

# **Greystones / Delgany**

**Local Area Plan  
2006-2012**



**Proposed Amendment No. 1  
Manager's Report**

**Wicklow County Council  
Planning Department**

**December 2009**

## **MANAGER'S REPORT**

### **On submissions to Proposed Amendment No. 1 (2009) to the Greystones - Delgany Local Area Plan 2006 following the 1<sup>st</sup> public display period**

#### **Introduction**

This Manager's Report is submitted under Section 20(3)(c) of the Planning & Development Act 2000; it is part of the formal statutory process of the adoption of an amendment to a Local Area Plan.

In accordance with the Planning Act, such reports shall

- list the persons who made submissions or observations;
- summarise the issues raised by the persons in the submission or observations;
- contain the opinion of the Manager in relation to the issues raised and his recommendations in relation to the proposed amendment taking into account the proper planning and sustainable development of the area, other statutory obligations of the local authority in the area and any relevant policies or objectives for the time being of the Government or of any Minister of the Government.

This report is now formally submitted to the elected members of Wicklow County Council for consideration. This amendment will be on the agenda of the County Council meeting on the 4<sup>th</sup> January 2010.

#### **Consultation Process**

The proposed amendment was placed on public display for the period of 6 weeks, from Thursday 29<sup>th</sup> October to Thursday 10<sup>th</sup> December 2009 inclusive at the following locations:

- The Council's website [www.wicklow.ie](http://www.wicklow.ie)
- County Buildings, Station Road, Wicklow Town
- Council Offices in Greystones, Mill Road, Greystones

The aim of the consultation process was to enable the public and interested parties to give their observations on the proposed amendment.

**No submissions were received.**

#### **MANAGER'S RECOMMENDATION**

**To amend the Local Area Plan as proposed.**

### **Proposed Amendment No. 1 to the Greystones-Delgany LAP 2006**

- minor modifications to the text of the Greystones Harbour and North Beach Action Plan (Z1) as set out below.

#### **Reason for the proposed amendment:**

- to allow for more flexibility in the use of upper floors of the harbourside buildings, in the interests of ensuring the viability and vitality of the harbourside mixed use area.

(new text shown in **red**, deleted text shown in **blue-strikethrough**)

## **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**

<b>Use</b>	<b>Illustrative Type</b>
<b>Commercial</b> Entertainment  Accommodation  Retail   Leisure  Business	Bars Restaurants Café Food Outlets Hotel Holiday Accommodation 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 Health & Fitness Club Spa Harbour Master & Marina Reception Office Small Offices
<b>Civic &amp; Social Amenity</b> Cultural   Community	Art Gallery Tourist and Heritage Centre Library Museum Conference and Exhibition 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.