through a litter screen and petrol/oil interceptor before discharged off site to watercourses.

The principles of Sustainable Urban Drainage also seek to optimise the biodiversity benefits of drainage systems. Drainage systems in new development should seek to work with existing site conditions, where possible using existing agricultural ditches for attenuation and draining to the lower levels of the site. Surface water ponds and swales should be incorporated into open spaces and can incorporate ecological planting of native wetland species.

#### FR01

It is Council policy that any development that is sensitive to the effects of flooding will generally not be permitted in flood prone or marginal areas.

#### FR02

It is Council policy to discourage the culverting of existing streams and open drains. Where culverts are deemed necessary - the minimum permissible culvert diameter shall be 900mm and access should be provided for maintenance as appropriate.

#### FR03

It is Council policy that in developments adjacent to watercourses of a significant conveyance capacity, any structures will be required to be set back from the edge of the watercourse in order to allow access for channel clearing/ maintenance.

#### FR04

It is Council policy that development consisting of construction of embankments, wide bridge piers, or similar structure will not normally be permitted in or across flood plains or river channels. If it is considered necessary, in exceptional cases, to permit such structures, they should be designed to minimise and /or compensate for any potential negative effects.

#### FR05

It is Council policy that all new development must be designed and constructed to meet the following minimum flood design standards;

- For development in general - the 100 year flood
- Along the Coast - the 200-year tide level.

#### FR06

It is Council policy that a flood impact assessment and proposals for the storage or attenuation of run/off discharges (including foul drains) must accompany applications for planning permission for development of areas exceeding 1 hectare and development in areas of identified flood risk to ensure the development does not increase the flood risk in the relevant catchment.

#### FR07

It is Council policy that a certificate or report from a competent person(s) that the development will not contribute to flooding within the relevant catchment area must accompany applications for planning permission for development of areas of 1 hectare or less.

## 7.4 ENERGY

Wicklow County Council is proposing that all new developments should aim to achieve low energy performance i.e. a 60% reduction in energy use (to below 50kWh/m<sup>2</sup>/year).

Low energy performance can be described as a reduction of 60% in thermal energy demand and associated CO<sub>2</sub> emissions as per provisions of Technical Guidance Document L (TGD L) of the Building Regulations 2002.

#### EY01

All new developments will meet the minimum low energy performance as a pre-requisite to receiving planning approval (a calculation report is to be submitted with the planning application). Each building's energy performance calculation will be demonstrated on the basis of a simple approved method carried out by a qualified or accredited expert.

Further information and guidance on achieving energy efficiency in building design is provided in the Sustainable Energy Ireland (SEI) Guidance Notes (see appendix V).







## 8.0 HERITAGE AND LANDSCAPE

### 8.1 Vision

### 8.2 Heritage and Landscape Strategy

#### 8.2.1 Context

#### 8.2.2 General Policies

#### 8.2.3 Green Infrastructure and Local Biodiversity

#### 8.2.4 Greenbelts

#### 8.2.5 Green Corridors

#### 8.2.6 Seascape

#### 8.2.7 Views and Prospects

#### 8.2.8 Trees and Hedgerows

#### 8.2.9 Trees and Development

#### 8.2.10 Areas of Special Amenity

### 8.3 Cultural Heritage

#### 8.3.1 General Policies

#### 8.3.2 Man-Made Heritage

#### 8.3.3 Protected Structures

#### 8.3.4 Architectural Conservation Areas

#### 8.3.4.1 Architectural Conservation Area Policy

#### 8.3.4.2 Delgany Village ACA

#### 8.3.4.3 Church Road ACA

#### 8.3.4.4 Killincarrig ACA

#### 8.3.4.5 The Burnaby ACA

#### 8.3.4.6 Blacklion ACA

#### 8.3.4.7 Exempted Development

#### 8.3.4.8 Architectural Conservation Areas and Development

### 8.3.5 Coastal Greystones - Local Urban Character Area

### 8.3.6 Archaeological Heritage

#### 8.3.6.1 Archaeological Heritage and Development

### 8.3.7 Dark Sky Policy

#### 8.3.7.1 Dark Sky Policy Objectives



## 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 Accommodation/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.



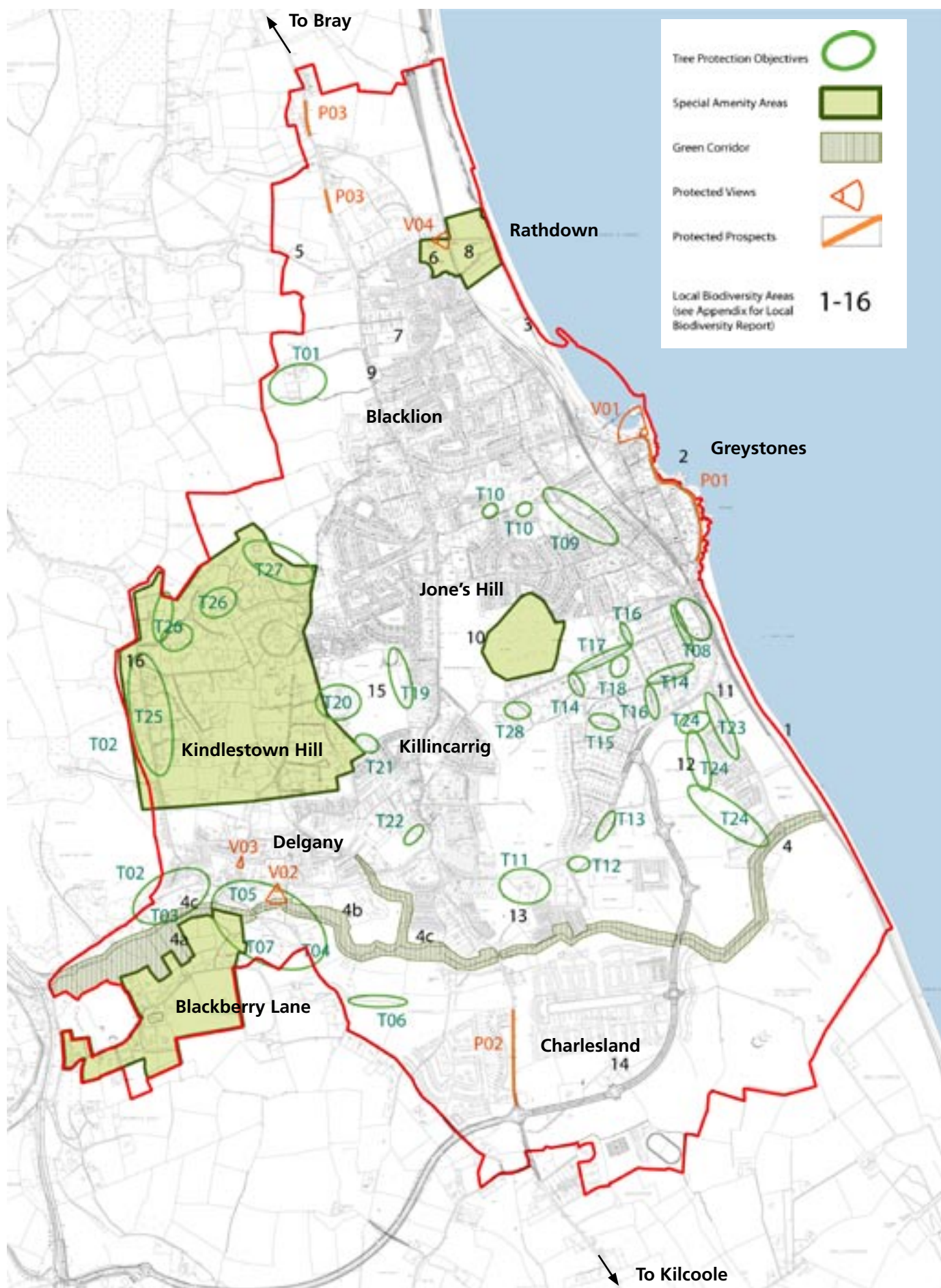


Fig. 8.2 Natural Heritage and Landscape Strategy

## 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 31<sup>st</sup>) is prevented.

#### HL26

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

- |     |   |
|-----|---|
| TO1 | Coolagad, Trees in vicinity of farmstead  |
| TO2 | Delgany, Bellevue Demesne   |
| TO3 | Delgany Village, western end of village, including Stylebawn House and Hillside House                         |
| TO4 | Delgany Village, trees on grounds of 'Glenair'  |
| TO5 | Delgany Village, the Old Rectory.   |
| TO6 | Delgany, Farrankelly, line of Scots Pine trees  |
| TO7 | Delgany, Stilebawn  |
| TO8 | Greystones, Burnaby Park  |
| TO9 | 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 <sup>th</sup> 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 <sup>th</sup> 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 18<sup>th</sup> and early 19<sup>th</sup> 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 19<sup>th</sup> 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 19<sup>th</sup> and 20<sup>th</sup> 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 20<sup>th</sup> 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 trespass	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.

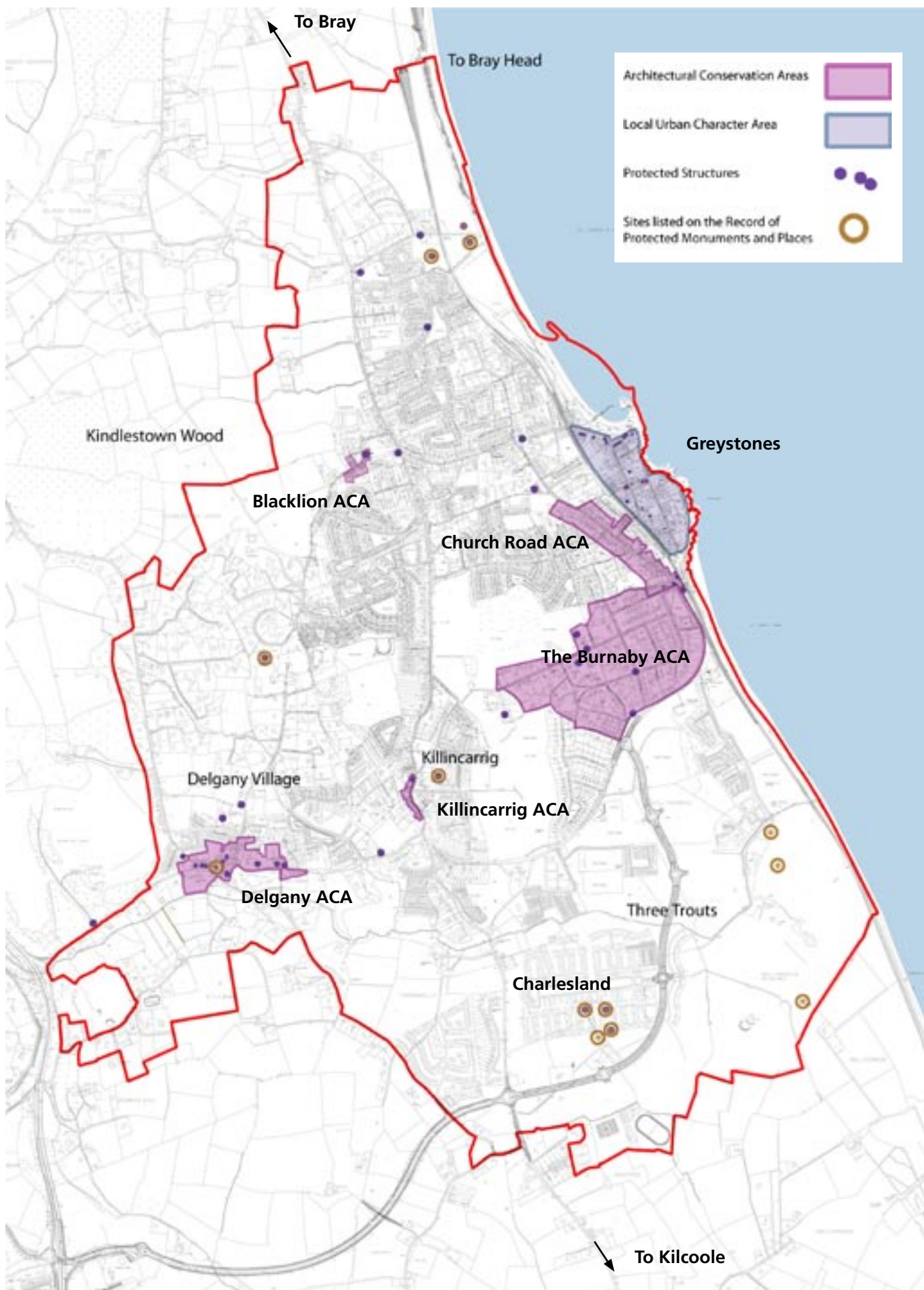


Fig. 8.3 Cultural Heritage



## 9.0 ACTION PLANS

### 9.0 Introduction

#### 9.1 Greystones Harbour and North Beach Action Plan - Z1

#### 9.2 Killincarrig - Z2

#### 9.3 South Beach - Z3

#### 9.4 St. David's Secondary School - Z4

#### 9.5 Blacklion - Z5

#### 9.6 Land-Use Zoning Objectives





## 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 6,500m<sup>2</sup> 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 6,500m<sup>2</sup> 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
<b>Commercial</b>	
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
<b>Civic &amp; Social Amenity</b>	
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.*

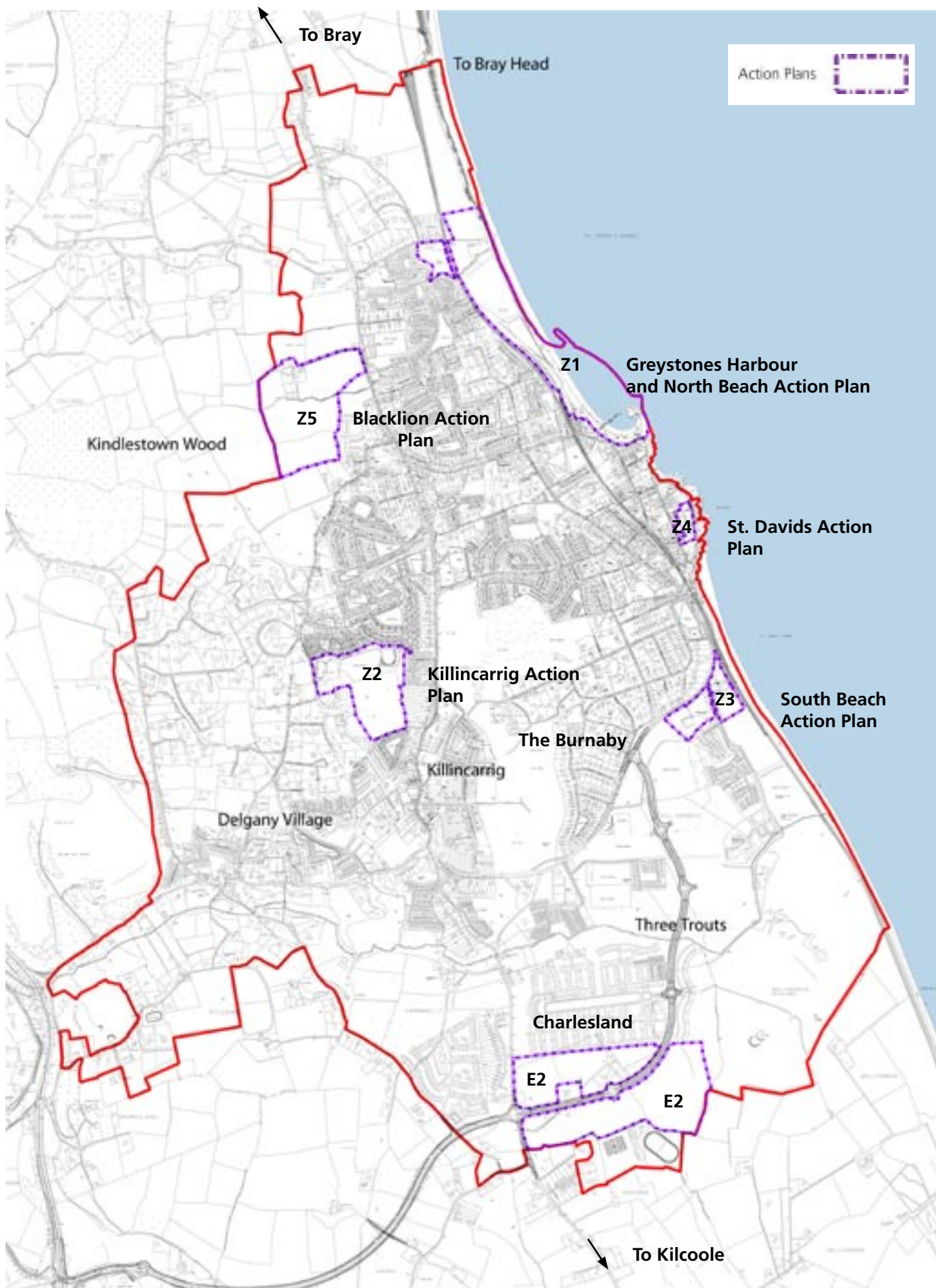


Fig. 9.2 Action Plans



## **10.0 IMPLEMENTATION**

**10.0 Implementation and Monitoring**

**10.1 Development Contributions**

**10.2 Monitoring Data**

**10.3 LAP Review Group**





## **10.0 IMPLEMENTATION AND MONITORING**

The Implementation of the Greystones/Delgany Plan will be the remit of Wicklow County Council. Within Wicklow County Council implementing the policies and objectives of the Local Area Plan will require actions by several departments.

Key to ensuring successful implementation will be regular review and discussion amongst the individuals and departments responsible for overseeing the various elements of the plan.

### **10.1 DEVELOPMENT CONTRIBUTIONS**

Having regard to the capital expenditure required for the provision of physical and social infrastructure such as: wastewater treatment, water supply, roads, footpaths, traffic management, open spaces, car-parking, environmental amelioration, the Council will require appropriate contributions from benefiting applicants by virtue of its powers at Section 48(1) of the Planning and Development Act 2000 (amended 2002).

### **10.2 MONITORING DATA**

To provide an evidence based methodology for monitoring the impacts of the Local Area Plan a series of environmental indicators have been identified. The environmental indicators are not only of value in the environmental impacts of the Local Area Plan but also in assessing the success or failure in implementing the policies and objectives of the LAP.

The environmental indicators identified are as follows:

- Three Trout's Stream: water quality, visual inspection for impasses, dumping and flooding on a quarterly basis.
- Capacity within local schools.
- South Beach Blue Flag status.
- Housing: quarterly house count survey to include existing housing stock, housing completions, commencement notices, permissions granted.
- Wastewater treatment capacity.

Monitoring measures and suggested Environmental Indicators are outlined in Table 2.4 of the SEA Statement appended to this document.

### 10.3 LAP Review Group

The proposed structure for review of the plan is that of a review group. The review group will comprise representatives from each of the following departments:

- Community and Enterprise
- Environment
- Housing
- Planning
- Roads & the Area Engineer for Greystones/Delgany
- Special Projects Office

The review group will be chaired by the Director of Services for Planning and Economic Development or an appointee.

The purpose of the review group will be;

- To appraise the success or failure in implementing the policies and objectives of the LAP.
- To allow for information exchange between the constituent departments.
- Provide an internal forum for strategic discussion between the constituent departments.
- Collation of environmental indicators and monitoring data.

The review group will meet on an annual or bi-annual basis during the lifetime of the Local Area Plan, up to and including the review stage.

Table 10.3a Key Actions

The allocation of tasks amongst the constituent departments of Wicklow County Council is summarised in the table below.

	Dept Responsible					
	Community & Enterprise	Environment	Housing	Planning	Roads	Special projects
Actions						
Housing capacity study			X	X		
Social and affordable housing			X			
Educational facilities and school capacity	X			X		
Sports centre	X					
Key sites	X			X		X
Environmental improvements in town and village centres				X	X	
Road objectives				X	X	
Wastewater capacity		X				
Water supply		X				
Greenroute projects				X	X	
Amelioration and monitoring of the Three Trouts Stream		X				
South Beach – Blue Flag		X				
Status of protected trees				X		
Heritage Plan actions				X		

### 10.3b Implementation checklist

A checklist has been devised as a tool for use by the review group in monitoring the implementation of the plan.

Policies, Objectives and Actions	Status	Comments	Actions
<b>Housing</b>			
Policy implementation			
Objectives			
Monitoring data: housing capacity study			
<b>Community &amp; recreation</b>			
Policy implementation			
Objectives			
Monitoring data: school capacity			
<b>Tourism, Enterprise &amp; Employment</b>			
Policy implementation			
Objectives			
Monitoring data: housing capacity study			
<b>Transportation &amp; infrastructure</b>			
Policy implementation			
Objectives			
Monitoring data: wastewater capacity water wupply			
<b>Heritage &amp; landscape</b>			
Policy implementation			
Objectives			
Monitoring data: Three Trout's South Beach – Blue Flag			







## **11.0 LAND USE ZONING OBJECTIVES**

**11.1 Introduction**

**11.2 Land-Use Zones**

**11.3 Land-Use Zoning Matrix**  
**MAP C**



## **11.0 LAND-USE ZONING OBJECTIVES**

### **11.1 INTRODUCTION**

The purpose of land-use zoning is two-fold:

- It indicates the objectives of Council for all lands within the Greystones/Delgany area, including the uses that are acceptable or unacceptable in a particular area, and
- It reduces the potential for conflict between uses in particular areas

Whilst the land-use zoning will give an indication of the acceptability or otherwise of particular uses in particular areas, proposed development will also be assessed in terms of compatibility with the development control guidelines and standards outlined in the County Development Plan and this Local Area Plan. Factors such as density, height, massing, traffic generation, public health regulations, design criteria, visual amenity, availability of services and potential nuisance by way of noise, odour and air pollution are also of importance in establishing whether or not a development proposal conforms to the proper planning and sustainable development of an area.

## 11.2 LAND USE ZONES

There are 23 land-use zones indicated in this Local Area Plan as listed below. All zoning objectives are identified by letter on the zoning matrix below (Table 11.2) and by letter and colour on the Land-use Zoning Objectives Map. (Map B)

**TABLE 11.2 ZONING MATRIX**

Zoning	Objective
A	To provide for agricultural uses
C1	To provide for community and/or educational uses
C2	To provide for a cemetery
E1	To provide for IDA Ireland supported employment uses
E2	<p>To provide, within an Action Area Plan/Masterplan, which shall be prepared by the Applicant and submitted as part of any application for permission, an integrated employment, community and residential development. These lands must be developed on the basis of comprehensive development proposals that allow for their sustainable and managed development during the plan period and beyond.</p> <p>This Action Plan/Masterplan shall provide for the following development, on lands identified with hatching within the objective E2 lands, as indicated on Map C:</p> <ul style="list-style-type: none"> <li>• A high quality standard of architectural design, building materials, finishes, colours, layouts and landscaping</li> <li>• For a working population of c.3,000 persons</li> <li>• A wide mix of uses within the zone</li> <li>• An Enterprise Centre of c.8,000sqm, which shall include a start up facility of c.2800sqm which shall be handed over to Greystones CEB or other appropriate agency</li> <li>• A site reserved for a Garda Station</li> <li>• A site reserved for a Primary School in accordance with Dept. of Education standards, which shall be located on the north side of the GSAR, adjacent to the existing Charlesland retail/community area.</li> <li>• A site reserved for a Recycling Centre</li> <li>• Residential development of 168 family units incorporating a range of dwelling sizes and types, with average floor areas up to 220sqm, in addition to 20% Part V Social and Affordable housing to be provided on site.</li> <li>• A district level shopping centre of not more than circa 20,000sqm net sales area</li> <li>• Retail Warehousing of not more than circa 16,000sqm net sales area</li> <li>• Retail and Car Showrooms</li> <li>• Commercial Offices</li> <li>• Industrial Units</li> </ul> <p>The proposed Enterprise Centre together with the sites for the Garda station, Primary School and Recycling Centre shall be provided in the first phase of development.</p>
GB	To protect rural amenities and character and provide for greenbelt development.
OS	To preserve and enhance public open space
POS	To preserve and enhance private open space
PU	To provide for the development of public utilities and services
ROS	To preserve and enhance residential open space
R1	To preserve and improve residential amenity, max. 22.2 residential units per hectare (see Chapter 4.0)
R2	To preserve and improve residential amenity, max. 17.3 residential units per hectare (see Chapter 4.0)
R3	To preserve and improve residential amenity, max. 10 residential units per hectare (see Chapter 4.0)
R4	To preserve and improve residential amenity, max. 5 residential units per hectare (see Chapter 4.0)
R5	To preserve and improve residential amenity, max. 2.5 residential units per hectare (see Chapter 4.0)
RE	To preserve and improve residential amenity, infill housing development shall reflect the prevailing density and character of its immediate surroundings (see Chapter 4.0)



T1	To provide for town centre uses
T2	To provide for village centre uses
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)
Z2	To provide for residential, open space, community and recreational facilities in accordance with an Action Plan (see section 9.2)
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)
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)
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)

**TABLE 11.2.1 OBJECTIVE E2 LAND - USE MATRIX**

Category	Permitted in Principle	Open for Consideration
Employment	Light Industrial Offices / Service Industry Enterprise Units / Centre Starter Units IT Activities Research or Technology Park Warehouse Laboratory	
Community	Primary School Secondary School Garda Station Training Facility Third Level Education Employment Services Community Facilities Public Services Recreational Building Sports Club Church / Religious Facilities Recycling Centre Childcare Gym/Leisure	Art Gallery Cultural Use e.g. Theatre, Cinema Dance Studio Embassy Health Centre Hospital Nursing Home Doctor / Dentist Crèche / Nursery Playground Traveller Accomodation Open Space
Retail Retail uses will only be considered where it can be shown that; (a) <i>The provision of retail units will not undermine the vitality and viability of the existing core retail area of Greystones</i> (b) <i>The provision of retail units will help to counteract the leakage of retail expenditure from the Greystones area in particular and the County in general</i> (c) <i>The provision of retail facilities will be in accordance with the Retail Planning Strategy for the GDA and the Draft Wicklow County Retail Strategy as set out in the Wicklow County Development Plan.</i> (d) <i>Such develoment will provide for high levels of employment.</i>	District Level Shopping Centre Shops (Local) Shops (Other) Supermarket Retail Warehousing Retail and Car Showrooms Restaurant Cafe Take-away facility	Discount Retail Cash and carry / Wholesale Outlet Garden Centre
Residential	210 units	
Services	Petrol Station Service Garage Car Parks Transport Hub Taxi Rank Take-away Restaurant/Cafe Advertising Private garage	Heavy Vehicles Park Private club Scrap Yard

### 11.3 LAND-USE ZONING MATRIX

Table 11.1 below indicates the classes of land-use permitted under the constituent land-use zoning objectives of the Local Area Plan.

#### Y Permitted

"Permitted" indicates that a use is acceptable in principle, subject to compliance with the policies and objectives of the Local Area Plan and the normal planning procedures.

#### O Open for consideration

"Open for Consideration" indicates that a use is not acceptable in principle and will only be permitted in special cases where the Council is satisfied that the proposed use will not conflict with the general objectives for the zone and can be permitted without undesirable consequences for the permitted uses.

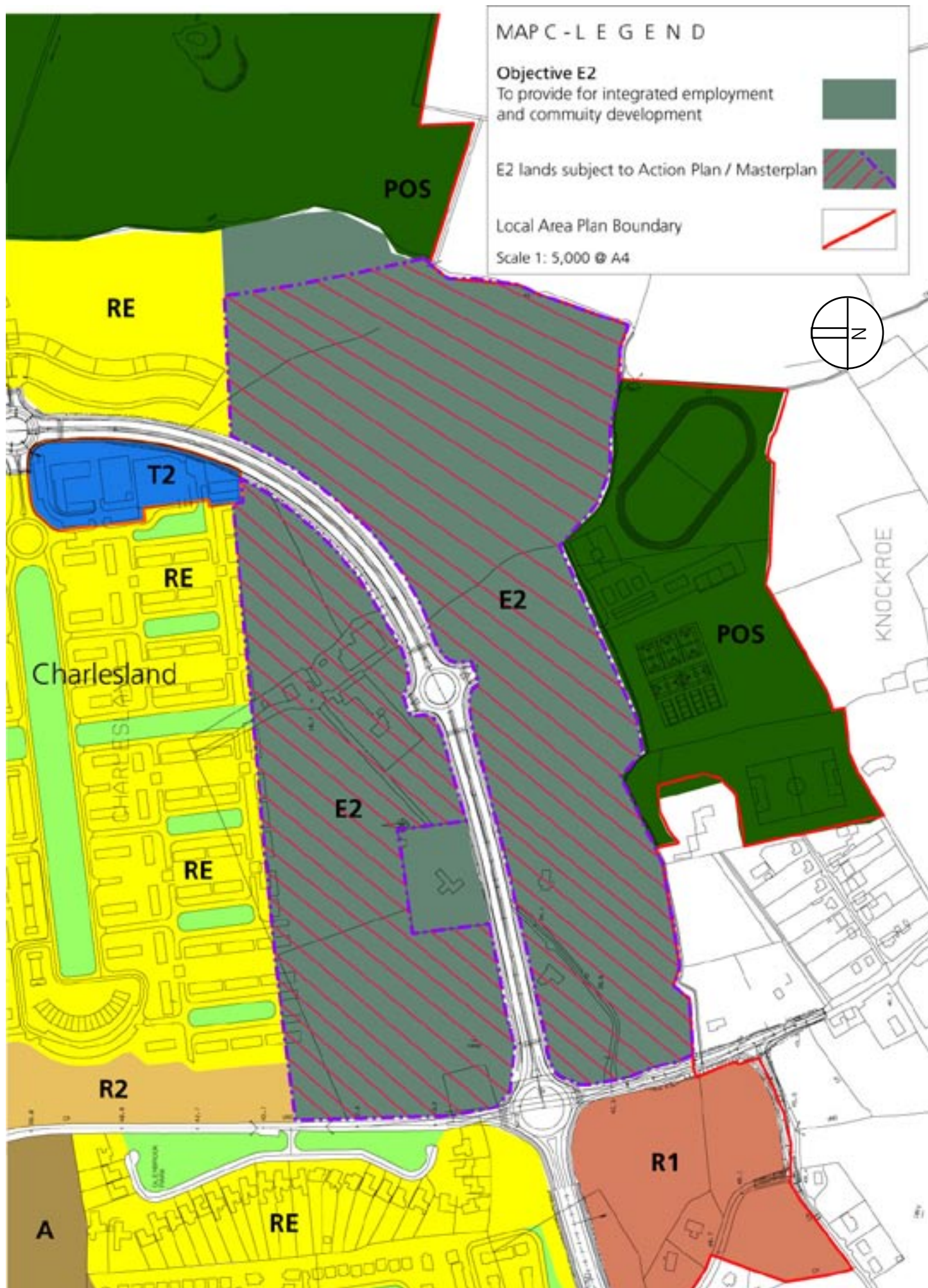
#### X Not permitted

"Not permitted" indicates that a use is not acceptable except under exceptional circumstances.

Table 11.3	Land-use Zoning Objectives											
	C1	C2	E1	E2	GB/ A	OS	ROS	POS	R*	T1	T2	PU
Abattoir	x	x	x	x	x	x	x	x	x	x	x	x
Aerodrome/Airfield	x	x	x	x	x	x	x	x	x	x	x	x
Advertising	x	x	y	y	x	x	x	x	o	y	y	x
Bed and Breakfast	x	x	x	o	x	x	x	x	o	o	o	x
Boarding Kennels	x	x	x	x	x	x	x	x	o	o	o	x
Car Parks	o	o	y	y	o	o	o	o	y	y	y	o
Caravan Park (holiday)	x	x	x	x	x	x	x	o	x	x	x	x
Caravan Park (residential)	x	x	x	x	x	x	x	x	x	x	x	x
Cash and Carry Outlet	x	x	x	o	x	x	x	x	x	o	o	x
Cemetery	x	y	x	x	y	X	x	x	x	x	x	x
Church	y	y	o	y	x	x	x	x	o	y	y	x
Cinema	x	x	x	o	x	x	x	x	x	y	0	x
Commercial	x	x	y	o	x	x	x	o	o	y	y	x
Community Facility	y	y	y	y	x	y	y	y	y	y	y	o
Concrete Asphalt etc. Plant	x	x	x	x	x	x	x	x	x	x	x	x
Childcare facility	y	o	y	y	x	o	o	o	y	y	y	x
Cultural Use	o	o	o	o	x	o	o	o	o	y	y	o
Dance Hall/Discotheque	x	x	x	x	x	x	x	x	x	y	y	x
Doctor/Dentist etc.	y	o	o	o	x	x	x	x	o	y	y	x
Education	y	o	x	y	x	o	x	o	o	y	y	x
Embassy	x	x	x	o	x	x	x	x	o	y	y	x
Extractive Industry	x	x	x	x	x	x	x	x	x	x	x	x
Garden Centre	x	x	x	o	x	x	x	o	x	o	y	x
Guest House	x	x	x	x	x	x	x	o	o	y	y	x
Gym/leisure centre	y	x	o	y	x	x	x	o	o	y	y	x
Health Centre	y	o	o	o	x	o	x	x	o	y	y	x
Heavy Vehicle Park	x	x	x	o	x	x	x	x	x	x	x	o
Homebased Economic Activity	x	x	x	o	o	x	x	x	y	y	y	x
Hospital Nursing Home	y	x	x	o	x	o	x	x	o	y	y	x
Hotel	x	x	o	x	x	x	x	o	o	y	y	x
Industry- General	x	x	y	x	x	x	x	x	x	o	o	o
Industry- Light	x	x	y	y	x	x	x	x	x	o	o	o
Laboratory	x	x	y	y	x	x	x	x	x	y	y	x
Offices	x	x	y	y	x	x	x	x	o	y	y	o
Open Space	y	y	y	o	y	y	y	y	y	y	y	y
Petrol Station	x	x	x	y	x	x	x	x	x	o	o	y
Private Club	o	o	o	o	x	x	x	x	o	y	y	x
Private Garage	x	x	o	y	x	x	x	y	o	y	y	y
Private Tip	x	x	x	x	x	x	x	x	x	x	x	o
Public House	x	x	y	o	x	x	x	o	x	y	y	x
Public Services	o	o	o	y	o	o	o	o	o	o	o	y
Recreational Building	y	o	y	y	x	o	o	y	y	y	y	o
Residential	x	x	x	y	x	x	x	o	y	y	y	x
<sup>1</sup> Residential (SS. 9)	x	x	x	x	o	x	x	x	x	x	x	x
Residential Institution	x	x	x	x	x	x	x	x	y	y	y	x
Restaurant	o	x	y	y	x	o	x	o	o	y	y	x
Scrap Yard	x	x	x	o	x	x	x	x	x	x	x	x
Service Garage	x	x	o	y	x	x	x	x	x	y	y	o
Shops (Local)	o	x	o	y	x	o	x	x	o	y	y	x
Shops (Other)	x	x	x	y	x	x	x	x	x	y	y	x
Sports Club	y	x	o	y	o	y	y	y	y	y	y	o
Theatre	x	x	x	o	x	x	x	x	o	y	y	x
<sup>2</sup> Traveller Accommodation	o	o	x	o	o	o	x	o	y	x	x	x
Warehouse	x	x	o	y	x	x	x	x	x	o	o	o
Wholesale Outlet	x	x	x	o	x	x	x	x	x	y	y	o

<sup>1</sup> Residential (SS.9): reference to Chapter 10, Policy SS.9 (5) & (6) of the County Wicklow Development Plan 2004-2010.

<sup>2</sup> GB1: 'Traveller accommodation in greenbelts will be in the form of Halting Sites only'.



**Map C:** E2 lands subject to Area Action Plan/Masterplan







## APPENDIX

i	List of Pre-Plan Submissions
ii	Public Consultation Questionnaire
iii	Bibliography
iv	Glossary
v	Sustainable Energy Ireland, Guidance Notes
vi	Local Biodiversity Area Study
vii	Index
viii	Strategic Environmental Assessment Statement

Map A - Landscape and Heritage Studies

Map B - Land-use Zoning Objectives

Map C - (See Chapter 11, page 94)



Aldi Stores Ltd. (Ireland) c/o John Spain Associates

Blacklion Residents Association c/o Patricia Clery  
Brady, John c/o John Spain Associates  
Browne, Mr. Michael c/o Bernard J. Burke & Associates  
Byrne, Mrs. Margaret  
Byrne, Mr. & Mrs. c/o Remax Eamonn O'Donovan

Cawley, Evelyn  
Cawley, Evelyn (letter to Minister Dick Roche)  
Campbell, Susan  
Charlesland Residential Management Co. Ltd. c/o Tíros  
Resources Ltd. & RKD Architect  
Charlesland Residential Management Co. Ltd. c/o Tíros  
Resources Ltd. & RKD Architect  
Charlesland Residential Management Co. Ltd. c/o Tíros  
Resources Ltd. & RKD Architects  
Cherry, Ed and Ronan Rose-Roberts

Daly, Catriona & Denis  
Daly, Eugene & Margaret  
Delgany Community Council c/o Evelyn Cawley  
Delgany Community Council c/o Gogarty, Sheena  
Department of Education School Planning Section  
Donohue, Michael c/o P.D. Lane Associates  
Doyle, Helen  
Doyle, Paul and Helen c/o Councillor Eleanor Roche  
Dunne, Brendan c/o Construction Industry Federation  
Dunne, Eugene F. c/o KMD Architecture

Eastern Regional Fisheries Board  
Educate Together  
Éire Óg Greystones GAA Club  
ESB  
Evans, David c/o John Spain & Associates  
Evans, Nikki & Sara c/o AOS Planning

Fáilte Ireland  
Fortune, Councillor Tom  
Fox, Mildred c/o Keith Simpson & Associates  
Finnucane, Pauline c/o P.D. Lane Associates  
Fisher, Ms Josephine c/o Rory P. Benville & Co. Solicitors

Galligan, Mr. Con c/o Eugene Copeland  
Gerrard, John  
Greystones A.F.C.  
Greystones Community Centre Project  
Greystones District Chamber of Commerce c/o Noel P.  
Geraghty  
Greystones Lawn Tennis Club c/o Michael Geaney  
Greystones Protection and Development Assoc  
Greystones Tidy Town Committee c/o Colum Ó'Broin &  
Partners  
Greystones United Football Club  
Greystones Youth Initiative c/o Evelyn Campbell Higgs

Harmon, Leo c/o P.D. Lane Associates  
Hartnett, Aidan  
Hewson, Norman  
Hogan, John  
Horan, Catherine

Irish Mapping and GIS Solutions

Kelleher, Kathleen  
Kelly Family c/o Simon Clear and Associates  
Kennedy, Brendan

Lloyd, Rev. Enda  
Leith, Dr. Lewis and Patrick Kinsella c/o OMS Architects

Mc Cann, Mr Neil c/o Frank O' Gallachoir & Associates Ltd  
Mc Cusker, Pat  
McGill Planning  
Mc Govern, Derrick & Sharon  
Mc Mackin, Barbara  
Michael Mc Namara, & Co. & Durkin Residential c/o RWA  
& KMD Architects  
Minister for Communications, Marine & Natural Resources  
Mitchell, Councillor Derek

Noble, Mr. Michael c/o Colum Ó' Broin & Partners

O'Connell, Denis & Orla c/o P.D. Lane Associates  
O'Neill, Mr. and Mrs. c/o Frank O' Gallachoir & Associates  
Ltd.  
OPW  
O'Riordan, Cian

Power, Declan C.


Reilly, Ronald  
Roche, Councillor Eleanor

St. Bridgid's School  
St. Laurence's School  
St. Vincents de Paul, Greystones

Tempany, David  
The Friends of Historic Rathdown  
Thompson, Jane c/o Judy Osbourne  
Town Park Estates Ltd. c/o RPS Planning & Environment  
Town Park Estates Ltd. c/o Stephan Little & Associates  
Tracy Enterprises Ltd. c/o Alan Whelan, Tíros Resources Ltd

Walsh, David & Una  
Wood, Kieron  
Wildflower Ltd. c/o RWA Consultants

Zapi Properties Ltd. c/o Whelan Alan, Tíros Resources Ltd  
Zapi Properties Ltd. c/o Tony Horan and Alan Whelan



Pre-plan written submissions may be made up to December 9th 2005 to:  
 Sheila O'Leary, Senior Executive Officer, Planning Dept, Wicklow County Council,  
 County Buildings, Wicklow  
 Email: planreview@wcd.wicklow.ie  
 Submission should state your name, address, and (where relevant) the body represented

## Greystones/Delgany Local Area Plan Questionnaire

Please complete this confidential questionnaire and place it in the box titled "submissions".

**Please tick the relevant box**



**Gender**  
 male ☐ female ☐

**Age Group**  
 13-17 ☐ 18-25 ☐ 26-35 ☐  
 36-50 ☐ 51-65 ☐ 65+ ☐

**Where do you live?**  
 Greystones ☐ Delgany ☐ Other ☐ \_\_\_\_\_

**How did you travel to this event?**  
 Car ☐ Motorcycle ☐ Bus ☐ Dart ☐  
 Walk ☐ Cycle ☐

**How did you learn about this event?**  
 Newspaper ☐ Poster/Flyer ☐ Word of mouth ☐  
 Announcement at Church ☐

**What Makes Greystones/Delgany a great place to live in?**

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**List 3 concerns you have regarding the development of Greystones/Delgany:**

1.
2.
3.

**Connections and movement:**  
 List the 3 most important issues with regard to connections and movements in and around Greystones / Delgany (things to consider are the availability of public transport, footpaths, parking, cycling, traffic congestion, access to schools, safety and recreational walking)

1.
2.
3.

**Environment:**  
 What are the 3 most important issues with regard to the environment in and around Greystones / Delgany (consider the beach, recreational and sports facilities, open space, children's play space, conservation of historic and landscape character)

1.
2.
3.

**Lifestyle/Quality of life:**  
 What are the 3 most important issues with regard to quality of life in and around Greystones / Delgany (consider availability and access to facilities such as shopping, employment, study, childcare and leisure facilities, nightlife, weekend activities and recreational facilities in the area)

1.
2.
3.

**Social infrastructure:**  
 List the 3 most important issues with regard to social infrastructure in and around Greystones / Delgany (consider the availability of community facilities and services, childcare, club spaces, anti-social behaviour, local youth facilities, schools)

1.
2.
3.



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## Appendix iv GLOSSARY

ACA - Architectural Conservation Areas

Comparison Retail- high order goods that are required by households such as clothing, furniture, household equipment educational and recreational equipment and newspapers/ magazines

Convenience Retail – goods that are required by households and individuals on a daily basis such as food, beverages and non durable household goods

cSAC - Candidate Special Area of Conservation

CSO - Central Statistics Office

DoEHLG - Department of Environment Heritage and Local Government

DTO - Dublin Transportation Office

ED - Electoral Division

GDA - Greater Dublin Area

IDA - Industrial Development Authority

IFP - Integrated Framework Plan

LAP - Local Area Plan

LBA - Local Biodiversity Area

MHL - Metal halide lamps

NSS - National Spatial Strategy

OD - Over Datum

OPW - Office of Public Works

OS - Ordnance Survey

PE - Population Equivalent

Plot ratio - Total gross floor area of development divided by the total site area

POS - Private Open Space

RIAI - Royal Institute of Architects of Ireland

RMP - National Record of Monuments and Places

RPG - Regional Planning Guidelines

RPS - Record of Protected Structures

SAAO - Special Amenity Area Order

SAR - Southern Access Route

SEA - Strategic Environmental Assessment

SON - High pressure sodium lamps

SOX - Low pressure sodium lamps

SUDS - Sustainable Urban Drainage Strategy

TPO - Tree Preservation Order

## Approach

Wicklow County Council is committed to encouraging more sustainable development through energy end use efficiency, and increasing the use of renewable energy, in all new building projects within the Greystones/Delgany Local Area Plan.

It will achieve this by:

- Encouraging responsible environmental management in construction
- Promoting sustainable approaches to housing developments by spatial planning, layout, design and detailed specification
- Ensuring high standards of energy efficiency in all housing developments under its remit, and encouraging developers, owners, and tenants to improve the environmental performance of the building stock, including the deployment of renewable energy
- For housing, specifically adopting the SEI "House of Tomorrow" standard of energy performance as the norm to be applied as the norm within the catchment of the Local Area Plan, representing an improvement of 40% relative to prevailing norms as represented by the Building Regulations Part L
- For all other buildings, specifically applying a comparable improvement of 40% relative to prevailing norms as represented by the Building Regulations Part L
- Anticipating the operational implementation of the EU Directive on the Energy Performance of Buildings (EPBD) by encouraging the energy rating and labelling of building energy performance, so as to give visible recognition to such improvements.

The specific approach proposed for developers is to set a target, accompanied by a menu of design and technology options. This includes renewable energy technologies, as a means of offering flexibility towards meeting that target in the most technically and economically feasible manner on a case by case basis.

As an initial step towards achieving greater environmental sustainability, Wicklow County Council proposes the introduction of a performance based CO<sub>2</sub> Emissions Target (CET) for new buildings being constructed within the Greystones – Delgany Local Area Plan.

## Targets

All new buildings within the designated area will represent a significant improvement in energy and associated environmental performance relative to current prevailing practice. Either as a prerequisite to receiving planning approval (calculation report to be submitted with the planning application) or as a voluntary code, the following conditions have been adopted:

### Housing:

Seek a reduction of at least 40% in CO<sub>2</sub> emissions within the housing development, relative to a baseline of prevailing regulatory and design practice. This initial baseline of comparison is to be represented by the provisions of Technical Guidance Document L (TGD L) to the Building Regulations, 2002 using a conventional gas fired heating boiler with an assumed seasonal efficiency of 75%. The calculation is to be carried out for the time being using the Heat Energy Rating Method in TGD L, pending adoption of the official national methodology for determining energy performance of housing for the purposes of the EU Energy Performance of Buildings Directive (EPBD).

In meeting this CO<sub>2</sub> performance target, the development shall include:

- A collective average reduction of at least 40% in energy consumption for space and water heating, relative to the baseline of existing regulatory and design practice and using the methodology outlined above; and
- A contribution of 20% by renewable energy supply systems to meet the collective space and water heating requirements within the housing development.

### Non-residential:

A collective reduction of at least 40% in CO<sub>2</sub> emissions deriving from total energy usage (space heating, water heating, lighting, other) arising from all services within the development, relative to a baseline of existing regulatory and design practice. This initial baseline of comparison is to be represented by the provisions of TGD L to the Building Regulations, 2006. In the absence of an official national methodology for determining the energy performance of non-domestic buildings, this calculation is to be carried out using a method compliant with the draft European Standard prEN 13790.

In meeting this CO<sub>2</sub> performance target, the development shall include:

- A collective average reduction of at least 40% in energy consumption for all services, relative to the baseline of existing regulatory and design practice and using a methodology as outlined above; and
- A contribution of 20% by renewable energy supply systems to meet the collective energy requirements within the development.

To illustrate the above, using the Heat Energy Rating methodology, the baseline energy performance of new housing is typically 125 kWh/m<sup>2</sup>/year for space and water heating when constructed to the minimum requirements of Building Regulations, 2002, and using a boiler with a seasonal efficiency of 75%. This translates into a CO<sub>2</sub> performance of 23.7 kg/m<sup>2</sup>/year using a gas fired heating system.

Wicklow County Council is proposing that new housing developments should aim to achieve a 40% reduction in CO<sub>2</sub> emissions associated with space and water heating (i.e. to below 14.2 kg/m<sup>2</sup>/year), which must include a reduction in energy use for this purpose (i.e. to below 75 kWh/m<sup>2</sup>/year) and a contribution of at least 20% by renewable energy systems to meet the collective space and water heating requirements within the development.

## Menu of Options

In pursuit of these targets, a strong menu of superior design and specification options will include the following:

- Site layout and associated bio-climatic/ passive solar design measures
- Enhanced levels of insulation in walls, roofs, floors, glazing and doors
- Reduced uncontrolled air infiltration losses
- Use of healthy and controllable ventilation systems
- Heat recovery systems
- Use of daylight
- Water conservation measures
- More sustainable building materials
- Improved heat generation appliance efficiency, e.g. condensing boilers
- Intelligent heating system configuration and time/ temperature/ zone/ function controls

- Efficient provision of domestic hot water
- Fuel switching to low or zero CO2 emitting fuels
- Energy efficient lighting systems
- Incorporation of renewable energy systems, e.g. active solar, heat pumps, biomass
- Provision of appropriate group or district heating systems.

In the case of non-domestic buildings, additional options include:

- Heating, ventilation and air conditioning systems and controls
- Electrical energy use including motive power
- Efficient lighting systems and controls
- Building Energy Management Systems
- Occupancy controls
- Monitoring and Targeting systems
- Combined Heat and Power (CHP)

Other measures which can contribute to the energy efficiency and renewable energy targets can also be considered.

This menu approach enables specifiers and developers to adopt approaches which are responsive to site and client circumstances and constraints. It also offers the flexibility to explore and employ different mixes of options on a case by case basis, to maximise technical and economic feasibility.

SEI      April 2006

Greystones/Delgany Local Area Plan-  
Local Biodiversity Areas  
20th February 2006

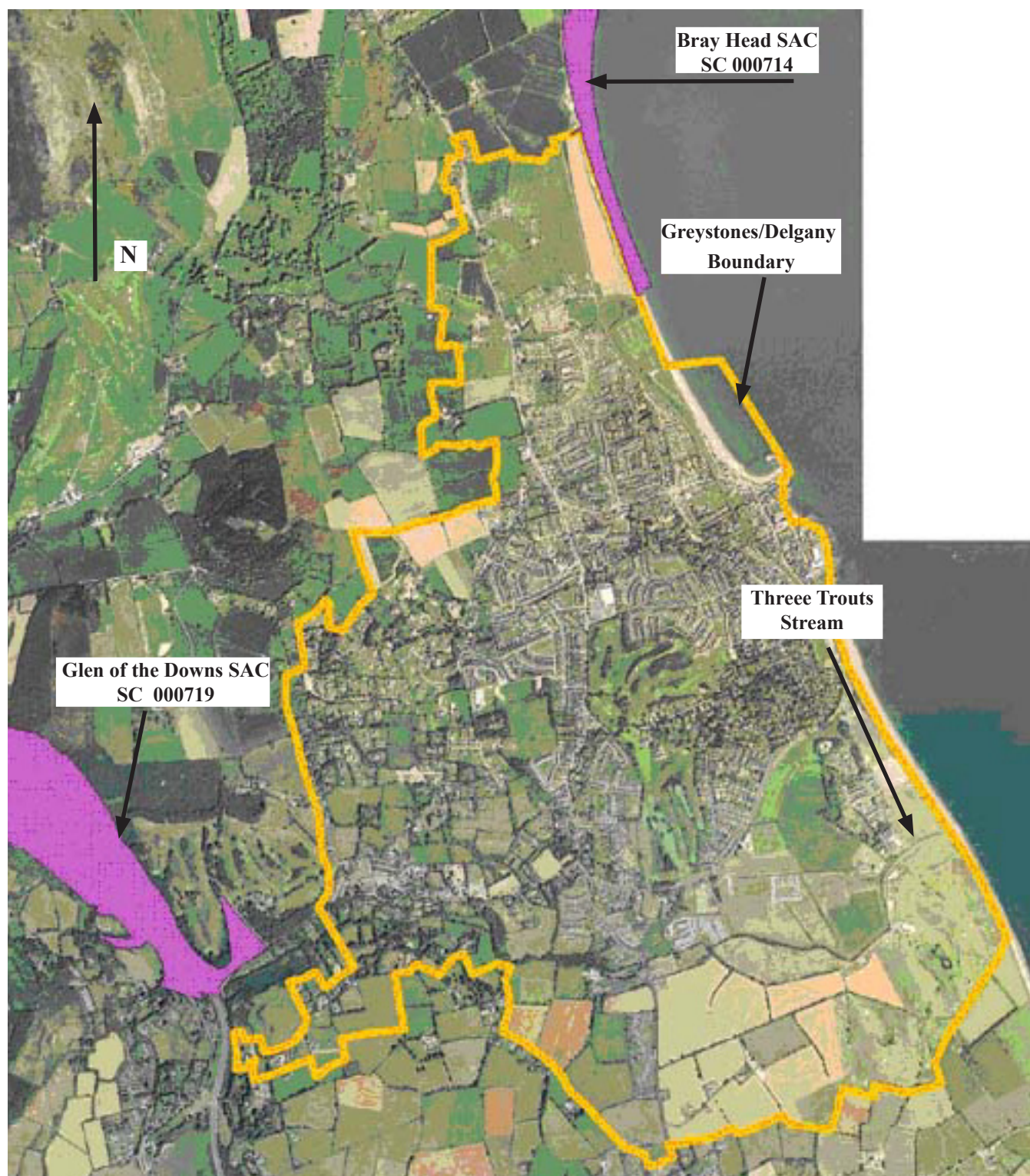


## General Description of the natural environment

The following report was commissioned to assist in providing additional information for the Delgany/Greystones Local Area Plan. The Delgany/Greystones area is a coastal area located approximately between Bray Head and Kilcoole and east of the N11 at Glen of the Downs.

The eastern boundary comprises of the HWM of the Irish Sea (Figure 1). This area, along with its hinterland, represents one of the first green field areas south of Dublin and as a result is under significant development pressure.

*Figure 1. Aerial image (2000) of Greystones/Delgany Area with LAP boundary and designated areas.*



The study area comprises of medium to high density housing in and around the immediate areas of Greystones/Delgany (40% of the area). In the outlying areas, larger houses with substantial gardens comprise approximately 25% of the area and improved grassland/amenity and scrub currently account for 35% of the area. The latter two areas are usually surrounded by well established hedgerows which are important wildlife refuges. However, with the introduction of the high density Charlesland development in the south east corner of the area, it is envisaged that the area of improved grassland/amenity and scrub will be reduced dramatically to approximately 25% of the entire area and medium to high density housing will increase to approximately 50% of the study area. This and smaller scale developments will have significant negative impacts on the biodiversity of the region, which has already been confined to very few areas. As a result, the remaining wildlife refuges, though not necessarily nationally important due to the rarity of protected/rare species, should be classed as locally important with the function of maintaining biodiversity in the region. Wildlife refuges in the region are mainly concentrated, in substantial derelict sites, amenity areas, large well established gardens, hedgerows and along the banks of streams, the railway line and along the coast.

### **Designated Areas**

The only designated area within the site is the southerly extension of the Bray Head SAC (Figure 1). This includes the eroding boulder clay/alluvial deposit cliffs in which sand martins nest each summer. The Glen of the Downs SAC is located outside the area, 300m to the west at its nearest point. However, the Three Trout Stream which feeds Glen of the Downs SAC and flows into the sea between the Charlesland Golf Club and the driving range, is a natural asset for the area and its importance cannot be underestimated. It is an important stream that contains migrating sea trout, eels, grey heron, dipper and otters (protected under Annex II of the Habitats Directive) and provides a strong natural wildlife corridor/refuge that divides the Greystones/Delgany area. No other designated areas occur in the area.

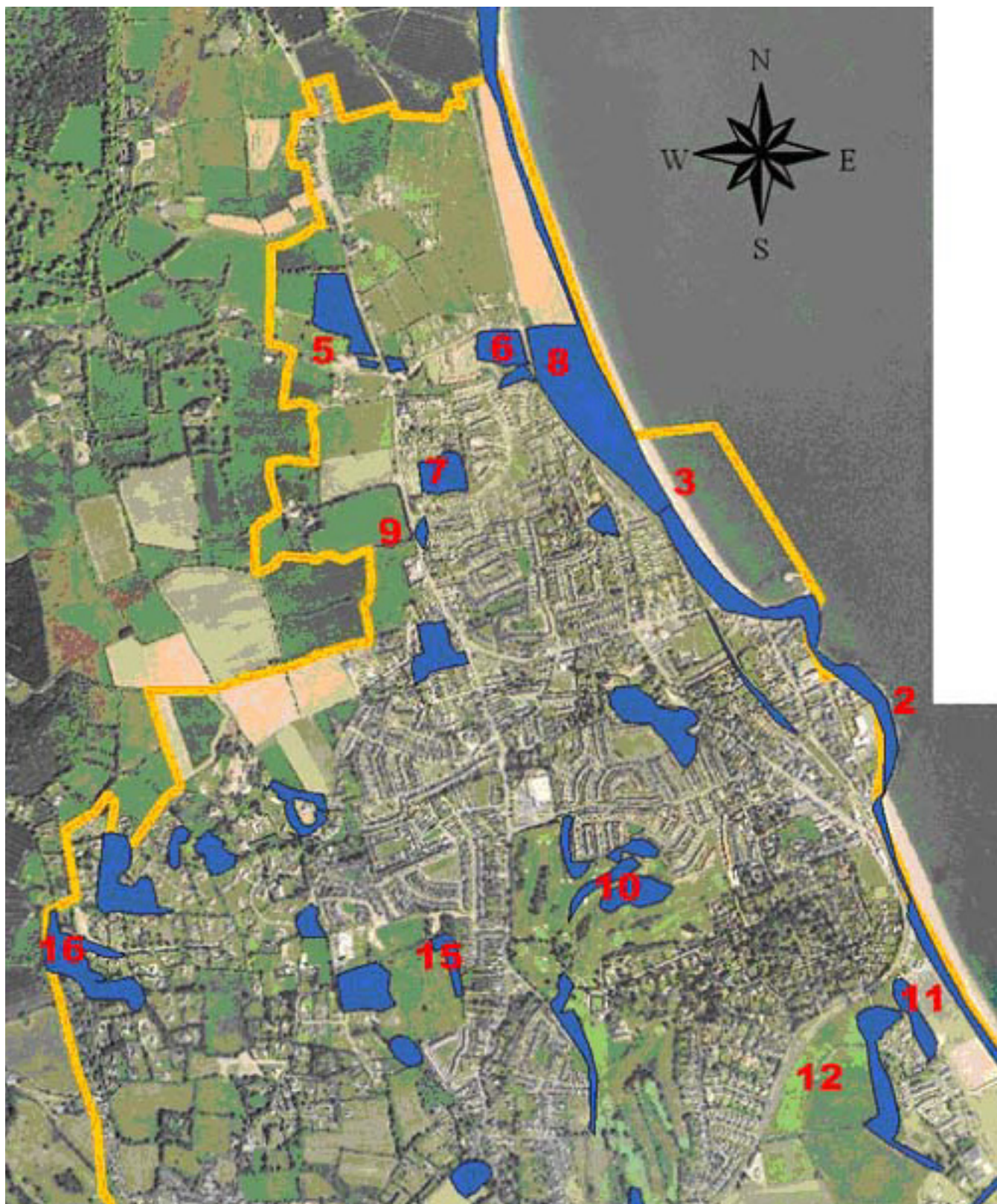
### **Local Biodiversity Areas**

Following examination of aerial images (from 2000), 6" maps and discussions with National Parks and Wildlife Service/ Central Fisheries Board Staff the following areas (in blue) were selected for further study (Figure 2). Of the 25 areas highlighted and visited, 16 were deemed to be of importance to local biodiversity and 9 were dismissed as either being subsequently developed or were of low importance to biodiversity. The 16 areas of significant importance to local biodiversity are shown in figure 2 (a,b) and listed in Table 1.

Three Trout Stream was surveyed from its mouth to where it meets the N11. The coastal areas from HWM to the west side of the railway line on the eastern boundary, including part of Bray Head SAC were surveyed. The boundaries of all these areas were plotted on GIS (National Grid). In addition areas of Three Trout Stream that it was felt could be liable to seasonal flooding, based on the vegetation present and local knowledge were also geo-referenced and plotted on GIS. These areas were categorised into marsh areas (GM1) and Wet Grassland areas (GS4)(Figure 3).

The study was carried out from 16<sup>th</sup> -24<sup>th</sup> January 2006 and as a result could possibly underestimate areas of floral and seasonal migratory bird importance. However in contrast, winter migratory birds such as Brent Geese were observed in the study area.





*Figure 2a Areas visited (blue) Local Biodiversity Areas identified with initial boundaries (numbered).*





Figure 2b. Final extent of Local Biodiversity Areas including buffer zone on Three Trouts Stream

	Townland/site name	Habitats present (Fossitt 2000)	Faunal/ Flora Species present or likely	Possible Threats	Relative Biodiversity importance
1	Seashore to and including railway from south to Rocky outcrop (329839/212244)	CC1 Seawalls Piers and Jettys BL2 Earth Banks ED2 Spoil and Bare Ground LS2 Sandy Beach BL1 Stone Walls and other Stonework FW3 Canals	Seabirds (Gulls, Turnstones) Foxes	Human/canine disturbance Terrestrial litter Marine Pollution (oil, litter) Sea-level rise/ severe storms could impact	Low
2	Rocky outcrop to (329839/212244) Greystones Harbour	LR1 Exposed Rocky Shores CS3 Sedimentary Cliffs CB1 Shingle and Gravel Banks	Sand martins	Erosion of sea cliff. Human and canine disturbance at the top of the cliff.	Medium
3	North of Greystones harbour and part of Bray Head SAC	CB1 Shingle and Gravel Banks CS3 Sedimentary Cliffs HH1 Dry Siliceous Heath GS2 Dry Meadows and Grassy Verges	Sand Martin Peregrine Falcon Kestrel	Erosion of sea cliff. Human and canine disturbance at the top of the cliff.	Medium
4	Three Trout Stream and surrounding area (entire length from boundary to the sea)	GS4 Wet Grassland GM1 Marsh WS1 Scrub ED3 Recolonising Bare Ground WN1 Oak Birch Holly woodland WL2 Treelines GA2 Amenity Grassland FW1 Eroding Upland Rivers FW2 Depositing Lowland Rivers BL1 Stone walls and other stonework WL1 Hedgerows	Sea Trout Common Eel Heron Mallard Stickleback Oak Willow Birch Dipper	Encroachment from development leading to accidental and intentional damming Litter Removal of treeline /scrub Siltation of gravel bed Pollution (organic/non organic)	Medium/ High





4a	Glacial meltwater channel	FW1 Eroding Upland Rivers WL2 Treelines( (Enda Mullen NPWS Pers Comm.)	Mainly of Geological interest	Development of site and drainage upstream resulting in loss of habitat and water that feeds stream	Medium
4b	Oak, birch and holly woodland bordering Three Trout Stream	WN1 Oak, birch and holly woodland	Birch Oak Holly	Removal of trees and scrub resulting in loss of habitat	Medium
4c	Marsh areas that border Three Trout Stream	GM1 Marsh	Possible frog breeding areas and important floral habitat	Removal/drainage of habitat.	Medium
5	Small stream at Redford Bridge (328170/213579)	FW1 Eroding Upland Rivers WS1 Scrub	Holly Birch Willow Ash	Development/removal or small stand of native scrub	Low
6	Ruins of Captain Tarrants Farmhouse and St. Crispins Cell, Rathdown 328692/ 213663	WS1 Scrub BL1 Stone walls and other stonework	Bats Barn Owl (?) Willow sp. Bramble Gorse	Development of the site would lead to loss of habitat/ nesting site/ loss of prey habitat Vandalism and human disturbance of buildings is evident. Loss of roof covering	Medium



7	Redford Bridge Graveyard 328462/213222	WS1 Scrub BL1 Stone walls and other stonework	Large Stand of Willow sp.	Development. In Littering is already a problem	Low/ Medium
8	Stream from Redford Bridge to shore 328649/213500 to 328920/213625	FW1 Eroding Upland Rivers WS1 Scrub (20m wide) and 150m wide gorse dominated close to shore BL1 Stone walls and other stonework	Willow sp Bramble Ash Ivy Wide gorse area	Development would lead to loss of trees/pollution. Littering is already a problem	Low/ Medium
9	Small stream South of Redford	FW1 Eroding Upland Rivers WS1 Scrub (20m wide x 30m long)	Bramble Elder Sycamore	Development/pollution from new and current development upstream/litter	Low
10	Greystones Golf Course	WS1 Scrub (Gorse dominated) WD5 Scattered Trees and Parkland	Gorse Oak Bats	Removal of broadleaf trees, hedgerows and scrub areas resulting in loss of habitat.	Low/ Medium
11	Treeline west of DART carpark (329996/211406)- (329893-211620)	WL2 Treeline	Scots Pine Beech Bat species	Development/felling resulting in loss of trees	Low/ Medium



12	Treeline between R762 and sewage treatment works (330062/211014)-(329798/21187)-(329793 211558)	WL2 Treeline	Scots Pine Ash	Development/infrastructure resulting in loss of treeline and scrub areas.	Low/ Medium
13	Old Mill ruins (329068/210744)	WS2 Scrub BL1 Stone walls and other stonework	Barn Owl Bat Species	Development resulting in loss of nesting/roosting habitat and felling of surrounding trees	Medium/ High
14	Charlesland House and surrounding farm buildings	WS2 Scrub BL1 Stone walls and other stonework BL3 Buildings and artificial surfaces	Barn Owl Bat Species	Development	Medium/ High
15	Treeline at (328520/211598)-(328498/211761)	WL2 Treeline	Scots Pine	Development resulting in felling of trees	Low
16	South of Kindelstown	WS2 Scrub FW1 Eroding Upland Rivers WL2 Treeline	Elder Ash Willow Holly	Development resulting in loss of habitat.	Low





## Areas meriting special attention

### 1) Three Trout Stream

#### *Three Trout Stream Survey*

The Three Trout Stream flows for 4km approximately within the Greystones/Delgany area and forms one of, if not the most important wildlife area in the Greystones/Delgany LAP area. It forms a natural and important wildlife corridor/refuge from Glen of the Downs SAC to the sea and is recognised as important for the migration of sea trout to the point where it reaches the N11. It is predominantly clear, fast flowing, shallow in nature with a significant gravel bed along most of its length.

The stream enters the sea between Charlesland driving range and golfcourse (330407/211099). Going upstream the stream initially passes under the railway and follows concrete banks either side of which is a 5m wide low scrub corridor, between golf course to the south and driving range to the north. Brent Geese (150 approximately) and oystercatchers were observed on the driving range. Following the bridge beside the sewage treatment works (330218/211038) taller scrub and steeper banks develop. The field on the north bank of the stream (centre point 329947/210748) is substantially lower than that of the golf course on the other side of the stream, and is poorly drained grassland (GS4) and is possibly open to seasonal/ periodic flooding. Despite a steep incline 3-4m at the northern end of this field the wet grassland continues up the slope indicating a high water table. Significant littering of the stream is evident at the bottlebank/waste centre of the golf club (330104/210608).

A culverted stream enters Three Trout Stream just prior to an apartment complex (329952/210483) where the wildlife corridor has been removed for 100m. The Three Trout Stream is blocked by a fallen tree with builder's waste (timber, styrofoam, flooring, signs etc.) forming an impasse to fish at 329869/10513. Following on from the dual carriageway bridge at 329779/210531 the wildlife corridor widens to 10 m on the northside of the stream which contains willow sp, elder, gorse and holly. On the southside scrub has been removed and replaced by fencing. This has been vandalised to provide access to the stream. Littering including building waste is evident here also. Possible seasonal flooding up to 5m from the stream is evident at 329395/210601.

Encroachment of housing and littering from (329348/210591) to (329019/ 210517) is clearly evident east of Three Trout Bridge, and impacts strongly on local biodiversity. Following the bridge at 328951//210465 and additional site of possible flooding is found on the north bank of the stream where the corridor is 2-3m wide. A substantial area of marsh (GM1) (70m x200m) with very high water table is located on the south side of the river at Farankelly House (328689 210473). The field on the north side of the river contains wet grassland (GS4) for approximately 40 meters from the stream.



*First obstruction to stream (image taken from downstream)*



*Encroachment of housing and dumping along the Three Trout Stream*

A significant tributary enters the stream slightly west of Farankelly House (328508 210505). This was followed northwards. The west side of this stream was wet grassland (GS4) marshy in areas (GM1) for approx 50 m from the stream. The eastern bank of the stream forms a steep grassy slope and contains willow sp., holly gorse Ivy and bramble. A housing development (at 328513/210717) has removed the northern bank of the stream and the bed of the stream is now made of hardcore. The flora of northern banks and southern banks of the stream have also been removed further upstream (328434/210745).

From the junction with the tributary above, the Three Trout Stream continues towards Delgany. Scrub (WS1) is 25m in width approx and contains Holly, *Salix* species. Another impasse to fish, backed up with litter and building waste is located at 328246/210502. A significant building site is located on the western bank where all scrub has been removed. A new, possibly drainage, outfall is located at (328246/210502). At this point the eastern side of the stream forms a slope of approximately 25m wide, 45°. While this area is classified as WN1 according to Fossit (2000) the area is too small to be considered of any real conservation significance. It does however represent a small fragment of native Irish woodland, a habitat which is in serious decline and for this reason should not be impacted on further. Another impasse to migrating trout/eels is located further upstream (at 328015/210628).

Following the bridge at Delgany (327848/210659) recolonising bare ground (ED3) is possibly susceptible to flooding. Scrub is maintained on both sides of the stream for approx 3-4 m until it widens to 30m further up stream (at 327451 210621). Of noteworthy importance is a canopy covered ravine containing a small stream, located on the border of the Greystones Delgany boundary. This ravine is potentially of geological significance as is one of several glacial meltwater channels.

The stream is currently extremely vulnerable to human based pressure and unless strict and significant preservation measures are put in place the Greystones Delgany area will imminently lose its main Local Biodiversity Area. It is clear from examining the 6" maps, local flora and local knowledge that areas of this stream are liable to flooding. The presence of wet grassland and marsh in the area would tend to indicate areas that are possibly open to seasonal flooding. This includes areas within the proposed Charlesland development and in the Delgany area.

### ***Threats To Three Trout Stream***

Development, encroachment and their corresponding side-effects appear to currently be the most significant threat to the stream. This stream is a shallow and predominantly gravel based with very few pool areas. As such it is sensitive to extreme temperatures in summer, resulting in lower oxygen levels and is also sensitive to siltation of gravel areas (possible egg laying/nursery areas). The removal of native vegetation from the sides of the banks increases both of these threats significantly. When the aerial image from 2000 is compared to the current status of the area and the current planning images, significant development has been carried out and is due to be carried out **which will impact directly on the stream. With the potential scale of development that could arise, significant additional pressure could be placed both north and south of the stream resulting in a significant loss in the biodiversity** associated with this stream.

In addition, the development of significant areas of land within the watershed reduces the absorbing nature of the land and as a result the stream is more liable to suffer flooding and also lower water levels in times of drought, when the stream is most sensitive to impacts such as pollution. With no current monitoring system in place for the stream it is difficult to assess if pollution incidents are occurring. The Eastern Region Fisheries Board does not recall serious pollution incidents in the stream. However is evident (NPWS), that there has been disintegration in the quality of the stream over the past ten years.

### ***Recommendations in relation to Three Trout Stream***

#### **High Priority**

- The stream is currently impassable for migrating fish at a minimum of three points. It is essential that these structures are removed as quickly as possible.
- Development of new houses and encroachment of by current inhabitants has removed the scrub and trees along the bank of the river making the river more vulnerable to extreme summer temperatures (reducing oxygen content) and an increases in particulates (clogging gravel beds). It is essential to the stream that the practice of scrub removal from either side of the bank is halted immediately and in areas that it has been removed, e.g. Charlesland, that these are replaced with similar native species. It is strongly recommended that a minimum of a 20m buffer zone of native vegetation, from each bank, is maintained along the bank of the stream and its main tributary, which would be extended where relevant to incorporate additional wooded/scrub/marsh areas (Figure 4). This would be deemed essential to protect the stream from extreme summer temperatures and reduce the threat of particulate material ending up in the stream, which would clog up spaces in gravelbed. It is also suggested where possible that an additional 3m of grassland/amenity area is maintained outside the buffer zone providing a “flyzone” for bats and Owl species. In areas where dense scrub (nor briar dominated) and tall trees have already been established that these are retained. Flushes of particulates due to construction, as observed during field work, should be avoided as it can cause fish mortality/irritations on fish gills and block gravel beds.
- Areas liable to seasonal flooding/marsh areas should not be developed (Figure 3). Instead areas of wet grassland, especially in the Charlesland area could be used to absorb runoff (including associated pollutants and silt) from developed areas through the use of reed beds. This would actively encourage and increase biodiversity while reducing the impact of development on the stream and avoiding the flooding of developments which could be placed in areas liable to flooding. Flooding becomes increasingly likely the more development that continues in the watershed. In

addition in recent years summer rainfall levels have been lower on average than previously recorded. However, studies have shown that there has been a significant increase in winter rainfall over the past 40 years and it is predicted that climate change will introduce more erratic weather patterns including heavy rain and flooding. It is therefore emphasised that the areas outlined as marsh and wet grassland (Figure 3) are potentially conservative in relation to the flooding risk along this stream and the drawing of exclusion zones based on these alone should be done with caution. In addition these areas did not include bare of disturbed ground and amenity grassland due to the lack of indicator species.

- Continuous monitoring of the stream is needed to ensure that it retains its wildlife. 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. Three sites for this monitoring would be suggested:

Junction of N11 and Three Trout Stream  
Delgany East side of new housing development.  
Downstream of Charlesland Development

#### **Medium Priority**

- Littering is evident where development occurs beside the stream. These areas have been highlighted. The golf course needs to issue stronger litter management procedures which could include fencing of waste areas.
- The stream is not currently treated as an asset by the local community and this philosophy should be changed as soon as possible. The inclusion of a walkway from Delgany to Greystones and education initiative in local schools/along the stream could assist. The danger is that with additional development along the stream an increase in the dumping of waste could occur.
- An assessment of the impacts of a development whose boundary is within 20m of the stream or its tributaries should be carried out pre, during and post development. This could have pre-empted the current damming of the stream and construction litter problems in the Charlesland and Delgany areas.



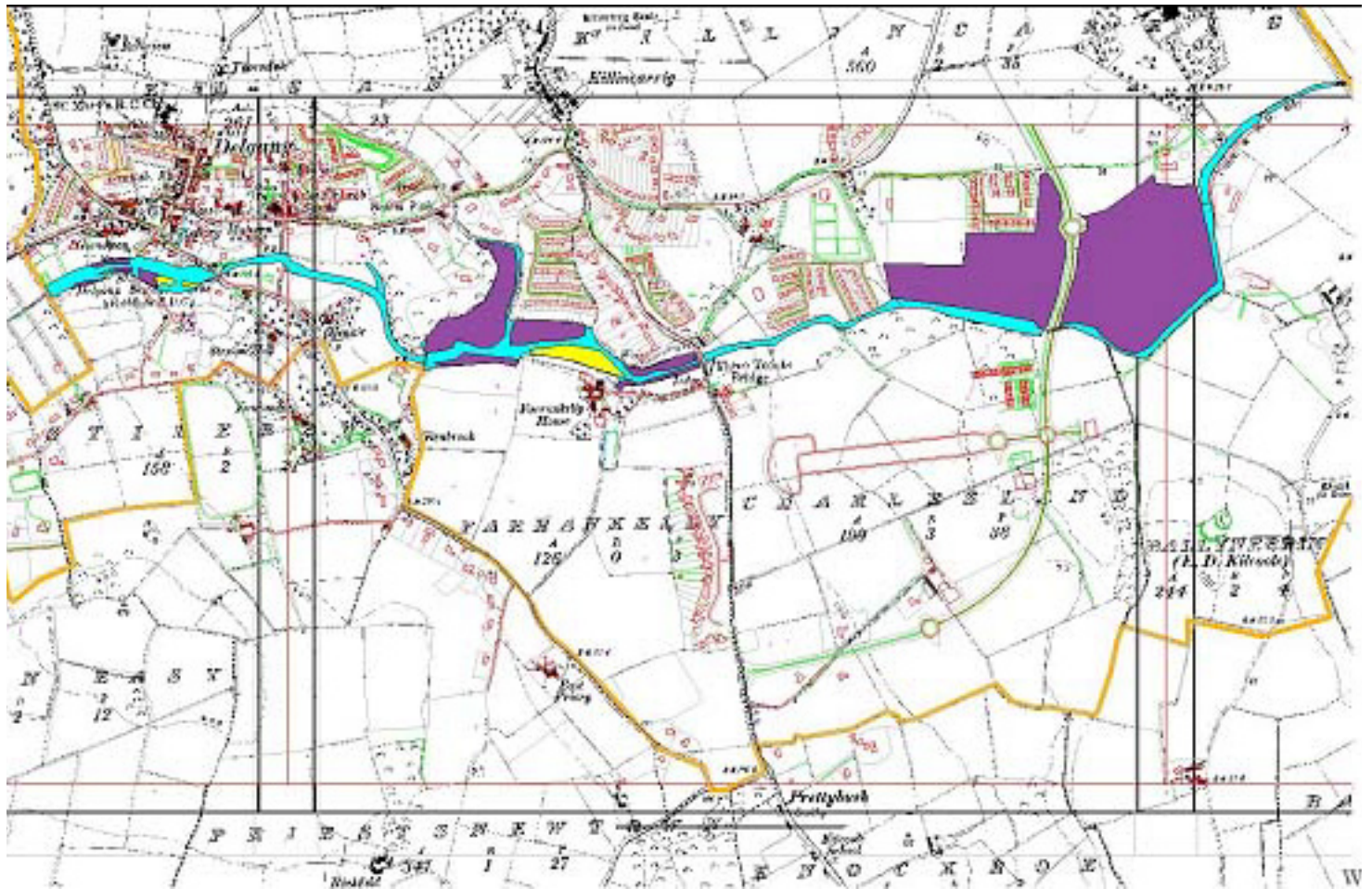


Figure 3. Possible sites of seasonal flooding based on vegetation present (Purple: Wet grassland, Yellow: Marsh & Blue: Scrub likely to flood). Areas of bare/disturbed ground and amenity grassland are not included in this image due to the lack of vegetative indicators.)

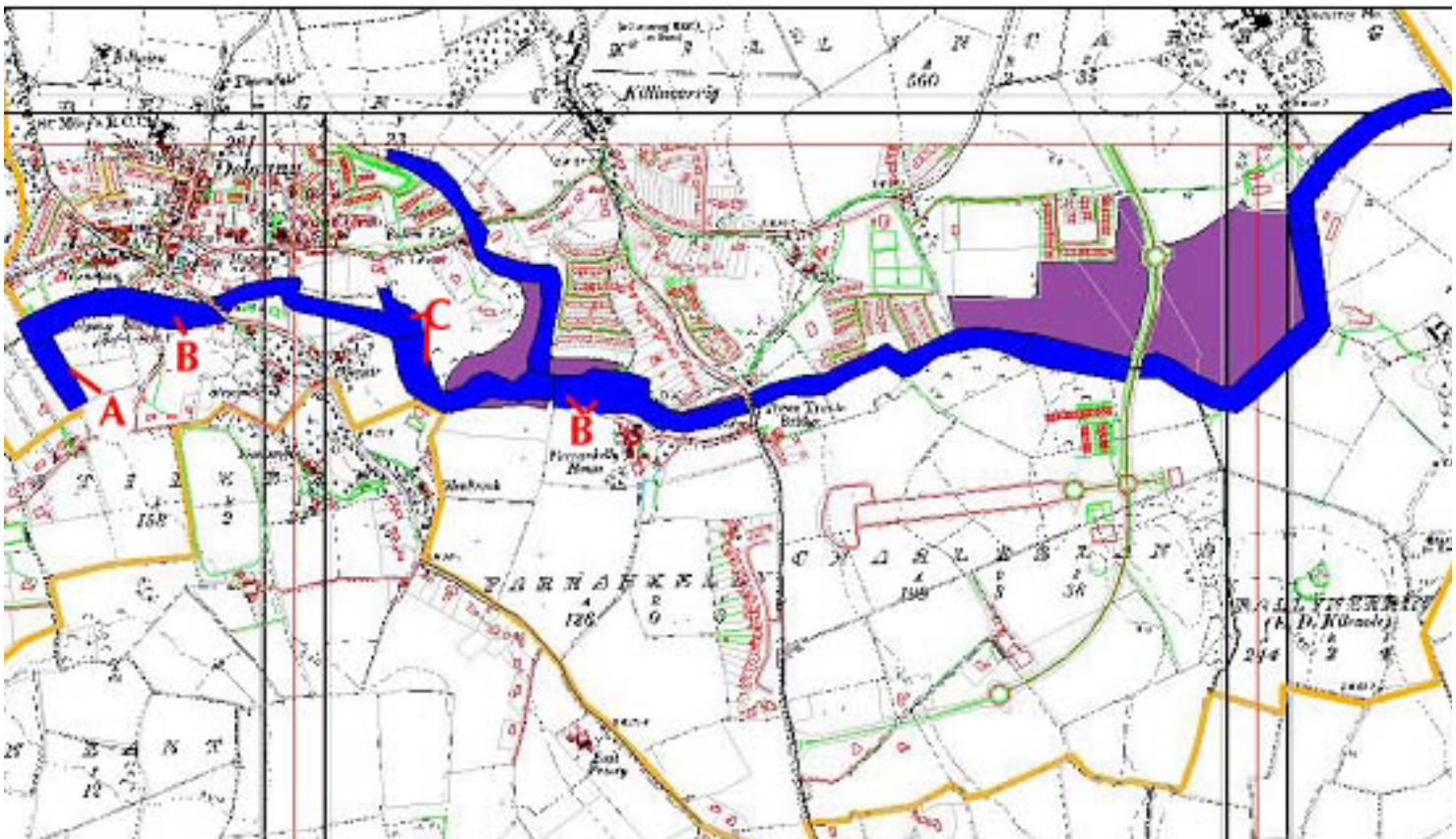


Figure 4. Three Trout Stream with a 20m buffer zone from each bank of the stream (blue) which also includes specific areas of interest A) Glacial meltwater channel B) Marsh areas C) Oak Birch and Holly woodland. Areas of wet grassland (Purple) indicate possible seasonal flooding or a high water table.



## 2) Coastal area survey from Charlesland Boundary to Bray Head SAC

The southeastern boundary of the area begins at the southern boundary of the Charlesland Golf club (330698/210600) on the a 20m wide boulder beach (man made). Beside the railway track was boulder clay and Gravel (CC1, BL1 and ED2) which was species poor. On the west side of the track is a golf course. Sandy Beach (LS2) starts opposite the golf course (at 330498/210988) and a grass verge 3m wide starts shortly after (at 330356/211181) between the railway track and boulders (BL1/ED2). The distance between the track and the railway at this point is 10m and as a result this area may be prone to sea based intrusion. On the west side of the track is the southern end of the driving range which contained Brent Geese, Oystercatcher and Turnstones.

Towards Greystones marram grass starts on the beach (at 330234/211364) and ends with the boulders (at 330096/211566) as the grassy bank also begins beside the railway. The terrestrial habitat along the majority of railway track behind the boulder defence is grassy verge (GS2). The main vegetation consists of *Taraxicum* sp., *Senecio vulgaris*, *Senecio jacobaea*, *Cirsium vulgare* and *Valeriana officinalis* and various grass species. A small area of marram grass (*Ammophila arenaria*) occurs on the beach to the east of the railway track at the northern edge of the driving range. The area behind railway track (west of track) appears to be slightly damper than the area to the east of the railway track and supports a community dominated by Common reed (*Phragmites australis*), Ivy (*Hedera helix*), Wood avens (*Geum urbanum*) and Butterbur (*Petasites hybridus*). The wildlife corridor area of the track stops prior to Greystones. The beach ends at a rocky outcrop 329873/212268. Up to this point the area is species poor and no noteworthy besides those mentioned above were found. However, grey seals, protected under Annex II of the Habitats directive are known to frequent the sea in the northern section of this beach.

On the boulderclay cliffs (CS3) behind the rocky cove at Carrig Eden (329666/21602) a possible nesting site for sand martins is located. No other noteworthy species or habitats were found in this area.



Fence post hanging in mid air due to erosion of sedimentary sea cliffs  
(Above)

North of Greystones Harbour is a stony beach (CB1 above and below strandline). Birds observed in this area included great Black backed gull, cormorant, ringed plover, juvenile herring gulls, turnstone and oystercatcher. This beach continues northwards into the Bray Head SAC and is likely to be a result of the erosion of the boulder clay cliffs north of the harbour. The littoral and sublittoral areas of the proposed marina were examined by Aquafact International Services in 2000. Aquafact found very few faunal species and none that were deemed to be rare or sensitive or “listed under any sort of designation as requiring protection”.

The terrestrial habitat along the cliff top is dry coastal heath and grassy verges, broadly corresponding to Fossit’s (2000) classification of HH1 and GS2, the heath occurs as a mosaic grading into scrub (WS1) which is dominated by Bramble (*Rubus fruticosus*), and grasses (*Agrostis canina* and *A. stolonifera*). Gorse (*Ulex europaeus*) also occurs frequently within this area. Land use at the site consists of recreational use. A well-worn path is located along the cliff for much of the site and is regularly used for walking. Severe erosion of the sea cliffs is having an obvious impact on this marginal area. A model of the erosion of these cliffs from the Greystones Harbour EIS (3<sup>rd</sup> January 2006) estimates that these cliffs will recede 20m at the toe of the cliff, and even more on the upper cliffs, over the next 30 years. As a result this habitat is likely to disappear. Sand martins nest in these cliffs each summer. However the nest site changes annually depending on where the cliffs have been eroded.

Behind the beach at the beginning of the “Cliff Walk” a waste ground area, on the northern edge of the proposed harbour development (329188/213111) is located. This marks the beginning of a scrub (WS1) based, bramble dominated, 30m wide wildlife corridor between the cliff walk and the railway line which extends as far as the football pitch (328978/213314). A substantial gorse dominated enclosed scrub area WS1 (150m x 150m) follows the northern extent of the football pitch that extends from the railway to the sea cliffs. This area marks the location of a stream that flows down from the Redford area.

### Recommendations in relation to the coastal zone area

The potential impacts of the proposed marina on the coastal zone need to be adequately assessed. The potential for the increased erosion of the cliffs within the SAC area needs to be reviewed.

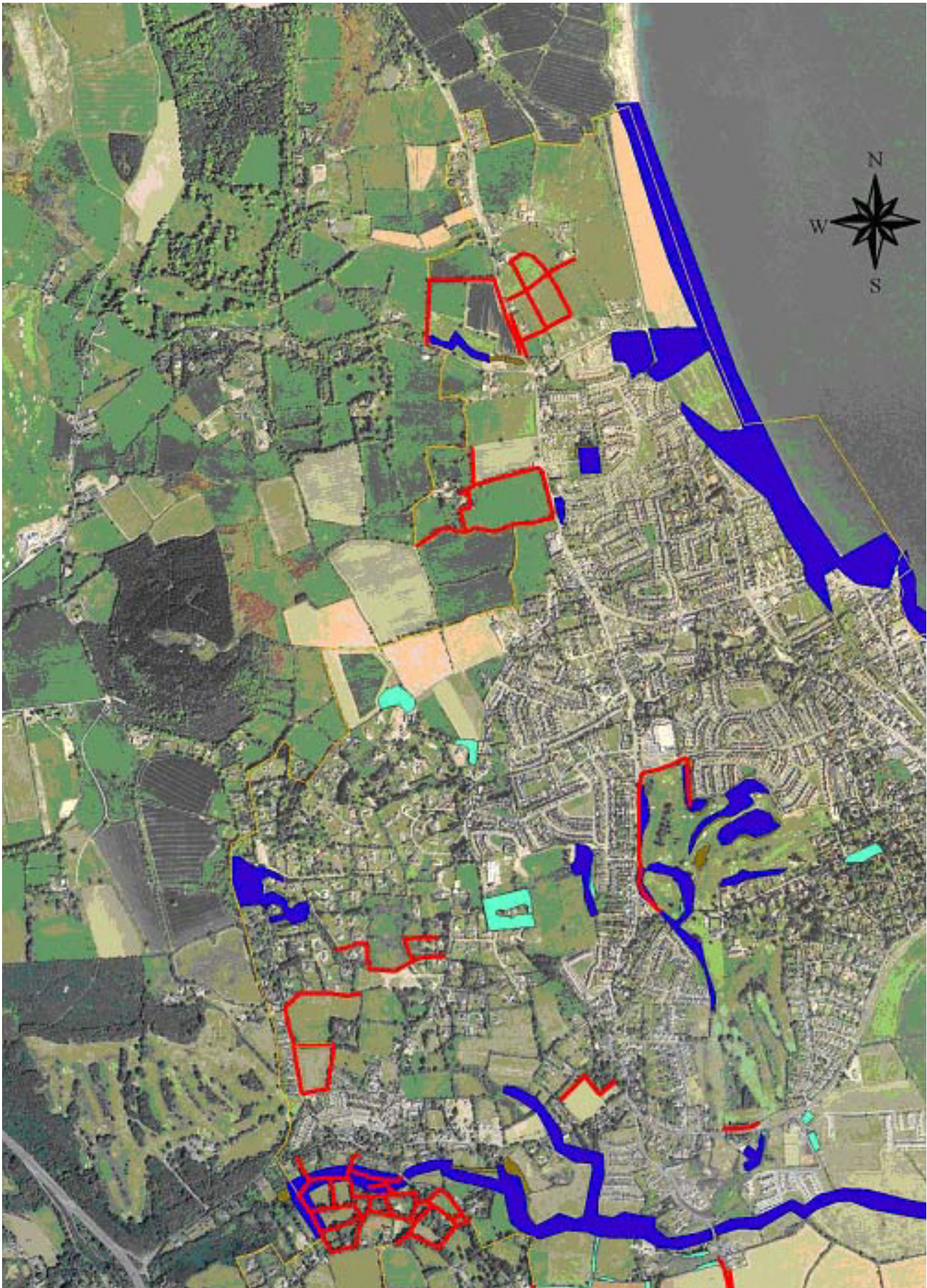
The main threat to the coastal zone on south beach is from possible pollution. Littering either sea or land based can result in the entanglement of wildlife species and injury to bathers. Adequate refuse points along this stretch of coastline should be provided.



### 3) Additional survey of hedgerows and treelines.

An additional survey of the hedgerows and treelines of significance outside local biodiversity areas was carried out. Areas with prominent treelines and areas of native hedgerows that should be preserved were identified.

The main area of significance within the LAP is the hillside south of Delgany. Here hedgerows have grown to include mature ash, beech, willow etc. giving the hillside a wooded appearance.

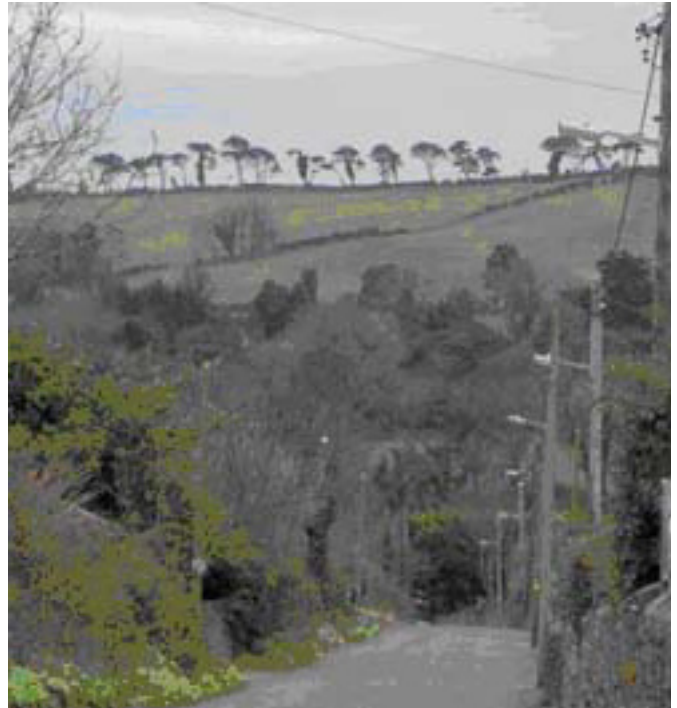




### Additional Recommendations in relation to Greystones/Delgany LAP-Local Biodiversity areas.

With increasing development in the Greystones/Delgany area biodiversity is clearly being reduced and apparently at an alarming rate. When the aerial image from 2000 is compared to the current situation on the ground, which is in turn compared to the proposed planning developments especially in the Charlesland area, there will soon be no real space for wildlife outside garden hedgerows and specific amenity areas in the Greystones/Delgany area. If this is the case one would have to question the existence of any Local Biodiversity Areas in the region. This may not sound significant but it is likely result in the loss of the remaining protected/rare species of resident mammals and birds such as otters and barn owls from the area. This need not be the case and the incorporation of certain recommendations as outlined below, from the planning permission level would assist in the presence of areas that are important wildlife refuges.

- The maintenance of all hedgerows, treelines, scrub and native wooded areas would be deemed essential to preserve biodiversity in the area and their removal should be prohibited. The planting of native hedgerows/trees possibly as a percentage of remaining green areas should be “encouraged”.
- Derelict Buildings that currently possess protected species should be preserved and if possible enhanced to increase their biodiversity value e.g. incorporation of bat boxes, additional nesting sites etc.
- Buffer zones should be placed around areas that are deemed important to wildlife. This includes areas such as Three Trout Stream.
- The planning permission stage would be seen as the key to encourage biodiversity in the remaining areas that are going to be developed in the area.
- A biodiversity education programme should be incorporated into local schools to encourage the enhancing of biodiversity.
- Wildlife corridors should be maintained. This is especially important in relation to streams and infrastructural projects e.g. roads bridges etc. cross wildlife areas.
- Careful consideration needs to be taken in relation to flooding and the location of developments. It is felt that areas that are possibly prone to seasonal/ infrequent flooding have been built upon in the past five years near the Three Trout Stream.
- An Expansion of the western edge of the LAP by 40 m to include glacial melt water channel
- An expansion of the LAP area to include the prominent tree line of Scots Pine on hill east of Drummin (observed from N11 and LAP area) (See figure 5)
- Both the Mill brook Mill and Charlesland house have been identified by National Parks and Wildlife Service as areas containing barn owls. As a result these are sensitive areas that require special attention and conservation. This would include prohibiting/ restricting development and possibly enhancing the conservation value of these areas to increase biodiversity. However, the preservation of these areas needs to be in tandem with the conservation of surrounding hedgerows, linear scrub and treelines in order to maintain the value of these sites.



*Prominent treeline of Scots pine just outside LAP area (viewed from Kindlestown)*







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## **1.0 BACKGROUND**

The Greystones/Delgany Local Area Plan 2006-2012 was adopted, with amendments, on 4th December 2006 by the elected members of Wicklow County Council.

The Local Area Plan sets out the spatial planning framework for the settlement of Greystones/Delgany for the period 2006-2012 encompassing the town of Greystones, its harbour and associated foreshore, and the villages of Delgany, Killincarrig, Blacklion, and Charlesland, providing for a projected population of 19,000-21,000.

The Local Area Plan process was subject to a Strategic Environmental Assessment (SEA) in accordance with the Planning and Development (Strategic Environmental Assessment) Regulations 2004 (S.I. No. 436 of 2004). The SEA process involved the following:

- ‘Scoping’ the content and level of detail of the Environmental Report with the prescribed Environmental Authorities.
- Pre-Plan consultation with the Environmental Authorities.
- Preparation of the Environmental Report.
- Consultations with the Environmental Authorities and the public on the draft Plan & Environmental Report.
- ‘Scoping’ the content and level of detail of the Environmental Report on the Amendments to the draft Plan with the prescribed Environmental Authorities.
- Consultation with the Environmental Authorities on the Amendments to the draft Plan.
- Preparation of the Environmental Report on the Amendments to the draft Plan.
- Consultations with the Environmental Authorities and the public on the draft Plan, as amended & associated Environmental Report on the Amendments.

## **2.0 SEA Statement**

### **2.1 Summary of how environmental considerations and the Environmental Report were factored into the plan.**

The preparation of the environmental report informed the preparation of the draft Plan.

The compilation of baseline information, including a report on the locally-important areas of biodiversity, provided the basis for including the following in the Plan:

- the identification of environmentally-sensitive areas.
- the integration of local biodiversity objectives.
- the provision of an enhanced policy framework for the natural and built heritage and landscape; including the identification of Architectural Conservation Areas, a Local Urban Character Area and Areas of Special Amenity.

- the promotion of a compact urban form to limit the physical spread of the settlement.
- the identification of environmental constraints to development.
- the inclusion of enhanced policies for the development of town and village centres within the settlement.

### **2.2 Summary of how submissions/consultations were taken into account**

Consultations with the Environmental Authorities, the Eastern Regional Fisheries Board, the Office of Public Works and the Public (through submissions/observations on the Environmental Report to the draft Plan and the Environmental Report to the Plan, as amended), resulted in the following additions/changes to the Plan:

- Inclusion of 6 no. policies to protect the quality and integrity of the Three Trout’s Stream, including monitoring.
- Identification of 3 no. areas of particular environmental sensitivity: residential area north of Delgany as vulnerable to groundwater pollution; the Three Trout’s Stream and associated floodplains; and the coastline.
- Inclusion of policies for groundwater protection.
- Inclusion of policies relating to minimising flood-risk.
- Inclusion of policies to protect hedgerows and legally protected species (policy HL 16).
- The spatial containment of the settlement within the existing northern boundary with a view to protecting the Bray Head Special Area of Conservation (cSAC).
- Inclusion of an energy policy to reduce energy use, and associated targets.
- Provision for the preparation of integrated management plans for all large-scale residential and commercial developments during the lifetime of the Plan (Section 7.3.3 of the Plan).
- Provision for a policy to promote the recycling and recovery of appropriate wastes within the municipal waste stream.
- Cross-referencing the Housing Chapter of the Plan to the Section concerning the Archaeological Heritage and section of plan concerning water, wastewater, communications infrastructure, energy, waste management and sustainable urban drainage strategies.
- Identification of proposals for monitoring the future potable water and waste water demands of the settlement with a view to protecting water quality and the material assets currently enjoyed in the settlement.

In addition to the above consultation, a site visit was conducted with Tadhg O’Mahony of the Environmental Protection Agency in November 2005.



## 2.3 Reasons for choosing the plan as adopted, in light of other reasonable alternatives considered

In drafting the Plan, sustainable spatial planning principles were identified at the outset, and included principles that promoted the development of a compact urban form that would maximise the efficient use of land, particularly in close proximity to public transport nodes; promoting a mix of uses to make best use of proximity to transport and services; promoting the protection and enhancement of the natural and cultural heritage; and promoting development that takes into account the environmental carrying capacity of the area as a whole.

The following development scenarios were ruled-out at an early stage of Plan preparation:

- Promoting the spread of development to the north due to the potential negative impact on the protected area of Bray Head cSAC.
- Promoting the spread of development to the south due to consequent inefficiencies in the use of land, particularly land in close proximity to public transport nodes, and also to minimise the loss of agricultural land and encroachment on the rural landscape.
- Intensification of development on land zoned R4 in the 1999 Plan (To permit residential development at 2.5 houses/hectare) to the west of the settlement due to its identification as an environmentally-sensitive area with regard to groundwater vulnerability.
- Zoning of additional lands for purely residential development due to the accelerated growth of the settlement in the period 2002-2005 and consequent pressure on resources and services.

An adopted amendment to the Plan allowed for intensification of development on land zoned R4 in the 1999 Plan, however it was agreed that such an Amendment must be contingent upon connection to the public wastewater treatment system in order to protect groundwater quality.

Further amendments to the Plan allowed for increased residential development, resulting in the identification of potential negative environmental impacts in the Environmental Report on the Amendments. The amendments were carried on the basis of a desire to provide for local need. In relation to the area identified as Z5, the amendment was carried on basis of strengthening Blacklion village centre, allowing for the provision of lands for school facilities and housing to meet local demand.

An amendment to the Plan to provide for a district-level shopping centre within the area zoned E2 at Charlesland was included in the Plan and resulted in the identification of potential negative environmental impacts in the Environmental Report on the Amendments. The amendment was carried on the basis of a desire to increase the retail provision and choice available to residents of the settlement and the delivery of associated community (school site, site for Garda station, site for recycling centre) and employment facilities (Enterprise Centre with start-up facility).

The public consultation element of the planning process identified an over-riding concern of the potential coalescence of the urban centres of the settlement. Using this information, a spatial strategy for the settlement was drafted which took account of the sustainable spatial planning principles set out in the 'Vision for Sustainable Urban Settlement' (see Section 3.1 of the Plan), together with the information compiled as part of the Environmental Report and the knowledge gained from the public consultation process.

The resulting strategy identifies a 'collection of villages' and sets out distinct policies and objectives for each urban settlement, including distinct policies for the protection and enhancement of the natural and cultural heritage and natural environmental resources of Greystones/Delgany.

## 2.4 Monitoring Measures

Table 2.4 Monitoring Measures & Suggested Indicators for Environmental Monitoring of Greystones/Delgany LAP 2006 - 2012

Environmental Category	Monitoring Measure	Suggested Indicator
Biodiversity, Flora & Fauna	Biological and chemical monitoring of the Three Trout's Stream	Biological & chemical water quality results from continuous monitoring of Three Trout's Stream at 3 locations as recommended in Section 14.2.1 of the Environmental Report.
Population & Human Health	<p>Groundwater monitoring at locations within identified Environmentally-Sensitive Areas (see Section 3.2.8 of the LAP).</p> <p>Preparation &amp; Monitoring of 'Future Capacity Study' with regard to wastewater demand.</p> <p>Air Quality Monitoring of the primary pollutants of SO<sub>2</sub>, NO<sub>2</sub>, and PM at various locations throughout the settlement.</p>	<p>Number of recorded groundwater pollution incidents.</p> <p>Retention/Non-Retention of 'Blue Flag' Beach Status at Greystones.</p> <p>Number of breaches of respective limits for SO<sub>2</sub>, NO<sub>2</sub>, &amp; PM within settlement.</p>
Soil	Monitoring of mitigation measures in Section 3.4.5 of the Harbour EIS.	Coastal habitat and species presence/absence, e.g. sand martin presence/absence at cliffs at Greystones.
Water	Groundwater quality monitoring (as above). Monitoring of construction works at Greystones Harbour.	Number of recorded groundwater pollution incidents. Retention/Non-Retention of 'Blue Flag' Beach Status at Greystones.
Air & Climate	Air quality monitoring programme & recommended Traffic Management Plan.	<p>Traffic volumes/modal split; % of new development within 400m of public transport stop; number of bicycle parking places.</p> <p>Amount of renewable energy generated from renewable sources.</p>
Material Assets	<p>Preparation &amp; Implementation of recommended 'Water Needs Study'.</p> <p>Preparation &amp; Monitoring of recommended 'Future Capacity' Study.</p> <p>Monitoring construction waste generation.</p>	<p>Number of water shortages recorded within the settlement.</p> <p>Retention of 'Blue Flag' Beach Status at Greystones.</p> <p>Levels of C&amp;D waste accepted at Rampere Landfill compared with estimated generation levels outlined in Harbour EIS.</p>

Cultural Heritage	Record known loss or damage to sites/structures using in-house GIS database as the baseline.	<p>Number of sites/structures protected within the settlement.</p> <p>Draft a set of 'qualitative' indicators for ACA's designated in the Plan.</p>
Landscape	Monitor development within rural landscape.	Number of planning permissions granted within areas with landscape category 'rural'.