

MANAGER'S REPORT
ON SUBMISSIONS OR OBSERVATIONS
RECEIVED ON THE
PROPOSED MATERIAL ALTERATIONS
OF THE
DRAFT GREYSTONES - DELGANY
AND KILCOOLE
LOCAL AREA PLAN (LAP) 2013-2019

July 2013

Forward Planning Section
Wicklow County Council
County Buildings
Wicklow



MANAGER'S REPORT ON SUBMISSIONS OR OBSERVATIONS RECEIVED ON THE PROPOSED MATERIAL ALTERATIONS OF THE DRAFT GREYSTONES - DELGANY AND KILCOOLE LOCAL AREA PLAN (LAP) 2013-2019

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PART I: INTRODUCTION

1.1 Introduction

This Manager's Report relates to the submissions or observations received on the Proposed Material Alterations of the Draft Greystones-Delgany and Kilcoole Local Area Plan (LAP) 2013-2019. This Manager's Report is submitted under Section 20(3)(k) of the Planning and Development Act 2000 (as amended). This report contains the following:

- i. A list of the persons who made submissions or observations,
- ii. A summary of the issues raised in the submissions or observations,
- iii. The opinion of the Manager in relation to the issues raised, and his recommendations in relation to the proposed material alteration to the Draft LAP, including any change to the proposed material alteration as he considers appropriate, taking account of the proper planning and sustainable development of the area, the statutory obligations of any 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.

The members of the planning authority are required to consider the proposed material alterations of the Draft LAP and the report of the Manager.

It should be noted that submissions or observations on issues that do not relate to the Proposed Material Alterations will not be considered at this stage in the plan making process.

1.2 Next Steps

Following consideration of this Manager's Report, the local area plan shall be made by the planning authority by resolution, with all, some or none of the material alterations.

Where the planning authority decides to make the local area plan or further modify the material alteration of the local area plan by resolution, (A) shall apply in relation to the making of a resolution, and (B) shall apply in relation to any change to the material alteration proposed:

(A) It shall be necessary for the passing of the resolution that it shall be passed by not less than half of the members of the planning authority. This requirement is in addition to, and not in substitution for, any other requirements applying in relation to such a resolution.

(B) A further modification to the material alteration:

- i. may be made where it is minor in nature and therefore not likely to have significant effects on the environment or adversely affect the integrity of a European site,
- ii. shall not be made where it refers to (a) an increase in the area of land zoned for any purpose, or (b) an addition to or deletion from the record of protected structures.

When performing their functions, the members of the planning authority shall be restricted to considering the proper planning and sustainable development of the area, the statutory obligations of any local authority in the area and any relevant policies or objectives of the time being of the Government or of any Minister of the Government.

In this regard, this report is being issued to the members in July 2013, and will appear on the agenda of the next Council meeting in **September 2013**.

The local area plan shall have effect four weeks from the day that it is made.

1.3 Strategic Environmental Assessment and Appropriate Assessment

In accordance with the relevant legislative requirements, this Manager's Report is accompanied by Addendum III to the Environmental Report and Appropriate Assessment Screening Report of the Draft Greystones-Delgany and Kilcoole LAP 2013-2019 and Proposed Variation No.3 of Wicklow CDP 2010-2016. The Manager's Report should be considered in conjunction with these addendums.

1.4 Consultation Process on Proposed Material Alterations

The Proposed Material Alterations of the Draft Greystones-Delgany and Kilcoole Local Area Plan (LAP) 2013-2019 were on public display during the period 7th May 2013 to 4th June 2013. During this period, the associated Proposed Material Alterations of Proposed Variation No.3 of Wicklow County Development Plan (CDP) 2010-2016 were also on display.

During this period, a total of 19 submissions were received.

1.5 List of Submissions

The following list of submissions includes valid submissions received with respect to the following:

- Proposed Material Alterations of the Draft Greystones-Delgany and Kilcoole Local Area Plan (LAP) 2013-2019
- Proposed Material Alterations of Proposed Variation No.3 of Wicklow County Development Plan (CDP) 2010-2016

No.	Observer	Submitted by
Elected Representatives		
1	Cllr. Kathleen Kelleher	
Prescribed Bodies		
2	Minister for Arts, Heritage and the Gaeltacht	Patricia O'Leary
3	Minister for Education and Skills	Lorraine Brennan
4	Minister for the Environment, Community and Local Government	Patrick O'Sullivan
5	Environmental Protection Agency	Cian O'Mahony
6	Health and Safety Authority	Alice Doherty
7	Inland Fisheries Ireland	Brian Beckett
8	National Roads Authority	Michael McCormack
Public Submission		
9	Bellevue Court Residents Association	David Curtis
10	Paul Byrne	
11	Capital Securities Corporation	Seamus Sheerin
12	Cornerpark Estates Ltd	Stephen Little & Associates
13	Paul Gallagher/ Bernard Burke & Associates	bba Architecture
14	Paul Gallagher/ Bernard Burke & Associates	bba Architecture
15	Greystones United Football Club	John O'Neill
16	Niall Kenny (et al.)	
17	Shailesh Kulkarni	
18	Laneree Ltd	John Spain Associates
19	Tesco Ireland	GVA Planning and Regeneration Ltd

PART II: MANAGER’S RECOMMENDED FURTHER MODIFICATIONS TO THE PROPOSED MATERIAL ALTERATIONS OF THE DRAFT GREYSTONES-DELGANY AND KILCOOLE LOCAL AREA PLAN (LAP) 2013-2019

Proposed material alterations to the written statement of the Draft LAP are indicated as follows: new text in **red**, deleted text in ~~blue strikethrough~~. The proposed amendments are ordered in the sequence of the LAP and should be read in conjunction with the Draft LAP.

Proposed further modifications to the Proposed Material Alterations of the Draft LAP are indicated as follows: new text in **purple**, deleted text in ~~purple strikethrough~~.

PROPOSED MATERIAL ALTERATION NO. 6

Amend Objective RT12 as follows:

RT12: It is the objective of the Council to generally not permit the development of retail warehousing in the plan area except where evidence in the form of a Retail Impact Study is provided to demonstrate that there is a proven need for retail warehousing within this area and subject to compliance with the Wicklow County Development Plan 2010-2016, Retail Strategy for the Greater Dublin Area 2008-2016 and the Retail Planning Guidelines for Planning Authorities (DoECLG, 2012). Subject to this objective, retail warehousing shall be not normally permitted but open for consideration within ~~E, E1 and~~ TC zones. It shall not be permitted at any other location.

Recommendation of Manager

Note: This should be considered in conjunction with Proposed Material Alteration No. 9

Further modify Proposed Material Alteration No. 6 as follows:

RT12: It is the objective of the Council to generally not permit the development of retail warehousing in the plan area except where evidence in the form of a Retail Impact Study is provided to demonstrate that there is a proven need for retail warehousing within this area and subject to compliance with the Wicklow County Development Plan 2010-2016, Retail Strategy for the Greater Dublin Area 2008-2016 and the Retail Planning Guidelines for Planning Authorities (DoECLG, 2012). Subject to this objective, retail warehousing shall be not normally permitted but open for within ~~E, E1 and~~ **E E1 and** TC zones. It shall not be permitted at any other location.

PROPOSED MATERIAL ALTERATION NO. 9

1. Amend EMP4 as follows:

Zone 1 of E lands at Mill Road

EMP4: To promote and facilitate the development of lands zoned for employment development on Zone 1 of E lands at Mill Road as follows:

E1 Zone, Mill / Charlesland Road

~~EMP4: To promote and facilitate the development of lands zoned for employment development ('E1' zone) adjoining Mill Road / Charlesland Road in accordance with the following requirements:~~

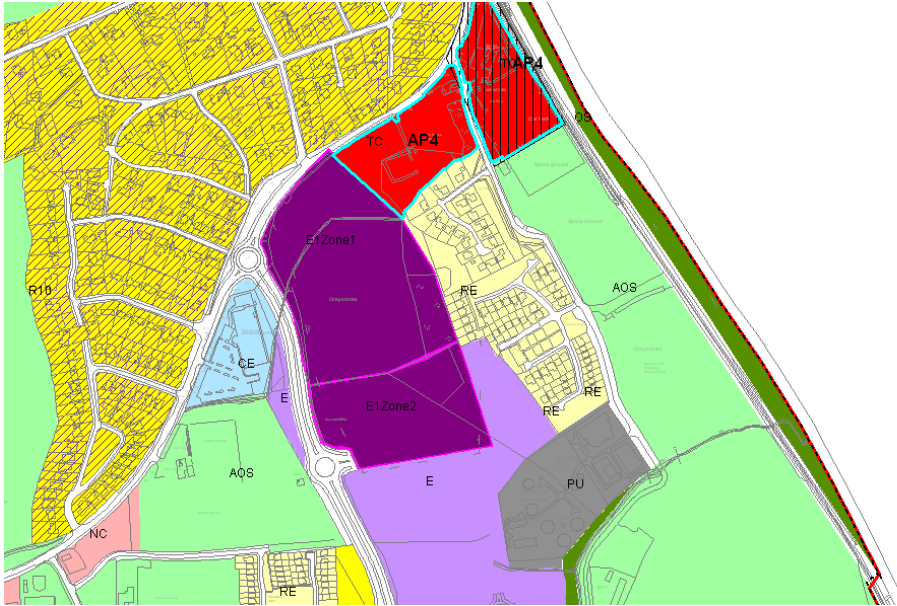
- Zone 1 shall be developed as an extremely high quality, primarily office based employment zone. In this area, a reasonably high intensity of development will be required, and in particular, development should attain a plot ratio of not less than 0.75 and may be up to 3-storeys in height. Given the proximity of the lands to high quality transport links and the town centre, flexibility shall be afforded to the application of car parking standards and the majority of undeveloped lands shall be given over to high quality hard and soft landscaping. The design and format of this area shall address AP4: South Beach Action Plan, such that there is an easy transition between the two areas, with strong pedestrian links. The height, massing and finishes of the development shall be appropriate to the nature and scale of existing and proposed developments in the vicinity, including the Burnaby ACA and the South Beach Action Area. Buildings shall generally be designed around civic spaces / public squares.
- ~~• Zone 2 shall be developed for a mix of employment facilities, and may be more appropriate for product based employment facilities.~~
- ~~• The following uses shall not normally be considered but shall be open for consideration, subject first and foremost to compliance with objective RT3 (sequential test) and RT12 (retail warehousing), and to the following~~
 - ~~(a) Retail warehousing may be considered in Zone 2 in conjunction only with the substantial development of Zone 1 (which is taken to mean a minimum of 10,000sqm high employment density floorspace) and in particular, the development of the roadside frontage of Zone 1 along Mill Road and Charlesland Road~~
 - ~~(b) 'Town centre' type retailing i.e. individual shops offering both convenience and comparisons goods and retail services may be considered in Zone 1 strictly only where it forms part of a integrated development proposal with lands zoned TC to the immediate east of the site. In no circumstances will any such retail use be permitted in advance of the commencement of similar development on the adjacent TC lands in order to ensure that development occurs in an orderly and sequential fashion.~~
- Mature trees along the eastern boundary of the site shall be retained, to provide a buffer to the residential area of Woodlands.
- This site is appropriate for the development of hotel.

~~Development on this land shall be subject to the agreement of a Master Plan⁴.~~

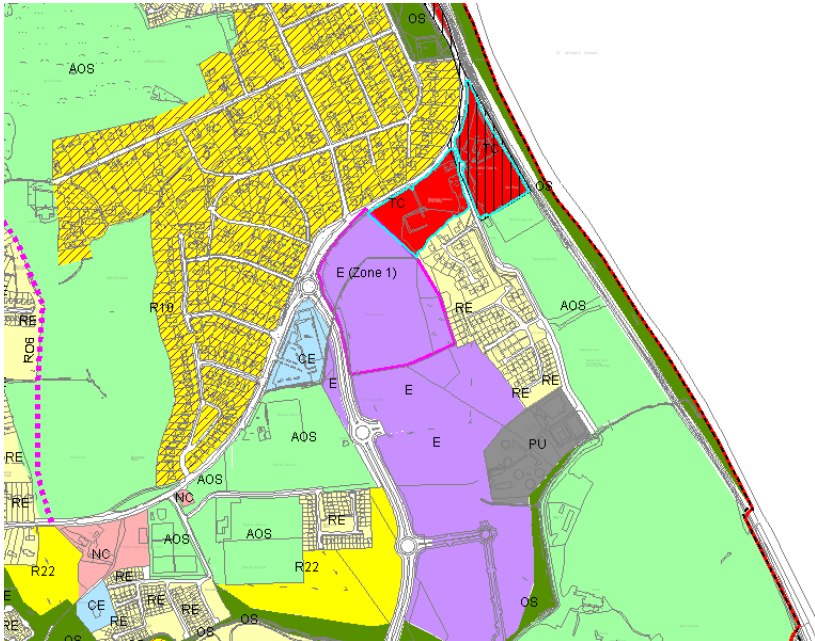
⁴ ~~A master plan shall set out details regarding how the objectives of the subject site are to be achieved, including for example, the allocation of uses throughout the site, address principles of design (e.g. heights, mass, materials), transportation links and permeability, details regarding phasing of the development, and any other matters as required by the planning authority.~~

2. Amend Map A as follows:

From:



To:



3. Amend 'Table 11.1: Zoning Matrix' as follows:

E: Employment	To provide for economic development, enterprise, industry, distribution, warehousing and employment.
E1: Employment	To provide for a mix of employment creating development, in accordance with objective EMP4 for this area, and subject to the agreement of a Master Plan.

Recommendation of Manager

Note: This should be considered in conjunction with Proposed Material Alteration No. 6.

Further Modify Proposed Material Alteration No.9 as follows:

Part 1: Amend EMP4 as follows:

Zone 1 of E lands at Mill Road

~~EMP4: To promote and facilitate the development of lands zoned for employment development on Zone 1 of E lands at Mill Road as follows:~~

~~E1 Zone, Mill / Charlesland Road~~

~~EMP4: To promote and facilitate the development of lands zoned for employment development ('E1' zone) adjoining Mill Road / Charlesland Road in accordance with the following requirements:~~

E1 Zone, Mill / Charlesland Road

EMP4: To promote and facilitate the development of lands zoned for employment development ('E1' zone) adjoining Mill Road / Charlesland Road in accordance with the following requirements:

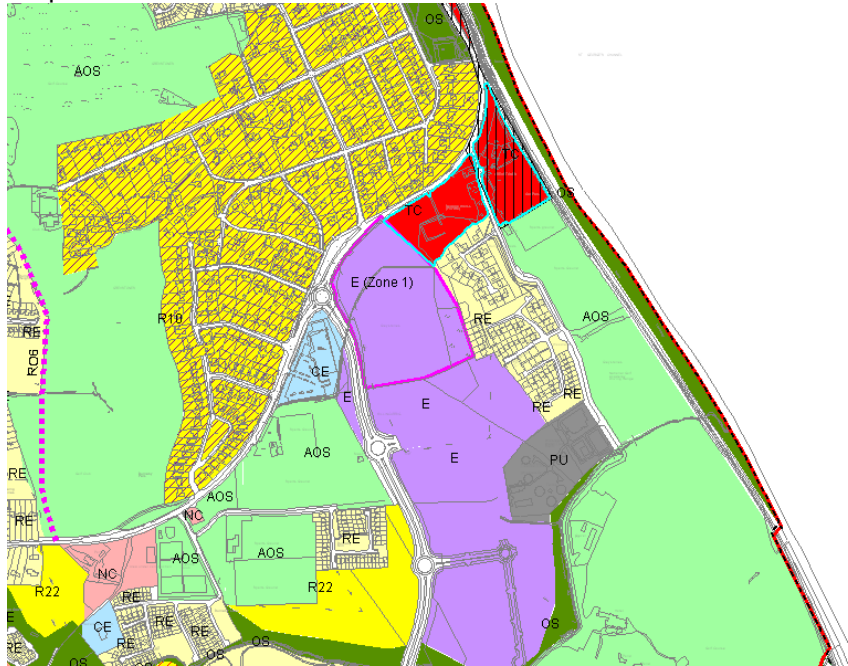
- **Zone 1 This zone** shall be developed as an extremely high quality, primarily office based employment zone. In this area, a reasonably high intensity of development will be required, and in particular, development should attain a plot ratio of not less than 0.75 and may be up to 3-storeys in height. Given the proximity of the lands to high quality transport links and the town centre, flexibility shall be afforded to the application of car parking standards and the majority of undeveloped lands shall be given over to high quality hard and soft landscaping. The design and format of this area shall address AP4: South Beach Action Plan, such that there is an easy transition between the two areas, with strong pedestrian links. The height, massing and finishes of the development shall be appropriate to the nature and scale of existing and proposed developments in the vicinity, including the Burnaby ACA and the South Beach Action Area. Buildings shall generally be designed around civic spaces / public squares.
- ~~Zone 2 shall be developed for a mix of employment facilities, and may be more appropriate for product based employment facilities.~~
- ~~The following uses shall not normally be considered but shall be open for consideration, subject first and foremost to compliance with objective RT3 (sequential test) and RT12 (retail warehousing), and to the following~~
 - ~~(c) Retail warehousing may be considered in Zone 2 in conjunction only with the substantial development of Zone 1 (which is taken to mean a minimum of 10,000sqm high employment density floorspace) and in particular, the development of the roadside frontage of Zone 1 along Mill Road and Charlesland Road~~
 - ~~(d) 'Town centre' type retailing i.e. individual shops offering both convenience and comparisons goods and retail services may be considered in Zone 1 strictly only where it forms part of a integrated development proposal with lands zoned TC to the immediate east of the site. In no circumstances will any such retail use be permitted in advance of the commencement of similar development on the adjacent TC lands in order to ensure that development occurs in an orderly and sequential fashion.~~
- Mature trees along the eastern boundary of the site shall be retained, to provide a buffer to the residential area of Woodlands.
- This site is appropriate for the development of hotel.
- **Retail development shall not be permissible within this zone**

~~Development on this land shall be subject to the agreement of a Master Plan².~~

Part 2: Further modify map as set out in the Proposed Material Alteration, i.e. rename 'E (Zone 1)' to 'E1'.

From:

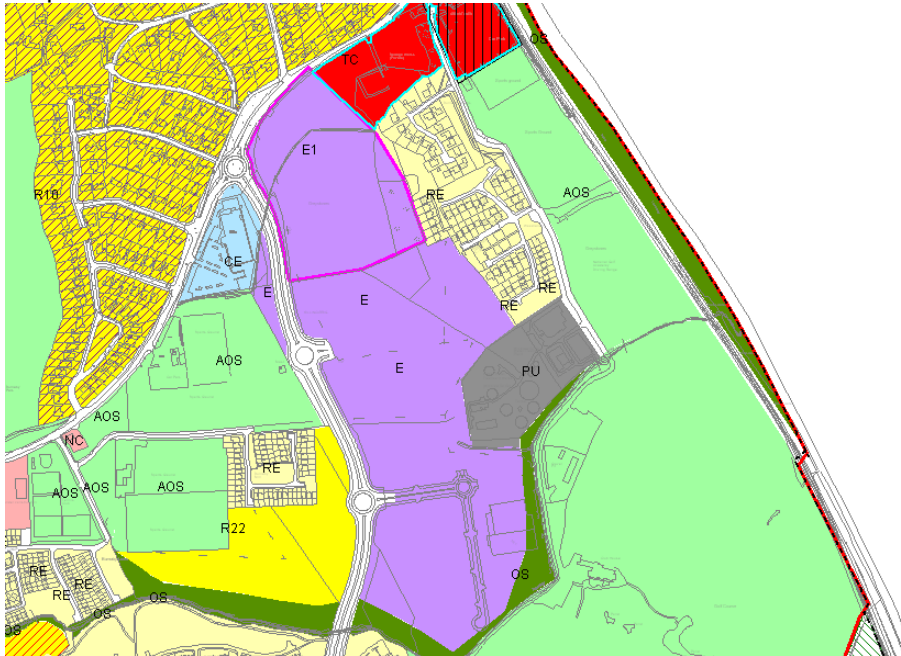
Proposed Material Alteration



² ~~A master plan shall set out details regarding how the objectives of the subject site are to be achieved, including for example, the allocation of uses throughout the site, address principles of design (e.g. heights, mass, materials), transportation links and permeability, details regarding phasing of the development, and any other matters as required by the planning authority.~~

To:

Proposed Further Modification



Part 3: Do not proceed with deletion of zone E1. Further modify as follows:

From:

E: Employment	To provide for economic development, enterprise, industry, distribution, warehousing and employment.
E1: Employment	To provide for a mix of employment creating development, in accordance with objective EMP4 for this area, and subject to the agreement of a Master Plan.

To:

E: Employment	To provide for economic development, enterprise, industry, distribution, warehousing and employment.
E1: Employment	To provide for a mix of employment creating development, in accordance with objective EMP4 for this area, and subject to the agreement of a Master Plan.

PROPOSED MATERIAL ALTERATION NO. 22

Amend Objective HER 12 as follows:

HER12: To preserve the character of Architectural Conservation Area's (ACAs), in accordance with Appendix B. The following objectives shall apply to ACAs:

- Development will be controlled in order to protect, safeguard and enhance the special character and environmental quality of ACAs.
- The buildings, spaces, archaeological sites, trees, views and other aspects of the environment that form an essential part of the character of an ACA will be protected.
- **Proposals involving the demolition of buildings and other structures that contribute to the special interest of ACAs will not be permitted. The La Touche Hotel is a structure that contributes to the Special Interest of this ACA.**
- The design of any development in an ACA, including any changes of use of an existing building, shall preserve and/or enhance the character and appearance of the ACA as a whole.
- Schemes for the conservation and enhancement of the character and appearance of an ACA will be promoted.
- The character and appearance of the urban public domain within an ACA shall be protected and enhanced. The Council will seek to work in partnership with local community and business groups to implement environmental improvements within ACAs.
- Within the Church Road ACA, alterations to the front boundaries to accommodate off-street car parking, will not normally be permitted.
- Historic items of street furniture and paving within ACAs shall be retained, restored and repaired.
- All electricity, telephone and television cables within ACAs shall be placed underground where possible.
- The placing of satellite dishes, television aerials, solar panels, telecommunications antennae and alarm boxes on front elevations or above the ridge lines of buildings or structures will generally be discouraged within Architectural Conservation Areas, except where the character of the ACA is not compromised.

It should be noted that the designation of an Architectural Conservation Area does not prejudice innovative and contemporary design. The principle of a contemporary and minimalist design style will be encouraged within ACAs, 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.

Recommendation of Manager

Modify Proposed Material Alteration No.22 as follows:

- **Proposals involving the demolition of buildings and other structures that contribute to the special interest of ACAs will not be permitted. The original structure of the La Touche Hotel is a structure that contributes to the Special Interest of this ACA.**

PROPOSED MATERIAL ALTERATION NO. 27

Amend 'AP9: Bullford Action Plan' as follows:

10.10 AP9: BULLFORD ACTION PLAN

This action plan is located to the west of Main Street, in the townlands of Kilcoole and Bullford, as shown on Map 1. This Action Area measures c. 10ha and includes residential (c. 6.7ha), town centre (c. 2.9ha) **and open space** zonings.

This Action Area shall be developed as a town centre, residential, ~~and~~ community **and open space** zone in accordance with the following criteria:

- Vehicular access shall be provided from the proposed western distributor road, and the east-west linkage to Main Street. Only 50% of development shall be completed before the entire link between Main Street and the Newtownmountkennedy Road has been completed
- Derelict buildings adjoining Main Street shall be removed and a new town square provided. New buildings shall be designed to enclose the new square. An indicative layout of the new town square is indicated in Figure 10.1.
- A town car park shall be provided at an easily accessible and convenient location
- The streetscape south of 'The Breeches' pub shall be reinstated with the provision of a suitable new two-storey development.
- New residential areas shall be developed to the highest standard of design and layout and shall provide for a range of unit types and sizes.
- Denser development may be considered in the area zoned TC, subject to a high quality design and respect for the scale and proportions of existing buildings on the Main Street
- Any development proposals for this Action Area shall include proposals for community uses, as determined through the preparation of a community facilities audit and consultation with the Community and Enterprise Section of the Council
- ~~• A public riverine park shall be provided along the existing stream on the western boundary of the Action Area. This public park shall be designated a public park, not exclusive to the residents of the development and shall be maintained open at all times. The appropriate layout, design and landscaping of this park shall be determined following consultation with the DoEHLG and Eastern Regional Fisheries Board and in particular, landscaping should incorporate native species planting, any proposed paths should be suitably set back from the riverbank and left unmown so as not to interfere with the riparian zone and night lighting shall not be provided.~~
- Land zoned open space can be used as the residential public / private open space associated with housing development on the site.

Recommendation of Manager

Further modify Proposed Alteration No. 27 as follows:

From:

- Land zoned open space can be used as the residential public / private open space associated with housing development on the site

To:

- Land zoned open space can be used as the residential public ~~/ private~~ open space associated with housing development on the site

PART III: SUMMARY OF ISSUES RAISED AND MANAGER'S OPINION AND RECOMMENDATIONS ON THE PROPOSED MATERIAL ALTERATIONS

Proposed material alterations to the written statement of the Draft LAP are indicated as follows: new text in **red**, deleted text in ~~blue strikethrough~~. The proposed amendments are ordered in the sequence of the LAP and should be read in conjunction with the Draft LAP.

Proposed further modifications to the Proposed Material Alterations of the Draft LAP are indicated as follows: new text in **purple**, deleted text in ~~purple strikethrough~~.

PROPOSED MATERIAL ALTERATION NO. 1

Amend RES5 as follows:

RES5: On undeveloped residentially zoned land, it is an objective of the Council to provide for the development of sustainable residential communities up to a maximum density, as prescribed by the land use zoning objectives indicated on Map A and described in 'Table 11.1: Zoning Matrix'.³ In existing residential areas, infill development shall **generally** be at a density that respects the established character of the area in which it is located, subject to the protection of the residential amenity of adjoining properties. **However, where previously unsewered, low density housing areas become served by mains sewers, consideration will be given to densities above the prevailing density, (up to 10 / ha, depending on local circumstances), subject to adherence to normal siting and design criteria.**

Apartments generally will only be permitted within Greystones Town Centre, Kilcoole Town Centre, Delgany Village Centre, Neighbourhood Centres, Small Local Centres, Greystones Harbour and North Beach Action Plan, South Beach Action Plan and within 10 minutes walking distance⁴ of Greystones DART station.

Within existing residential areas, regard shall be paid at all times to the overriding objective of the Council to protect the residential amenity of these areas and to only allow infill residential development where this reflects the character of the existing residential area. Apartments will not normally be permitted on sites surrounded by predominantly single family occupied housing estate developments.

Submissions
None
Summary of Issues Raised
-
Opinion of Manager
This proposed alteration was recommended by the Manager in his last report in the interest of providing clarity to the density allowable in RE zones.
Recommendation of Manager
Adopt Proposed Material Alteration No.1

³ Densities shall be based on a typical house of 125m² gross floor area. As such, the maximum total number of units permissible on a site shall be calculated on the basis of total gross floor area permitted over a site.

⁴ Assuming an average walking distance of 0.08km per minute. Distances shall not be measured using the 'as the crow flies' tool. Regard shall be paid to the actual pedestrian route available from a residential property to a centre. Walking distances shall be calculated on the distance from the front door of a property.

PROPOSED MATERIAL ALTERATION NO. 2

Amend RES7 as follows:

RES7: Notwithstanding the zoning objectives set out within this plan, lower density residential developments may be required at certain locations; where by virtue of environmental, topographical and service constraints, including lack of public mains infrastructure, poor road access, steep gradients, flooding issues and significant coverage of natural biodiversity; a lower density of development is preferable. **This objective applies to all land zonings within the plan area.**

~~Having regard to these type of constraints,~~ **In particular,** the planning authority will limit growth in the amount of housing, on lands zoned 'R2.5: Residential (2.5/ha)' and 'R5: Residential (5/ha)' along Blackberry Lane, Delgany and lands zoned RE: Existing Residential at Kindlestown Upper and Bellevue Demesne. In these areas housing shall generally be restricted to the development of low density single housing, subject to all matters being addressed to the satisfaction of the planning authority.

On land zoned R17/R5/R22 in the Kindlestown Upper/Coolagad vicinity, the design and layout of developments shall be appropriate to the topography of sites and the necessity to ensure that there is a visual transition between these developed lands and the unzoned agricultural lands/Kindlestown Hill to the rear of the site. Regard shall be paid to the protection of the visual amenity of the area, including views of Kindlestown Hill and to the objectives of the Blacklion ACA.

Submissions
None
Summary of Issues Raised
-
Opinion of Manager
This proposed alteration was recommended by the Manager in his last report, as was considered necessary to address the visual sensitivities of the Kindlestown Hill area.
Recommendation of Manager
Adopt Proposed Material Alteration No.2

PROPOSED MATERIAL ALTERATION NO. 3

Amend 'Section 4.1 Retail Strategy' as follows:

A number of centres within the settlement of Greystones-Delgany are designated Level 4 Neighbourhood Centres. Neighbourhood centres usually contain one supermarket ranging in size from 1,000-2,500m² with a limited range of supporting shops and retail services and possibly other services such as post offices or community facilities, grouped together to create a focus for the local population. These centres meet the local day-to-day needs of the surrounding residents. The Wicklow County Retail Strategy indicates that there are some sites that are larger than the normal size standards, where larger foodstores will be permitted, based on their historic use and the need to service considerable tranches of housing. At these locations, the scale of convenience outlet will be dictated by the overall size of the town, the catchment of the neighbourhood centre and its distance to the town core. It is considered that the Bellevue Road site falls into this category.

In undertaking the review of the current LAP, regard has been paid to the role and function that that small local centres provide to local communities and to ensuring that the viability of the town centre is safeguarded. As such, the following centres are considered capable of fulfilling the role of **Neighbourhood Centres**: Blacklion (Lidl), Bellevue Road (Tesco/Donnybrook Fair), Mill Road (spread over 2 sites) and Charlesland (Superquinn). In addition, Delgany village is to provide the role of a Level 4 Neighbourhood Centre, however in recognition of its village identity, the centre is to be called a **Village Centre**.

Submissions
Tesco Ireland (No.19)
Summary of Issues Raised
<p>Proposed Material Alteration No.3 is welcomed and its intent should not be constrained by Retail Strategy.</p> <p>RT1 of the Draft LAP indicates that all future applications will have to accord with the County Retail Strategy 2010. Policy LF2 of the Retail Strategy stipulates that <i>'the proportion of comparison floorspace shall be limited to a maximum of 20% of the retail floor area'</i>. This policy conflicts with the proposed amendment. The planning authority should specify that LF2 does not apply to Neighbourhood Centre sites identified as being suitable for larger foodstores.</p> <p>LF2 needs to reflect Retail Planning Guidelines, 2012 which highlight that there is no cap on the amount of non-grocery or comparison space within foodstores.</p>
Opinion of Manager
<p>LF2 of the Wicklow County Development Plan states:</p> <p><i>"Where a proposal for foodstore development involves the sale of a significant amount of non-food goods (as is common in hypermarkets) the application drawings accompanying a planning application shall delineate clearly the area to be devoted primarily for the sale of convenience goods. Floorspace caps set out in the 'Retail Planning Guidelines' will apply to the total net retail sales space of superstores and the convenience goods net retail sales space of hypermarkets delineated on application drawings. To prevent any adverse impact on town centres, the proportion of comparison goods floorspace shall be limited to a maximum of 20% of retail floor area."</i></p> <p>This objective was adopted in 2010 in the context of the <i>'Retail Planning Guidelines for Local Authorities'</i>, 2005. While these guidelines did not indicate that caps should be applied to the</p>

comparison element of foodstores / hypermarkets (caps on convenience floorspace were provided), a key objective of the guidelines was to support the continuing role of town district centres and in light of this high level objective and the potential impacts on comparison retailing in town centres, Wicklow County Council adopted an objective limiting the comparison floor space in such stores to 20%.

Since the adoption of the 2010 County Development Plan, new Retail Planning Guidelines have been published (2012). These similarly do not indicate that caps should be applied to the comparison element of foodstores / hypermarkets.

Nevertheless it is still considered that the County Retail Strategy and objective LF2 are generally consistent with the current guidelines – it is clearly set out in the Planning Act that County Retail Strategies should *have regard to* such guidelines, but does not require a slavish adherence to same.

One must also bear in mind that it is not possible to amend the County Development Plan through the LAP process and the objectives in the County Development Plan are superior to local objectives, where a conflict arises.

RT1 of the Draft Greystones-Delgany and Kilcoole LAP 2013-2019: *“To ensure that all new applications for retail development accord with the provisions of the Retail Planning Guidelines for Planning Authorities (DoECLG, 2012), the County Wicklow Retail Strategy, the Retail Strategy for the Greater Dublin Area 2008-2016 and the strategy as set out in this plan.”*

Objective RT1 reflects the fact that in the adjudication of planning applications, it is not one specific document that is for consideration, but rather, it is a combination of relevant policy documents that are to be considered. In addition, regard is also generally paid to previous relevant planning permissions⁵.

There is sufficient scope within RT1 of the Draft LAP to enable the reasonable application of most relevant and up to date policy guidance on the issue of appropriate floorspace caps. It is not considered appropriate to disqualify specific sites from the overarching objectives of the County Development Plan.

A further modification to the proposed material alteration is not warranted.

Recommendation of Manager

Adopt Proposed Material Alteration No.3

⁵ It is noted that permission was granted under PRR08/1057 for a foodstore with a greater than 20% proportion of comparison space, i.e., c.2,500m² net convenience and c.1,500m² net comparison.

PROPOSED MATERIAL ALTERATION NO. 4

Amend RT3 as follows:

RT3: To promote the development of retailing in the Core Retail Area of Greystones town centre (as indicated on Map A). A broad range of retail formats shall be promoted in Greystones town centre, including higher, middle and lower order comparison, super-store and super-market retail format. The planning authority shall not permit **large scale** retail development in other locations, unless it is satisfied that there will be no adverse effect on the vitality and viability of the retail core.

Development proposals not according with the objective to support the vitality and viability of the Core Retail Area must demonstrate compliance with the sequential approach*. The order of priority for large scale retail developments shall be:

1. Core Retail Area
2. Other TC zoned sites
3. Zone 1 of the Greystones Harbour and North Beach Action Plan and neighbourhood/village centres
4. Edge of town centre sites
5. Out of centre sites

Large scale retail development shall not be permitted on lands zoned 'Small Local Centre'.

* footnote: The sequential approach to the location of retail development shall be in accordance with the principles set out in 'Retail Planning Guidelines for Planning Authorities' (DoECLG, 2012).

Submissions
Tesco Ireland (No.19)
Summary of Issues Raised
Material Alteration No.4 should prioritise investment at Strategic Neighbourhood Centres such as Bellevue Road. Neighbourhood centre sites are not referred to within the order of priority. Request they be given a priority of 2 or 3 after the core retail area/other town centre zoned sites.
Opinion of Manager
Neighbourhood centre sites are referred to in the order of priority for large scale retail developments, under: <i>"3. Zone 1 of the Greystones Harbour and North Beach Action Plan and neighbourhood/village centres."</i> The issues raised by the submitter are adequately addressed under the Draft LAP and no further modification to the proposed material alteration is recommended.
Recommendation of Manager
Adopt Proposed Material Alteration No.4

PROPOSED MATERIAL ALTERATION NO. 5

Amend RT9 as follows:

RT9: To provide for the development of a mix of uses within the neighbourhood centres of Blacklion, Bellevue Road, Mill Road (spread over two sites) and Charlesland, which provide for the day-to-day needs of the local community, to a degree that is akin to their designation as a Level 4 Centre.

The planning authority may allow for the development of the Bellevue Road neighbourhood centre to a size that exceeds the normal standards as set out in the Wicklow County Retail Strategy (Wicklow CDP 2010-2016), subject to the proper planning and sustainable development of the area. All applications will be considered on a case by case basis, having regard to the Wicklow County Retail Strategy and Retail Strategy for the Greater Dublin Area. Particular attention shall be paid to ensuring that the scale of convenience offer is appropriate to the size of the town, the catchment of the neighbourhood centre and the impact on the viability and vibrancy of the town centre and other neighbourhood centres in the locality.

Submissions
Tesco Ireland (No.19)
Summary of Issues Raised
Material Alteration No. 5 is welcomed as it provides for a case-by case assessment of large foodstores at Neighbourhood Centre sites. However request planning authority to amend LF2 so that there is flexibility in determining the scale of comparison and convenience floorspace.
Opinion of Manager
With regard to Proposed Material Alteration No. 5, this was recommended by the Manager in his last report and is still supported in the interests of acknowledging the existing role of the neighbourhood centre at Bellevue Road. With respect to the request re Objective LF2, refer to Manager's opinion and recommendation set out under Proposed Material Alteration No.3.
Recommendation of Manager
Adopt Proposed Material Alteration No.5

PROPOSED MATERIAL ALTERATION NO. 6

Amend Objective RT12 as follows:

RT12: It is the objective of the Council to generally not permit the development of retail warehousing in the plan area except where evidence in the form of a Retail Impact Study is provided to demonstrate that there is a proven need for retail warehousing within this area and subject to compliance with the Wicklow County Development Plan 2010-2016, Retail Strategy for the Greater Dublin Area 2008-2016 and the Retail Planning Guidelines for Planning Authorities (DoECLG, 2012). Subject to this objective, retail warehousing shall be not normally permitted but open for consideration within ~~E~~, ~~E1~~ and TC zones. It shall not be permitted at any other location.

Submissions
none
Summary of Issues Raised
-
Opinion of Manager
<p>Note: This should be considered in conjunction with Proposed Material Alteration No. 9</p> <p>The draft LAP provided that retail warehousing would be open for consideration in TC, E and E1 zones, subject to strict controls regarding demonstration of need and compliance with various higher order plans and guidelines.</p> <p>This Proposed Material Alteration has two elements, which came from two different sources:</p> <ol style="list-style-type: none">1. The proposal to remove the possibility of retail warehousing being developed on 'E' lands originated from the Manager in his first report on foot of the submission from the NTA. The NTA however had no difficulty with such a form of retailing on 'E1' or 'TC' lands. The Manager considered that proposition reasonable as it would still allow for retail warehousing in the settlement but only in one designated area, subject of course to all normal evidence of need and sequential testing.2. The proposal to remove the possibility of retail warehousing from the 'E1' zone originated from the members, who were concerned about the impact that such retailing could have on Greystones town centre given the proximity of the E1 zone (on Mill Road) to the town centre area. <p>Although the logic and reasoning behind both elements of the proposed alteration was clear, it is not clear that the intention was to prevent retailing warehousing altogether in the entire plan area. The adoption of this Proposed Material Alteration would have the effect of preventing all retail warehousing in both Greystones – Delgany and Kilcoole, even where justified, other than on TC lands. Given the configuration of most TC lands, it is unlikely that a site of sufficient size could be provided for such a form of retail development and therefore the net result would be the development of no retail warehousing in the two settlements.</p> <p>The members have made their position clear with regard to retail and retail warehousing on the E1 lands. However, in order to not completely block one retail sector out of the Greystones – Delgany and Kilcoole areas, on balance, the Manager considers that the possibility of retail warehousing of E lands should be allowed, subject to the strict controls set out in Objective RT12 of this plan and the various objectives and controls provided for in the County Development Plan and County Retail Strategy.</p>

Recommendation of Manager

Note: This should be considered in conjunction with Proposed Material Alteration No. 9

Further modify Proposed Material Alteration No. 6 as follows:

RT12: It is the objective of the Council to generally not permit the development of retail warehousing in the plan area except where evidence in the form of a Retail Impact Study is provided to demonstrate that there is a proven need for retail warehousing within this area and subject to compliance with the Wicklow County Development Plan 2010-2016, Retail Strategy for the Greater Dublin Area 2008-2016 and the Retail Planning Guidelines for Planning Authorities (DoECLG, 2012). Subject to this objective, retail warehousing shall be not normally permitted but open for within **E** ~~E~~, ~~E1~~ and **and** TC zones. It shall not be permitted at any other location.

PROPOSED MATERIAL ALTERATION NO. 7

Amend RT15 as follows:

RT15: To preserve and enhance the amenity of the public realm.

- Development proposals shall **be sustainable and** contribute to the improvement of the environmental amenity of all public areas in the plan area through the following ways:
- The creation of quality space and an enhanced public realm, through improvements to public spaces including improved paving, signage, lighting, street furnishings, tree planting and landscaping of car parking areas. The palette of paving material, lighting, signage and furniture fittings for use should be chosen with regard to the particular identity of each centre, so that enhancements can, as a whole, be visually coherent.
 - **Improve connectivity between residential areas, the harbour, seafront and town centre areas, as appropriate.**
 - Priority of movement for pedestrians, cyclists and public transport should be ensured, so that the impact of the private car is moderated. In particular, the Council will promote the development of wide footpaths throughout the plan area.
 - Promote the development of quality shopfronts, and in particular promote the development of traditional shopfronts which contribute to the distinctive character of the centres.
 - Placing underground of overhead power lines where possible.
 - The protection of natural and built heritage.
 - The development of public toilets and public information boards at appropriate locations, particularly in the vicinity of the Harbour.
 - Appropriate controlling of advertising and signage in the interests of protecting the visual amenity of the area and ensuring the safety of the public.
 - The promotion of high quality urban and architectural design.

Submissions
none
Summary of Issues Raised
-
Opinion of Manager
This proposed alteration was recommended by the Manager in his last report and is still supported.
Recommendation of Manager
Adopt Proposed Material Alteration No.7

PROPOSED MATERIAL ALTERATION NO. 8

Within sub-section '4.3: Opportunity Sites', amend OP3: La Touche Hotel, Trafalgar Road as follows:

OP3: La Touche Hotel, Trafalgar Road

- To facilitate the redevelopment of the site for a mix of uses, including commercial, tourist, leisure, office and residential uses, in accordance with the TC zoning objective.
- Any development on the site shall be in accordance with the objective to preserve the character of the Harbour ACA.
- ~~Subject to enabling development that meets modern requirements, it is an objective to retain external facades and internal features of interest, where this is possible.~~
- Protect the amenity of existing residential properties in the area

Submissions
Cllr. Kathleen Kelleher (No.1)
Summary of Issues Raised
<p>The retention of external facades and internal features of interest have been eliminated.</p> <p>While it is agreed that it would be difficult to compel a future development to retain the actual facades and features themselves, a requirement should be included that the design of the facades or features should remain.</p> <p>New facades could be made out of modern materials but could be designed to look the same as previously.</p>
Opinion of Manager
<p>While the requirement that the external facades and internal features of interest of the La Touche Hotel is proposed to be removed from this particular objective of the plan, in lieu of same, a new requirement is proposed to be inserted into objective HER 12 which would in fact strengthen further the protection of the external façade (please see Proposed Material Alteration No. 22). It is proposed to include the following new text in HER 12:</p> <ul style="list-style-type: none">• Proposals involving the demolition of buildings and other structures that contribute to the special interest of ACAs will not be permitted. The original structure of the La Touche Hotel is a structure that contributes to the Special Interest of this ACA. <p>This alteration should also be considered in light of Proposed Material Alteration No. 30. The net result of these various alterations would be the protection of the original structure and façade of the La Touche.</p> <p>This proposed alteration was recommended by the Manager in his last report and is still supported.</p>
Recommendation of Manager
Adopt Proposed Material Alteration No. 8

PROPOSED MATERIAL ALTERATION NO. 9

1. Amend EMP4 as follows:

Zone 1 of E lands at Mill Road

EMP4: To promote and facilitate the development of lands zoned for employment development on Zone 1 of E lands at Mill Road as follows:

E1 Zone, Mill / Charlesland Road

~~EMP4: To promote and facilitate the development of lands zoned for employment development ('E1' zone) adjoining Mill Road / Charlesland Road in accordance with the following requirements:~~

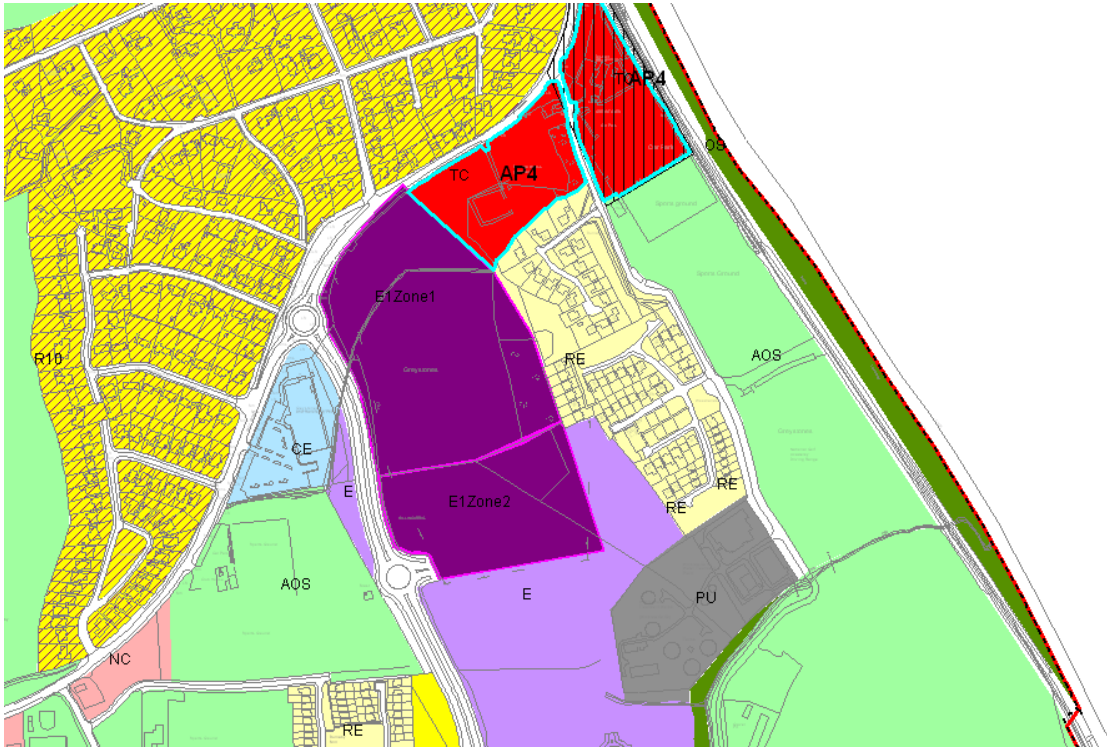
- Zone 1 shall be developed as an extremely high quality, primarily office based employment zone. In this area, a reasonably high intensity of development will be required, and in particular, development should attain a plot ratio of not less than 0.75 and may be up to 3-storeys in height. Given the proximity of the lands to high quality transport links and the town centre, flexibility shall be afforded to the application of car parking standards and the majority of undeveloped lands shall be given over to high quality hard and soft landscaping. The design and format of this area shall address AP4: South Beach Action Plan, such that there is an easy transition between the two areas, with strong pedestrian links. The height, massing and finishes of the development shall be appropriate to the nature and scale of existing and proposed developments in the vicinity, including the Burnaby ACA and the South Beach Action Area. Buildings shall generally be designed around civic spaces / public squares.
- ~~• Zone 2 shall be developed for a mix of employment facilities, and may be more appropriate for product based employment facilities.~~
- ~~• The following uses shall not normally be considered but shall be open for consideration, subject first and foremost to compliance with objective RT3 (sequential test) and RT12 (retail warehousing), and to the following~~
 - ~~(e) Retail warehousing may be considered in Zone 2 in conjunction only with the substantial development of Zone 1 (which is taken to mean a minimum of 10,000sqm high employment density floorspace) and in particular, the development of the roadside frontage of Zone 1 along Mill Road and Charlesland Road~~
 - ~~(f) 'Town centre' type retailing i.e. individual shops offering both convenience and comparisons goods and retail services may be considered in Zone 1 strictly only where it forms part of a integrated development proposal with lands zoned TC to the immediate east of the site. In no circumstances will any such retail use be permitted in advance of the commencement of similar development on the adjacent TC lands in order to ensure that development occurs in an orderly and sequential fashion.~~
- Mature trees along the eastern boundary of the site shall be retained, to provide a buffer to the residential area of Woodlands.
- This site is appropriate for the development of hotel.

~~Development on this land shall be subject to the agreement of a Master Plan⁶.~~

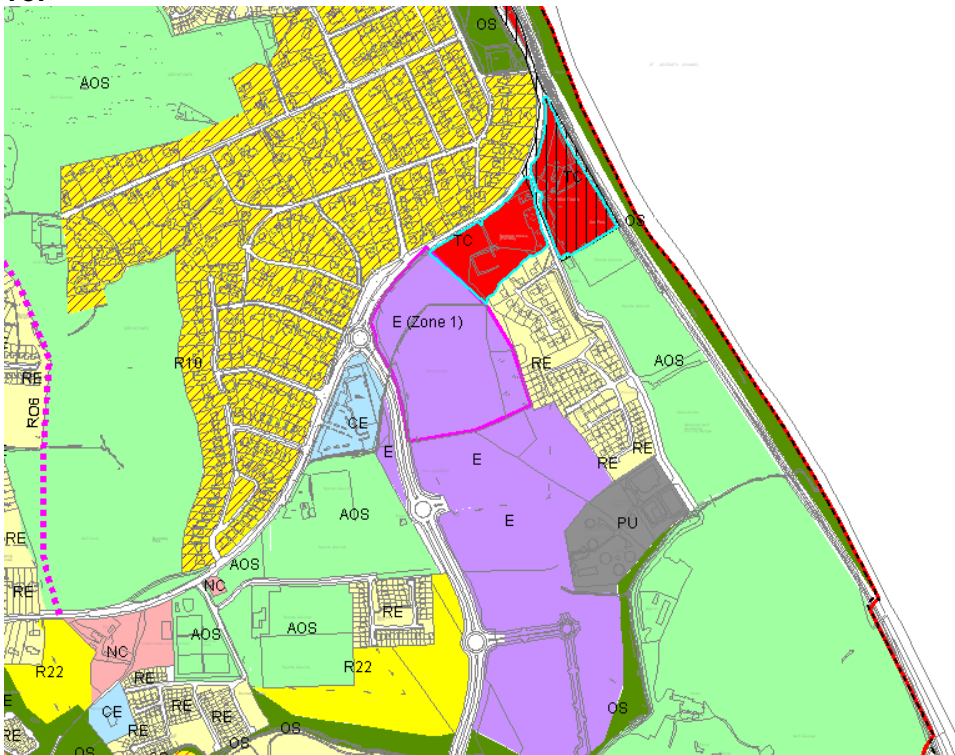
⁶ ~~A master plan shall set out details regarding how the objectives of the subject site are to be achieved, including for example, the allocation of uses throughout the site, address principles of design (e.g. heights, mass, materials), transportation links and permeability, details regarding phasing of the development, and any other matters as required by the planning authority.~~

2. Amend Map A as follows:

From:



To:



3. Amend 'Table 11.1: Zoning Matrix' as follows:

E: Employment	To provide for economic development, enterprise, industry, distribution, warehousing and employment.
E1: Employment	To provide for a mix of employment creating development, in accordance with objective EMP4 for this area, and subject to the agreement of a Master Plan.

Submissions	
Department of Environment, Community and Local Government (No.4)	Submit that the proposed material alteration broadens the scope to facilitate and encourage possible future appropriate and orderly development of the lands. The Department draws the Council's attention to the Retail Planning Guidelines, 2012, in so far as are relevant in guiding future consideration of possible development of the lands subject of the proposed material alteration.
Environmental Protection Agency (No.5)	Submit that consideration should be given to modifying the text of the objective as follows: "To promote and facilitate the sustainable development of lands for employment development on Zone 1 of E lands at Mill Road..."

Opinion of Manager
<p>Note: This should be considered in conjunction with Proposed Material Alteration No. 6.</p> <p>The point made by the Department of the Environment, Community and Local Government regarding broadening 'the scope to facilitate and encourage possible future appropriate and orderly development of the lands' is unclear. Furthermore, the proposed alteration would eliminate altogether the possibility of retail development on these lands and therefore the Department's comment regarding the Retail Planning Guidelines does not appear to be highly relevant.</p> <p>The submission from the EPA is noted and it appears to be their general position that the word 'development' should be preceded by 'sustainable development' in all instances. This is considered unnecessary and simply adds to the wordiness of the text.</p> <p>The Proposed Material Alteration arose out of concern regarding the possibility that this zoning and associated objective would allow for the development of significant retail development on the E1 lands, to the detriment of Greystones town centre.</p> <p>Having considered the views of the members expressed during the previous plan making stage and the view expressed in submissions at this stage and preceeding stages, the Manager recommends the following:</p> <p>(1) Most northerly block of these employment lands (see map below) – zone for employment 'E1' with caveats that:</p> <ul style="list-style-type: none"> (a) Retail development would not be permissible, (b) The lands shall be developed as an extremely high quality, primarily office based employment zone. In this area, a reasonably high intensity of development will be required, and in particular, development should attain a plot ratio of not less than 0.75 and may be up to 3-storeys in height. Given the proximity of the lands to high quality transport links and the town centre, flexibility shall be afforded to the application of car parking standards and the majority of undeveloped lands shall be given over to high

quality hard and soft landscaping. The design and format of this area shall address AP4: South Beach Action Plan, such that there is an easy transition between the two areas, with strong pedestrian links. The height, massing and finishes of the development shall be appropriate to the nature and scale of existing and proposed developments in the vicinity, including the Burnaby ACA and the South Beach Action Area. Buildings shall generally be designed around civic spaces / public squares.

(2) The remainder of this employment block (see map below) shall be zoned 'E' - to provide for economic development, enterprise, industry, distribution, warehousing and employment (as set out in the Proposed Material Alteration). These lands would be subject to proposed objective RT12 (as recommended under No. 6 above) i.e.

RT12: It is the objective of the Council to generally not permit the development of retail warehousing in the plan area except where evidence in the form of a Retail Impact Study is provided to demonstrate that there is a proven need for retail warehousing within this area and subject to compliance with the Wicklow County Development Plan 2010-2016, Retail Strategy for the Greater Dublin Area 2008-2016 and the Retail Planning Guidelines for Planning Authorities (DoECLG, 2012). Subject to this objective, retail warehousing shall be not normally permitted but open for within **E E, E1 and and TC** zones. It shall not be permitted at any other location.

All of the controls built into this objective would ensure that any proposal for retail warehousing would have to fully justified and proven, through a rigorous retail impact assessment that no adverse impacts would arise on any town centre.

Recommendation of Manager

Note: This should be considered in conjunction with Proposed Material Alteration No. 6.

Further Modify Proposed Material Alteration No.9 as follows:

Part 1: Amend EMP4 as follows:

Zone 1 of E lands at Mill Road

~~EMP4: To promote and facilitate the development of lands zoned for employment development on Zone 1 of E lands at Mill Road as follows:~~

~~*E1 Zone, Mill / Charlesland Road*~~

~~EMP4: To promote and facilitate the development of lands zoned for employment development ('E1' zone) adjoining Mill Road / Charlesland Road in accordance with the following requirements:~~

E1 Zone, Mill / Charlesland Road

EMP4: To promote and facilitate the development of lands zoned for employment development ('E1' zone) adjoining Mill Road / Charlesland Road in accordance with the following requirements:

- **Zone 1 This zone** shall be developed as an extremely high quality, primarily office based employment zone. In this area, a reasonably high intensity of development will be required, and in particular, development should attain a plot ratio of not less than 0.75 and may be up to 3-storeys in height. Given the proximity of the lands to high quality transport links and the town centre, flexibility shall be afforded to the application of car

parking standards and the majority of undeveloped lands shall be given over to high quality hard and soft landscaping. The design and format of this area shall address AP4: South Beach Action Plan, such that there is an easy transition between the two areas, with strong pedestrian links. The height, massing and finishes of the development shall be appropriate to the nature and scale of existing and proposed developments in the vicinity, including the Burnaby ACA and the South Beach Action Area. Buildings shall generally be designed around civic spaces / public squares.

- ~~Zone 2 shall be developed for a mix of employment facilities, and may be more appropriate for product based employment facilities.~~
- ~~The following uses shall not normally be considered but shall be open for consideration, subject first and foremost to compliance with objective RT3 (sequential test) and RT12 (retail warehousing), and to the following~~
 - ~~(g) Retail warehousing may be considered in Zone 2 in conjunction only with the substantial development of Zone 1 (which is taken to mean a minimum of 10,000sqm high employment density floorspace) and in particular, the development of the roadside frontage of Zone 1 along Mill Road and Charlesland Road~~
 - ~~(h) 'Town centre' type retailing i.e. individual shops offering both convenience and comparisons goods and retail services may be considered in Zone 1 strictly only where it forms part of a integrated development proposal with lands zoned TC to the immediate east of the site. In no circumstances will any such retail use be permitted in advance of the commencement of similar development on the adjacent TC lands in order to ensure that development occurs in an orderly and sequential fashion.~~
- Mature trees along the eastern boundary of the site shall be retained, to provide a buffer to the residential area of Woodlands.
- This site is appropriate for the development of hotel.
- **Retail development shall not be permissible within this zone**

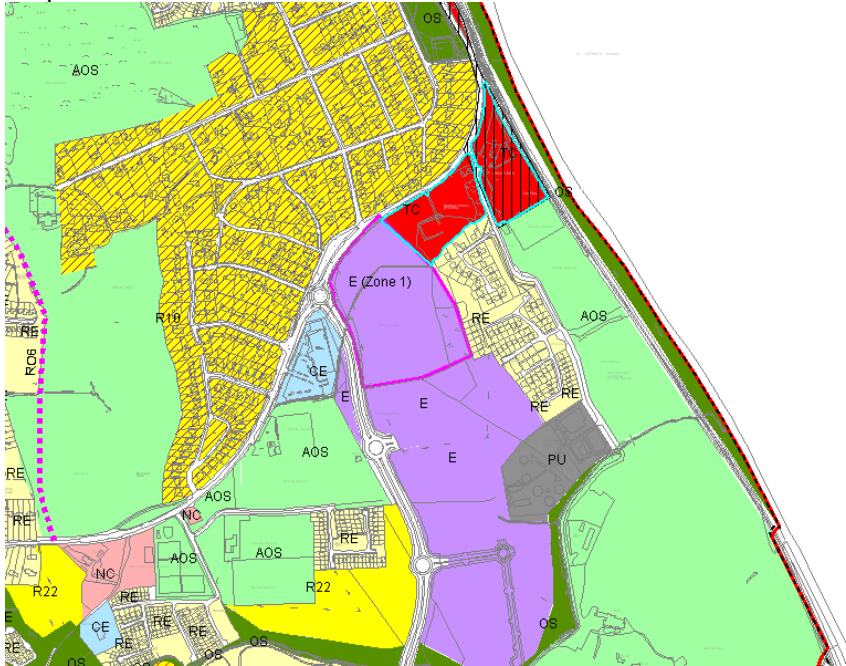
~~Development on this land shall be subject to the agreement of a Master Plan⁷.~~

⁷ ~~A master plan shall set out details regarding how the objectives of the subject site are to be achieved, including for example, the allocation of uses throughout the site, address principles of design (e.g. heights, mass, materials), transportation links and permeability, details regarding phasing of the development, and any other matters as required by the planning authority.~~

Part 2: Further modify map as set out in the Proposed Material Alteration, i.e. rename 'E (Zone 1)' to 'E1'.

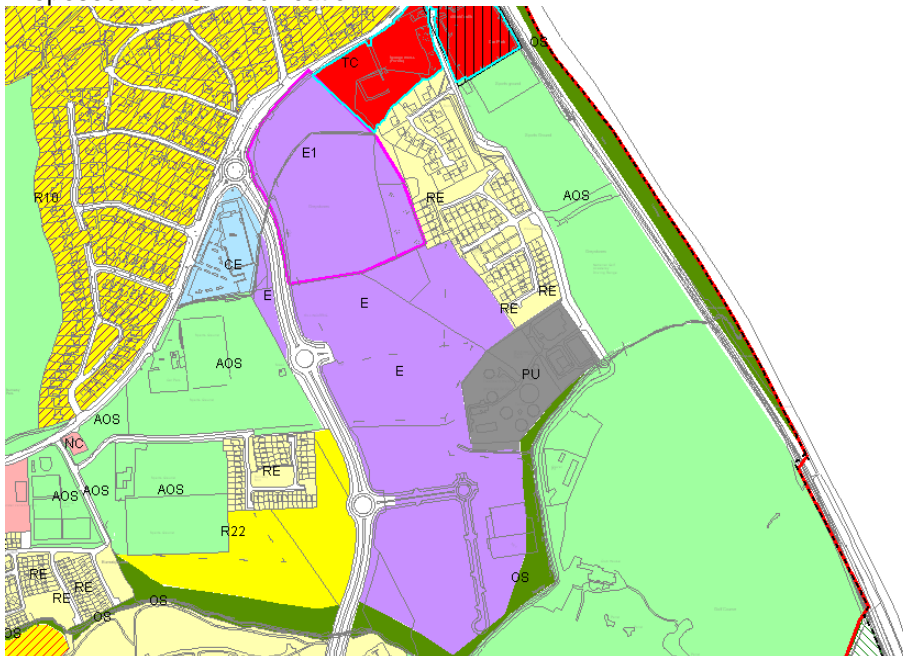
From:

Proposed Material Alteration



To:

Proposed Further Modification



Part 3: Do not proceed with deletion of zone E1. Further modify as follows:

From:

E: Employment	To provide for economic development, enterprise, industry, distribution, warehousing and employment.
E1: Employment	To provide for a mix of employment creating development, in accordance with objective EMP4 for this area, and subject to the agreement of a Master Plan.

To:

E: Employment	To provide for economic development, enterprise, industry, distribution, warehousing and employment.
E1: Employment	To provide for a mix of employment creating development, in accordance with objective EMP4 for this area, and subject to the agreement of a Master Plan.

PROPOSED MATERIAL ALTERATION NO. 10

1. Add new objective as follows:

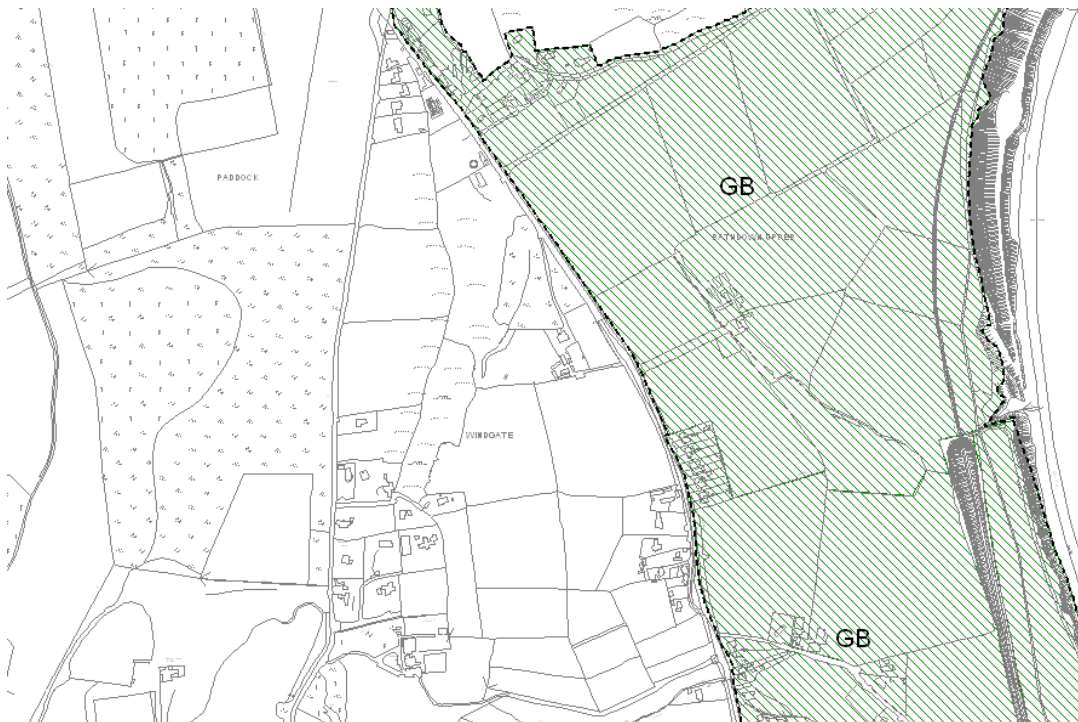
E2/GB Zoning Objective, Windgates

EMP5: The following objectives relate to lands zoned E2/GB at Windgates. These lands measure approximately 7ha and include greenbelt (c.1.3ha) and E2 (c.5.7) zoning objectives. These lands shall be developed in an integrated manner, in accordance with the following:

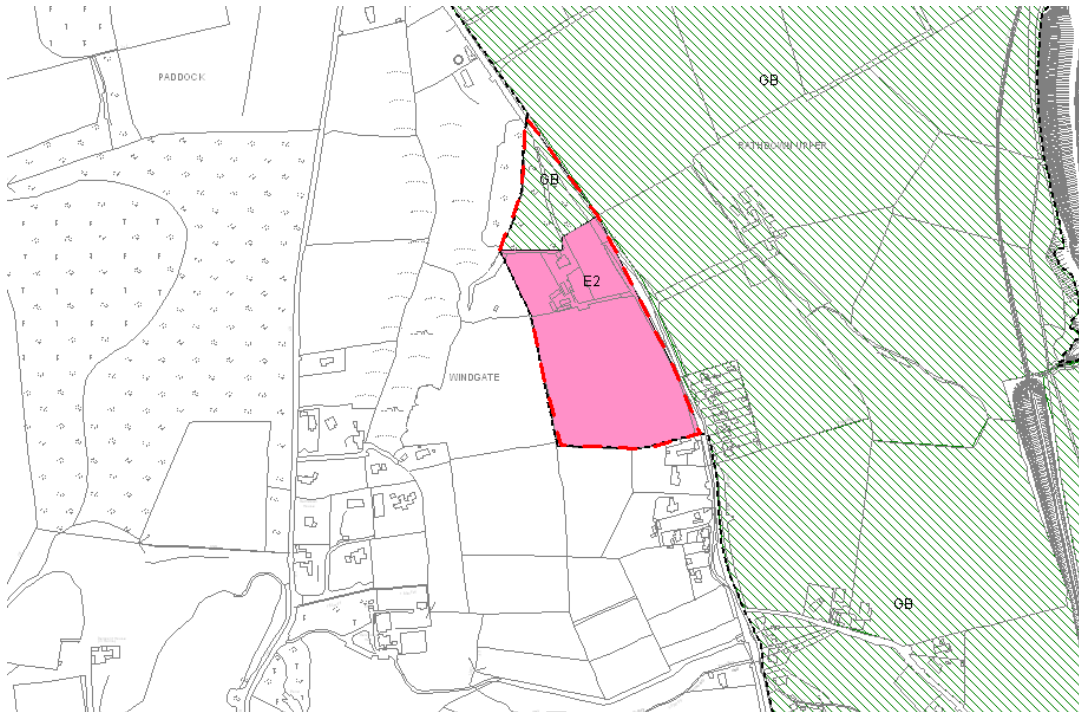
- E2 lands shall provide for the development of a senior clinical healthcare centre and hotel.
- GB lands shall be retained as a wooded area.
- Healthcare facility to include, at a maximum: 170 bed spaces, clinical care facilities, seniors R&D, parklands and woodland access – scenic walks.
- Hotel to include, at a maximum: 125 bedrooms, conference facility, business centre, associated wellness and health spa.
- The existing disused period house shall be retained and appropriately redeveloped.
- Appropriate provision shall be made in terms of providing pedestrian/cycle links to Greystones and access to public transport facilities, as appropriate
- The scale and design of the development shall not lend itself to possible future conversion to private dwelling houses.
- Development is subject to strict legal agreement (under Section 47 of the Planning and Development Act) requiring that:
 - the entire development, including all buildings and land, shall be held in single ownership and shall not be subdivided.
 - No part of the development shall be allowed to be used as a permanent residence.

2. Amend Map A as follows:

From



To



3. Add new zoning objective into 'Table 11.1: Zoning Matrix' as follows:

Option Zoning* E2: Senior Clinical Healthcare Centre and Hotel	To provide for the development of a senior clinical healthcare centre and hotel.
--	--

* Option Zonings are zonings that will be valid only for the lifetime of the plan.

Submissions	
Department of Environment, Community and Local Government (No.4)	<p>The Department does not support the proposed material alteration. The following reasons are identified:</p> <ul style="list-style-type: none"> • The proposed material alteration potentially impedes the sequential approach – lands are in an isolated location at considerable distance from the settlement boundary and provision of infrastructure and services. • The proposed material alteration contradicts and undermines achievement of objectives for the promotion of a sustainable transportation and land use pattern, particularly concept of 'walkable neighbourhood'.
Environmental Protection Agency (No.5)	<p>Potential for likely significant adverse effects are noted. It should be ensured that mitigation measures are sufficiently robust to account for the identified potential adverse effects.</p> <p>Clarification should be given whether other appropriate alternative locations have been considered for this proposed development. There may be merits in considering existing</p>

	served / undeveloped sites including brownfield sites in such considerations.
Capital Securities Corporation (No.11)	Note the proposed material alteration and is fully supportive of it.

Opinion of Manager
<p>1. The objection of the Department of Environment, Community and Local Government to the proposed material alteration is noted. Reference should be made to the response and recommendation of the Manager to Submission No.47 from Capital Securities Corporation Ltd in relation to this proposed material alteration. The Manager is not in support of the proposed material alteration for the reasons set out in the Manager's Report of the Draft LAP. The objection of the Department to the proposed material alteration coppers fastens the Manager's opinion that the proposal is an unsustainable form of development that is not appropriate at the proposed location in the rural area, at significant distance from the settlement boundary of Greystones-Delgany.</p> <p>2. In relation to the EPA submission:</p> <ul style="list-style-type: none"> • The issues raised by the EPA are noted. In assessing the proposed objective against the SEO objectives a number of significant adverse impacts on the environment were identified. It is considered however that there are sufficient mitigation measures contained in the local area plan and the county development plan to mitigate against these significant effects(Biodiversity HER1, HER3,HER10,Chp 17 CDP,Air AE1-3,Chp 13 CDP,Water:TS1-TS3,Chp 12 & 17 CDP). • In relation to alternative locations reference should be made to the response and recommendation of the Manager to the submission made in relation to this proposal at the previous plan making stage. The Manager considers that the proposal is in an unsuitable location and it is a significant distance from the settlement boundary of the plan area and there are alternative locations available within the plan area to accommodate the proposal. <p>3. Submission from Capital Securities Corporation is noted.</p>
Recommendation of Manager
Proposed Material Alteration should not be made.

PROPOSED MATERIAL ALTERATION NO. 11

Amend TOUR1 as follows:

TOUR1: To promote and facilitate the **sustainable** development of tourism and recreational related development within the overall plan area, **at appropriate locations**. Tourism and recreational related development shall be located on suitably zoned land within the settlement boundaries of Greystones/Delgany and Kilcoole. Applications for tourism and recreational related developments on zoned land (e.g. Greenbelt lands), outside the settlement boundaries shall be determined on the basis of policies that apply to the rural area, as set out in the Wicklow County Development Plan, 2010-2016, and in particular, TR4 of the CDP.

Submissions
None
Summary of Issues Raised
-
Opinion of Manager
This proposed alteration was recommended by the Manager in his last report and is still supported.
Recommendation of Manager
Adopt Proposed Material Alteration No.11

PROPOSED MATERIAL ALTERATION NO. 12

Amend TOUR3 as follows:

TOUR3: To support and facilitate, in co-operation **and consultation** with the relevant bodies **such as NPWS**, the formalisation of **an appropriate** coastal walkway between Greystones-Delgany and Kilcoole and the development of **an appropriate** coastal cycle route. Any such proposal would be subject to appropriate assessment requirements in accordance with the Habitats Directive. No development shall be permitted that would have adverse impacts (directly, indirectly or cumulatively) on the conservation objectives of Natura 2000 sites.

Submissions
None
Summary of Issues Raised
-
Opinion of Manager
This proposed alteration was recommended by the Manager in his last report and is still supported.
Recommendation of Manager
Adopt Proposed Material Alteration No.12

PROPOSED MATERIAL ALTERATION NO. 13

Amend TOUR6 as follows:

TOUR6: To provide for the development of an Integrated Tourism/Leisure/Recreational Complex at Druids Glen Golf Course, Woodstock Demesne, in accordance with the objectives set out for ITLRCs in the Wicklow County Development Plan, 2010-2016, and to promote the development of linkages between the settlement of Kilcoole and this tourist facility **in an environmentally sustainable manner**.

Submissions
None
Summary of Issues Raised
-
Opinion of Manager
This proposed alteration was recommended by the Manager in his last report and is still supported.
Recommendation of Manager
Adopt Proposed Material Alteration No.13

PROPOSED MATERIAL ALTERATION NO. 14

Amend Section 8.1 Infrastructure Strategy as follows:

The strategy for the development of transport and service infrastructure within the plan area shall be as follows:

- Maximise advantages associated with the area's strategically important location on a key transportation spine along the N/M11 and Dublin-Rosslare train route, and to provide for the development of transport services having regard to relevant higher order strategies including the 'Spatial Planning and National Roads Guidelines' (DoECLG, 2012).
- Support the development of transportation infrastructure and services in line with the NTA policies and strategies including the 'GDA Draft Transport Strategy 2011-2013' and NTA investment projects for the area.
- Provide transportation and service infrastructure to provide for the needs of existing and future populations and to provide for the development of zoned lands.
- Improve the accessibility and safety of roads in the plan area.
- Promote the development of public transport facilities.
- Promote walking and cycling throughout the plan area.
- Address flood risk

Submissions
National Roads Authority (No.8)
Summary of Issues Raised
NRA welcomes the inclusion of reference to DoECLG Spatial Planning and National Roads Guidelines for planning authorities.
Opinion of Manager
This proposed alteration was recommended by the Manager in his last report and is still supported.
Recommendation of Manager
Adopt Proposed Material Alteration No.14

PROPOSED MATERIAL ALTERATION NO. 15

Within 'Table 7.1: Roads Objectives' - amend RO1 as follows:

RO1	Provide Reserve a land corridor to provide for a new road from the R761 at Sea View to lands within AP1: Coolagad Action Plan. The new road shall provide local access to zoned lands within the lifetime of the plan and shall, subject to feasibility, need and design , in the long term provide a northern access route from Greystones to the N11.
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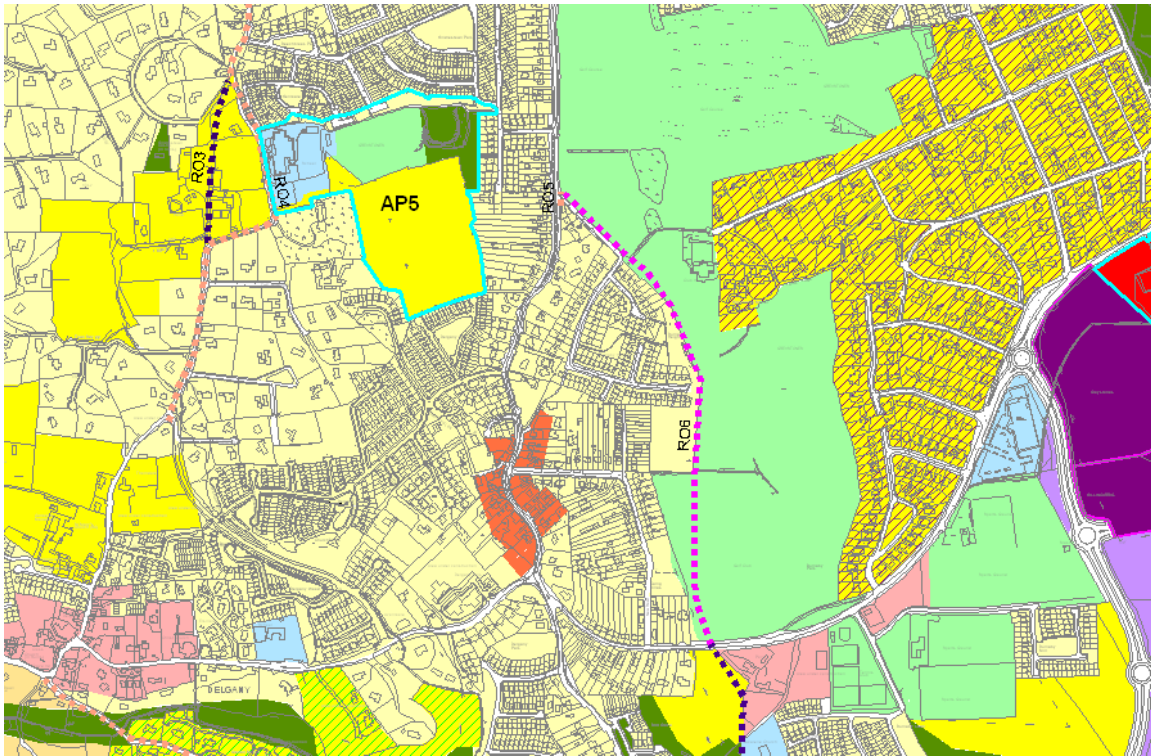
Submissions
National Roads Authority (No.8)
Summary of Issues Raised
NRA considers, as previously outlined in initial submission, that any proposals for long term additional connectivity to N11, as proposed in Objective R01, should satisfy the requirements of Section 2.7 of the DoECLG Spatial Planning and National Roads Guidelines.
Opinion of Manager
<p>Issue raised by the NRA is noted. Proposed Material Alteration No.14 ensures that regard shall be paid to the 'Spatial Planning and National Roads Guidelines' (DoECLG, 2012) in the undertaking of the strategy for the development of transport and service infrastructure within the plan area. It is considered that Proposed Material Alteration No. 14 adequately addresses the concerns of the NRA.</p> <p>This proposed alteration was recommended by the Manager in his last report and is still supported.</p>
Recommendation of Manager
Adopt Proposed Material Alteration No.15

PROPOSED MATERIAL ALTERATION NO. 16

1. Delete RO6 from Table 7.1: Roads Objectives:

RO6	Provision of a long term road objective to provide for an alternative road around Killincarrig Village through Greystones Golf Club, or improving the R761 for pedestrians, cars and cyclists.
-----	---

2. Delete RO6 from the following Map A:



Submissions
None
Summary of Issues Raised
-
Opinion of Manager
While the Manager recommended the maintenance of this objective in his last report, having considered the views of the members and submissions made during previous stages of plan making, the Manager is willing to accept this proposed alteration.
Recommendation of Manager
Adopt Proposed Material Alteration No.16

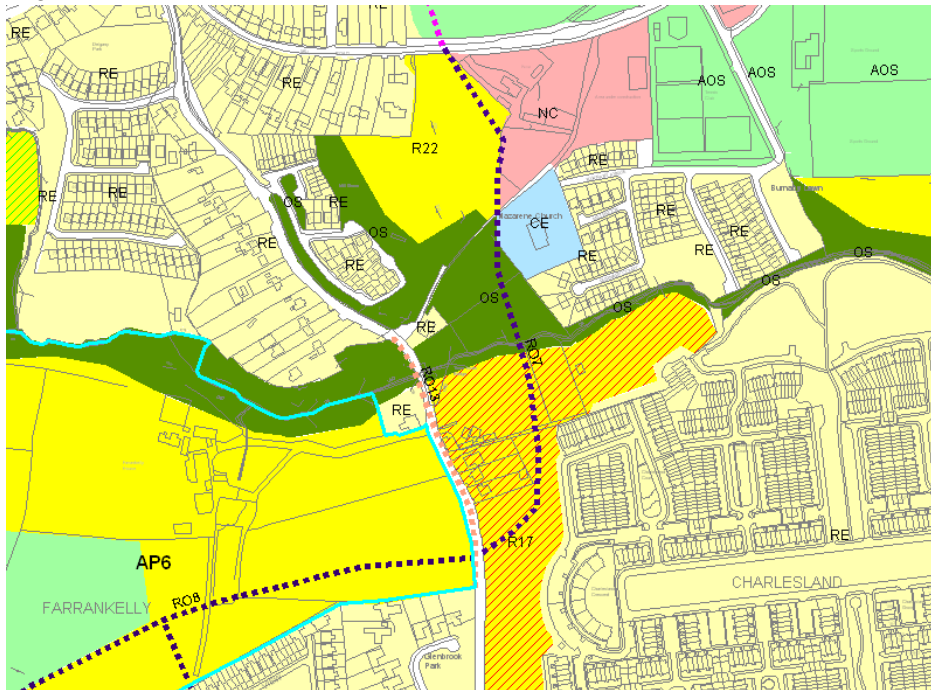
PROPOSED MATERIAL ALTERATION NO. 17

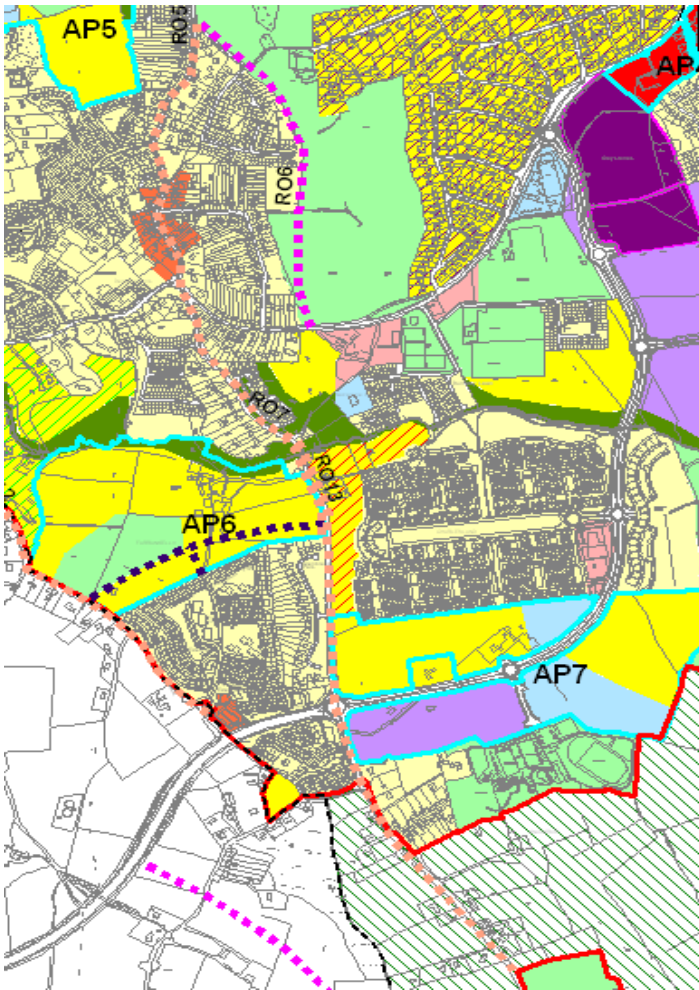
1. Omit R07 (Table 7.1) as proposed under the Draft LAP and replace with new R07 objective for the improvement of the R761 from Burnaby Heights to Kilcoole, as appropriate, i.e.

R07	<p>Provide for a local access road to facilitate the development of zoned lands, incorporating the possibility of a future bridge over the Three Trouts Stream to allow for linkage from Mill Road to the R761.</p> <p>Improvement of the R761 from Burnaby Heights to Kilcoole, as appropriate.</p>
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2. Amend R07 on Map A as set out below:

From:





Submissions
Cllr. Kathleen Kelleher (No.1)
Summary of Issues Raised
<p>RO7 - Proposed bypass of Killincarrig cross roads should be kept.</p> <p>New developments in vicinity, e.g. Aldi store, land in front of Greystones Rugby Club zoned for residential/commercial which is likely to be developed. Killincarrig cross roads may not be able to cope with additional traffic. Bypass may still be necessary.</p>
Opinion of Manager
<p>The issues raised by Cllr. Kelleher are noted.</p> <p>As set out in the Manager's Report on the Draft LAP, the Manager supports the proposed material alteration (refer pg. 82/83). Regard in particular should be paid to the following extract: <i>"The RO7 road objective is a historic objective that has been carried forward in many plans. The objective was introduced prior to the realisation of the R774 Charlesland Road. The construction of the R774 introduced an alternative link from the R761 to Mill Road and Greystones town centre, to the previous link via the Killincarrig crossroads. The introduction of the R774 scheme negates the need for an additional option for a through route from the R761 to Mill Road."</i></p> <p>It should be noted that the grant of planning permission for the Aldi Store (PRR10/2013) indicated that the proposed development would not result in traffic hazard or interfere with the amenities of the area, and would be in accordance with the proper planning and sustainable development of the area. A traffic impact assessment was submitted with the permission demonstrating the acceptability of the proposal on the existing road network.</p> <p>All new developments are adjudicated having regard to the objectives of 'Chapter 11: Roads and Transport' of the CDP 2010-2016. Proposals are generally required to ensure that they are in accordance with the proper planning and sustainable development of the area, and are appropriate in terms of roads capacity and traffic hazard issues.</p> <p>It is considered that the issues raised by Cllr. Kelleher are adequately addressed under the current plans. No further modification to the proposed material alteration is recommended.</p>
Recommendation of Manager
Adopt Proposed Material Alteration No.17

PROPOSED MATERIAL ALTERATION NO. 18

1. Amend RO8 (Table 7.1) as follows:

RO8	Provide for a local access road to facilitate the development of zoned lands and to provide for the development of a through road from Priory Road to R761 and linkage to Mill Road (RO7) and Eden Gate.
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2. Amend '10.7: Farrankelly Action Plan' as set out below.

Note: This alteration relates specifically to the new objective as set out in the 5th bullet point below. The alteration relating to the phasing objective (as also shown below for ease of reference) is set out in Proposed Alteration No. 25.

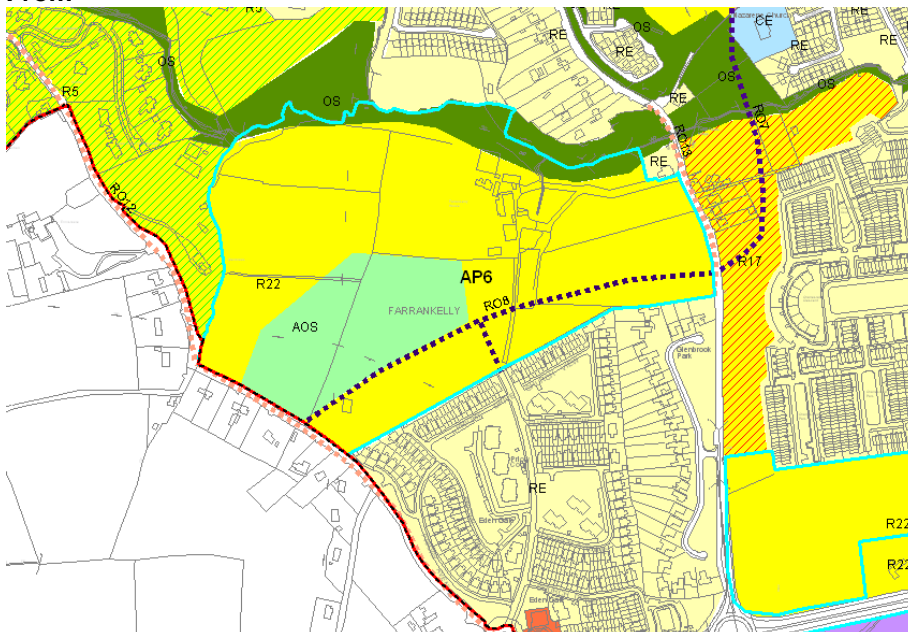
10.7 AP6: FARRANKELLY ACTION PLAN

This action plan is located at Farrankelly, on a site approximately 24ha in size. This are shall be developed for a mix of uses including residential and active open space, in accordance with the following:

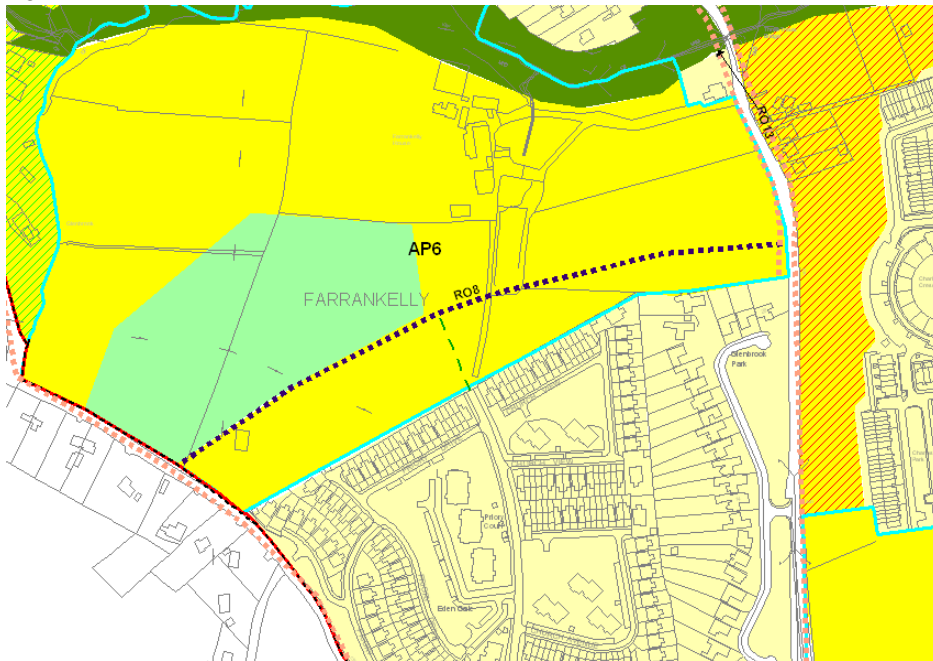
- Approximately 17ha to be developed for residential use.
- Approximately 4.5ha of land shall be provided for active open space.
- Lands identified at risk of flooding (under the FRA) shall be reserved as open space.
- Roads shall be provided in accordance with RO8, Section 7 of this plan.
- Provide for the development of a 'greenroute' for the provision of pedestrian and cycling facilities linking the RO8 road objective to Eden Gate. This route shall be a minimum width of 10m, in order to facilitate the development of a possible traffic route, should the need arise in the future.
- The residential amenity of existing adjoining properties shall be protected.
- Protection of natural and built heritage, including rivers and trees.
- No more than 50% of houses shall be delivered prior to the provision of the active open space.

3. Amend RO8 on Map A as follows:

From



To



Submissions
none
Summary of Issues Raised
-
Opinion of Manager
This proposed alteration was recommended by the Manager in his last report and is still supported.
Recommendation of Manager
Adopt Proposed Material Alteration No.18

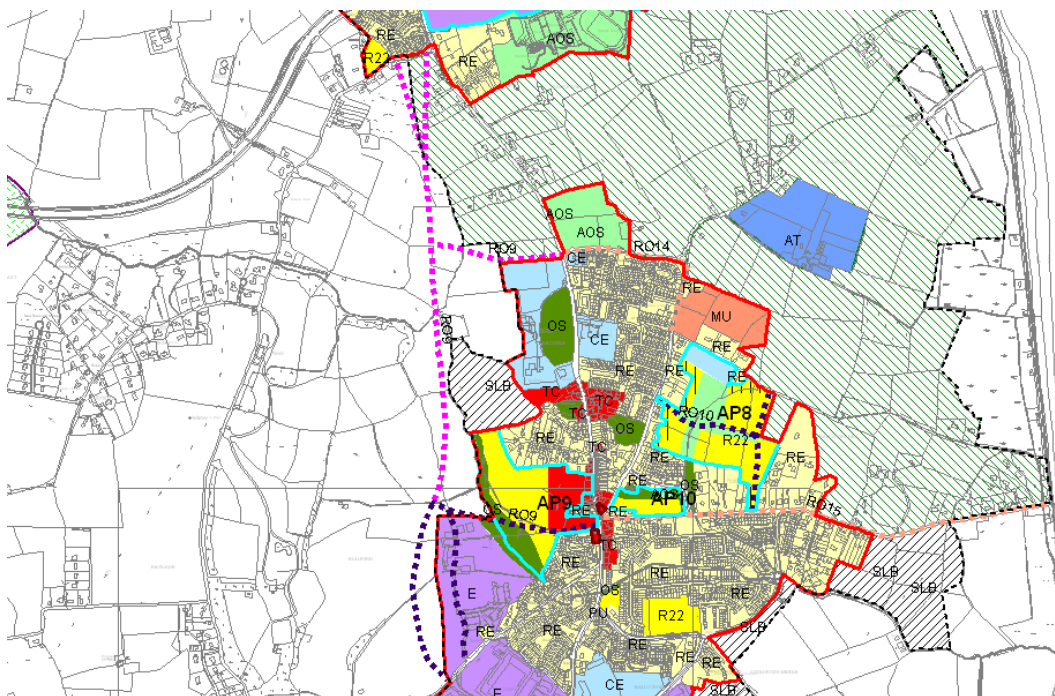
PROPOSED MATERIAL ALTERATION NO. 19

1. Amend Table 7.1: Roads objectives as follows:

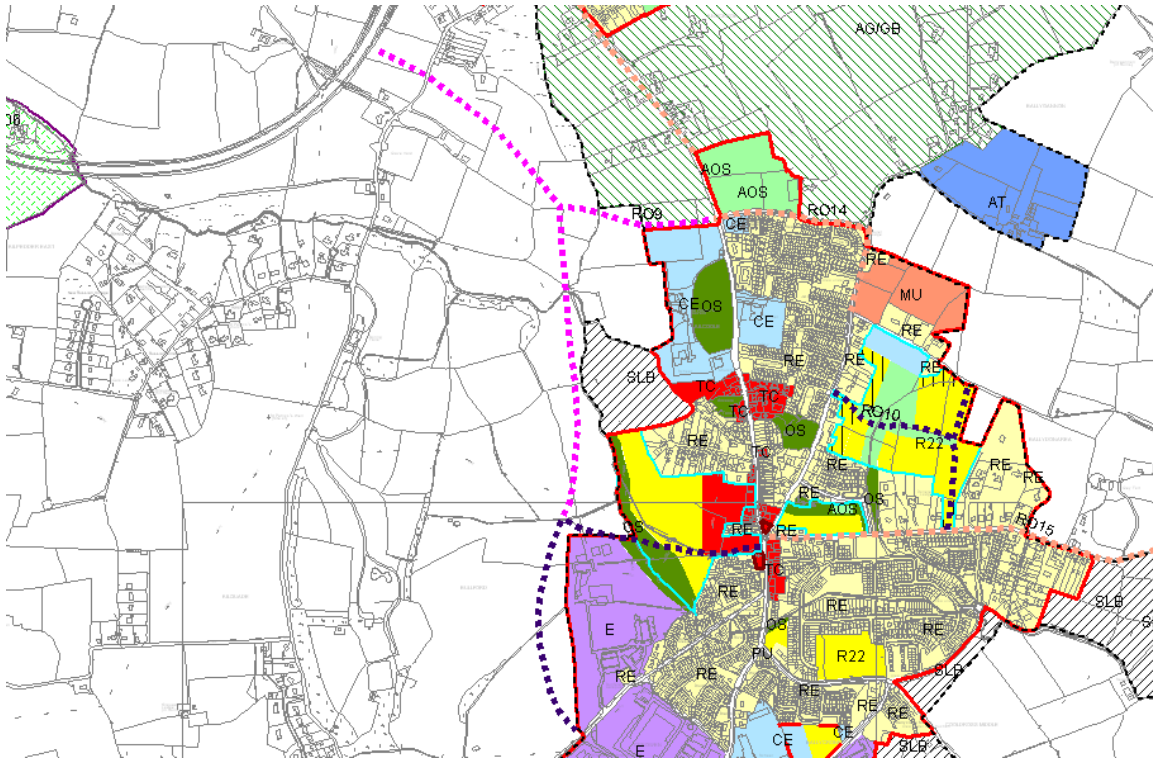
RO9	<p>To provide for the development of a Western Distributor Road to bypass Kilcoole. The southern section of the route shall be developed according to one of the following two options: (i) southern junction of the new road shall be provided at the intersection with Kilcoole Industrial Estate, Creowen and route to extend northwards, or (ii) southern junction of the new road to be provided at the current entrance of Bullford Business Campus and road to extend northwards through the Business Park, including necessary upgrades and widening of the current estate road. As option (ii) poses constraints regarding road alignment and standards of design, option (i) is the preferred option. The development of the road according to option (ii) is subject to the agreement of the planning authority, in conjunction with the Roads Section, pending the preparation of a traffic analysis and design study.</p> <p>The northern section of the route shall be developed, in the long term, according to one of the following two options: (i) linkage to the R761 at Farrankelly, or (ii) linkage to Priory Road to the west of Edon Wood/ Farrankelly Close. The northern section of the route shall be developed in the long term, with linkage to the R774.</p> <p>To provide for the development of a local access road in conjunction with the development of zoned lands at AP9: Bullford Action Plan and to provide for the development of a through link road from Main Street to the Western Distributor Road. This section of the route is necessary for the opening up of zoned lands (AP9 and E lands at Bullford Farm). Only 50% of development on these lands shall be permitted before the southern part of this road is completed.</p>
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2. Amend RO9 on Map A as follows:

From:



To:



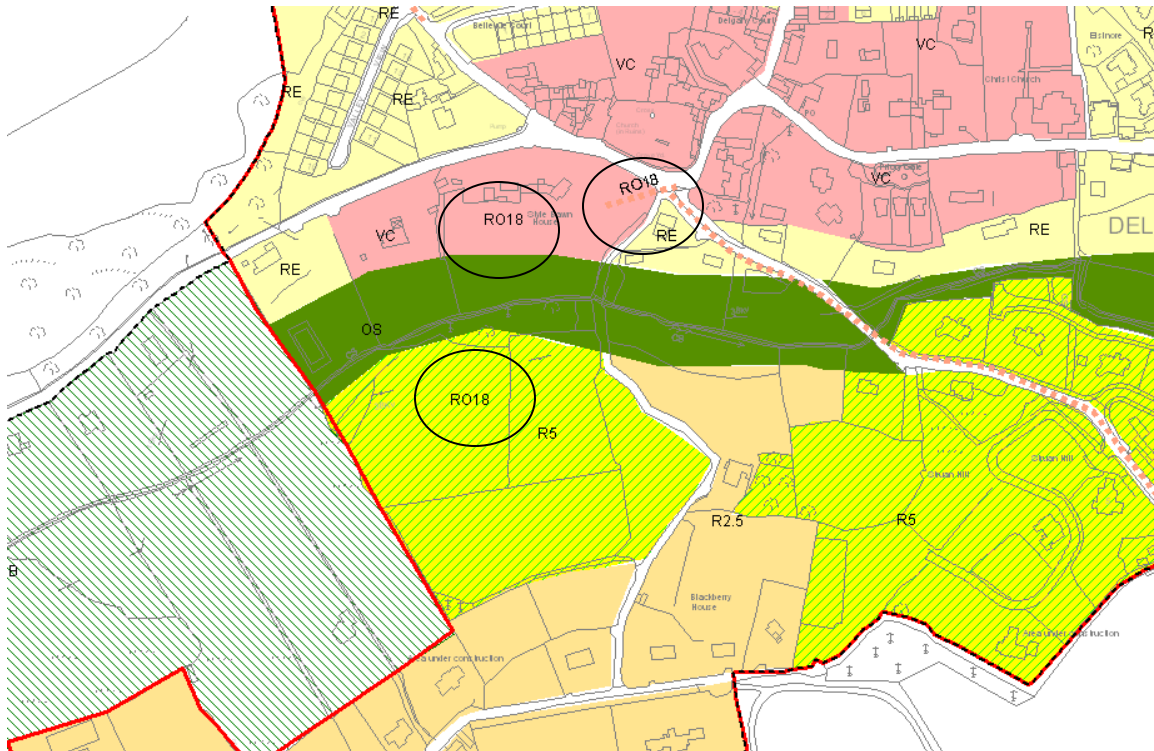
Submissions
None
Summary of Issues Raised
-
Opinion of Manager
<p>This alteration essentially involves two changes to the objective as set out in the draft plan:</p> <ol style="list-style-type: none">(1) Alterations to the route option at the northern end(2) Alterations to route options at southern end <p>(1)The Manager recommended the proposed alteration to the route option at the northern end and still supports this change. It is considered that the possible alternative route would provide enhanced benefits to the area in terms of providing for the future proper planning and sustainable development of the area. In addition, it is considered that the proposed re-routing is feasible from a roads engineering and design point of view.</p> <p>(2)The Manager does not support the proposed alterations to route options at the southern end of the road. The route option running though the existing business park should be included as it gives options to the owners of these lands, as at present continued development of their lands is contingent on constructing part of the Western Relief Road. The alternative proposed in the plan is to allow the landowners/developers to consider using roads (existing and proposed) necessary for servicing the Business Park, in place of constructing an additional parallel road.</p>
Recommendation of Manager
Adopt part (1) of Proposed Material Alteration No.19 Do not adopt part (2) of Proposed Material Alteration No.19

PROPOSED MATERIAL ALTERATION NO. 20

Introduce new road objective in Table 7.1: Roads objectives (including reference on Map A) as follows:

Note: This alteration should be read in conjunction with Alteration No. 32.

R018	The development of lands zoned VC and R5 at / to the south of Stilebawn House shall provide for either substantial improvements to the junction of Blackberry Lane/Priory Road/ R762 or for an alternative (public) route from the R762 to Blackberry Lane.
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The following should be considered in conjunction with Proposed Material Alteration no. 32.

Submissions	Summary of Issues Raised
<p>Bellevue Court Residents Association (No.9) Paul Byrne (No.10) Niall Kenny (et al.)(No.16)</p>	<p>A number of similar submissions were made by local residents who have similar concerns about the proposed amendment, as follows:</p> <p>1. The proposed new road objective R018 states that “the development of lands zoned VC and R5 at/to the south of Stilebawn House shall provide for either substantial improvements to the junction of Blackberry Lane/Priory Road/R762 or for an alternative (public) route from the R762 to Blackberry Lane”.</p> <p>Regarding the option to provide for substantial improvements to the junction of Blackberry Lane/Priory Road/R762, it is not clear</p>

	<p>how the junction can be improved without realignment requiring the destruction of the existing walls and trees. This is in contravention of the ACA designation. It is a better solution to constrain the use of the junction.</p> <p>2. Regarding the alternative option to provide an alternative public route from the R762 to Blackberry Lane, it is considered that any development that brings further traffic onto Blackberry Lane is at variance with previous decisions of the local authority/ABP (many refusals on grounds that road is substandard, e.g. PRR 04/227 / 27.2144898 and PRR 04/366). In addition, this proposal is inconsistent with the Manager's response to submission No. 52 (Cherry family) which states that Blackberry Lane has reached its full capacity. In addition, flooding issues would compromise traffic safety.</p>
Lanaree Ltd. (No.18) (landowner)	<p>Lanaree Ltd. have requested the following modifications to Proposed Material Alteration No.20:</p> <p>1. Proposed objective RO18 be modified such that it is a stand-alone objective and is not directly linked to the submitter's lands.</p> <p>Reason: The development of the lands is not dependent upon the delivery of these improvements. The extant permission for 11 houses does not require any improvement to Blackberry Lane/Priory Road/R762 junction. Access to R5 lands would be from new access from R762 (extant permission) and not from Blackberry Lane and as such does not necessitate improvement works to the junction. Previous application (PRR 04/227 – PL 27.214898) to deliver access via Blackberry Lane was refused by ABP⁸.</p> <p>2. The proposed new road objective R018 should be modified as follows: <i>"The development of lands zoned VC and R5 at/to the south of Stilebawn House shall provide for either substantial improvements necessary safety improvement, having regard to the environmental impact of the improvements, to the junction of Blackberry Lane/Priory Road/R762 or for an alternative (public) route from the R762 to Blackberry Lane".</i></p> <p>Reason: It is not considered appropriate that the objective require 'substantial improvements' to the junction having regard to the high-quality character and appearance of the area, and Blackberry Lane in particular, which should be protected and preserved and not unduly impacted upon by works to the junction. The proposed modification would limit the environmental impact of R018 whilst ensuring the undertaking of the necessary safety improvements. Reference made to PRR 04/227 – PL 27.214898.</p>

⁸ PL27.214898 refusal reason: "The proposed development on these lands zoned for low density residential development in the current development plan for the area and where there is an objective in the plan for Blackberry Lane "To preserve and provide pedestrian circulation" it is considered that the proposed development would be premature in the absence of an alternative access to the site which would provide for retention of Blackberry lane in its current state. The proposed development would, therefore, endanger public safety by reason of traffic hazard and would be contrary to the proper planning and sustainable development of the area".

	<p>The submission is accompanied by a report from Waterman Moylan Consulting Engineers setting out the following comments in relation to the proposed material alteration:</p> <ul style="list-style-type: none"> • As a result of alignment deficiencies at the junction of Blackberry Lane/Priory Road/R762, sightlines are deficient and an improvement in sightlines would represent a significant safety improvement for all three roads and their junction. • The 'substantial improvements' proposed by RO18 may need to be restrained/qualified to ensure that the environmental impacts of the road improvements are mitigated and the improvements to Blackberry Lane are the minimum necessary for the safe operation of the junction and approach roads.
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<p>Opinion of Manager</p> <p>Regard has been paid to the previous ABP refusal of permission (PRR 04/227 - PL 27.214898) for 11 no. houses with access from Blackberry Lane and to other refusals of planning permission for houses with access to various points onto Blackberry Lane. These refusals have highlighted the substandard nature of Blackberry Lane in terms of width, alignment, gradient and sightlines, and the substandard nature of the Blackberry Lane/ Priory Road/R762 junction.</p> <p>The objective to provide an alternative public route has been introduced to address the deficiencies of the northern section of Blackberry Lane and the substandard junction of the lane with Priory Road and the R762. It is considered that the objective for an alternative public route from the R762 to Blackberry lane should be retained for the following reasons:</p> <ul style="list-style-type: none"> • Residents travelling from Blackberry lane to Delgany Village/N11/Greystones will be provided with an alternative route option through the Lanaree lands, exiting at a new safe, junction on the R762. This removes the requirement to use the current substandard Blackberry Lane/Priory Road/R762 junction. • It is not anticipated that a proposed new access onto Blackberry Lane will increase traffic movements on any part of Blackberry Lane, given the substandard nature of Blackberry Lane south of this area. The most direct route from these lands and from Delgany village to the N11 would remain the R762 even with the construction of a new access road to Blackberry Lane. <p>The option is also available to improve the junction of Blackberry Lane/Priory Road/R762. Considering the dangerous nature of this junction, it is considered that this objective should be retained as an option. It is noted that any potential works would be required to have regard to the ACA designation and any other relevant environmental considerations.</p> <p>As the works required to achieve the objective relate to the Lanaree site, it is appropriate that the objective is tied to the development of the site.</p> <p>Having regard to the above, it is considered that the objective should be retained.</p>
<p>Recommendation of Manager</p> <p>Adopt Proposed Material Alteration No.20</p>

PROPOSED MATERIAL ALTERATION NO. 21

1. Amend as follows:

~~Greenbelts~~ **AG/GB: Agriculture / Greenbelt areas**

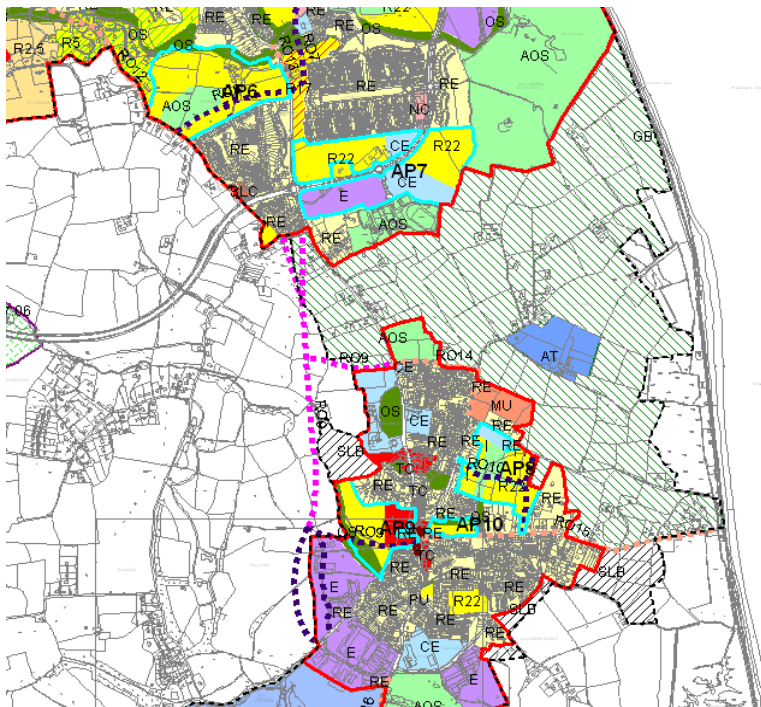
HER10: Within **Agriculture/** Greenbelt areas, it is the objective of the Council to generally protect the open nature and landscape quality of lands, to protect and enhance local biodiversity, and to maintain the primary use of the land for agricultural purposes. The following objectives shall apply to the **agriculture /** greenbelt areas:

- **Agriculture /** Greenbelt areas form part of the rural area. As such, the rural development objectives and standards of the Wicklow County Development Plan 2010-2016 shall apply as appropriate. Rural housing may be permitted subject to compliance with the rural development objectives and standards of the CDP. The Coastal Zone Management Plan objectives, as set out in Chapter 18 of the CDP shall apply to areas designated a 'coastal cell'.
- Protect the integrity of Natura 2000 sites in accordance with objective HER2.
- Protect listed views/prospects and other features of natural and built heritage
- Provide for the development of greenroutes in the area. In particular, facilitate the development of (i) a pedestrian/cycling route between Lott Lane, Kilcoole and Shoreline Sports Park, Charlesland, and (ii) a coastal walk, having due regard to environmental designations and compliance with the EU Habitats Directive, and to restrict development that interferes with the achievement of this objective.

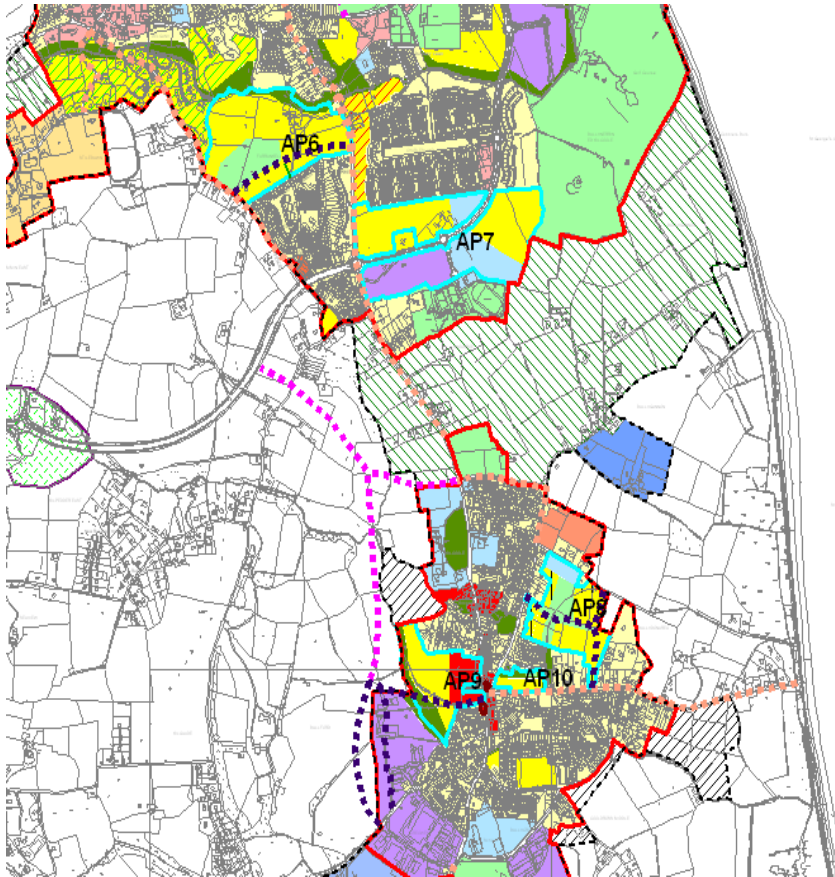
2. Extent of the proposed renamed AG/GB lands to be amended on Map A as follows:

Remove AG/GB zoning on lands zoned to the south of the AT zoning within the Kilcoole Settlement boundary and amend the plan boundary as demonstrated below:

From:



To:



3. Amend Table 11.1: Zoning Matrix as follows:

AG / GB: Agriculture/Greenbelt⁹	To generally protect the open nature and landscape quality of lands, to protect and enhance local biodiversity, and to maintain the primary use of the land for agricultural purposes.
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Submissions
Department of Environment, Community and Local Government (No.4)
Summary of Issues Raised
Department notes the proposed material alteration. GB designation provides distinction between settlement boundary and rural areas. The Department notes the extent and range of specific objectives of Wicklow CDP for development proposals in rural area.
Opinion of Manager
Submissions noted. This proposed map alteration was recommended by the Manager in his last report and is still supported; the Manager has no objection to the wording change to the objective which emanated from the members.
Recommendation of Manager
Adopt Proposed Material Alteration No.21

⁹ For the sake of clarity, GB lands form part of the rural area. Planning applications shall be assessed on the basis of the objectives and standards for the rural area, as set out in the Wicklow County Development Plan 2010-2016.

PROPOSED MATERIAL ALTERATION NO. 22

Amend Objective HER 12 as follows:

HER12: To preserve the character of Architectural Conservation Area's (ACAs), in accordance with Appendix B. The following objectives shall apply to ACAs:

- Development will be controlled in order to protect, safeguard and enhance the special character and environmental quality of ACAs.
- The buildings, spaces, archaeological sites, trees, views and other aspects of the environment that form an essential part of the character of an ACA will be protected.
- **Proposals involving the demolition of buildings and other structures that contribute to the special interest of ACAs will not be permitted. The La Touche Hotel is a structure that contributes to the Special Interest of this ACA.**
- The design of any development in an ACA, including any changes of use of an existing building, shall preserve and/or enhance the character and appearance of the ACA as a whole.
- Schemes for the conservation and enhancement of the character and appearance of an ACA will be promoted.
- The character and appearance of the urban public domain within an ACA shall be protected and enhanced. The Council will seek to work in partnership with local community and business groups to implement environmental improvements within ACAs.
- Within the Church Road ACA, alterations to the front boundaries to accommodate off-street car parking, will not normally be permitted.
- Historic items of street furniture and paving within ACAs shall be retained, restored and repaired.
- All electricity, telephone and television cables within ACAs shall be placed underground where possible.
- The placing of satellite dishes, television aerials, solar panels, telecommunications antennae and alarm boxes on front elevations or above the ridge lines of buildings or structures will generally be discouraged within Architectural Conservation Areas, except where the character of the ACA is not compromised.

It should be noted that the designation of an Architectural Conservation Area does not prejudice innovative and contemporary design. The principle of a contemporary and minimalist design style will be encouraged within ACAs, 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.

Submissions
Paul Gallagher / Bernard Bourke & Associates (No.13)
Summary of Issues Raised
Following modification proposed: From: "Proposals involving the demolition of buildings and other structures that contribute to the special interest of ACAs will not be permitted. The La Touche Hotel is a structure that contributes to the Special Interest of this ACA" To: "Proposals involving the demolition of buildings and other structures that contribute to the special interest of ACAs will not be permitted. The La Touche <u>Hotel's original structure</u> is a structure that contributes to the Special Interest of this ACA"

Reason: For clarity
Opinion of Manager
It is agreed that in the interests of clarity, the proposed material alteration should be modified.
Recommendation of Manager
<p>Modify Proposed Material Alteration No.22 as follows:</p> <ul style="list-style-type: none"> Proposals involving the demolition of buildings and other structures that contribute to the special interest of ACAs will not be permitted. The original structure of the La Touche Hotel is a structure that contributes to the Special Interest of this ACA.

PROPOSED MATERIAL ALTERATION NO. 23

1. Amend 'Section 10.2: Coolagad Action Plan' as follows (Note: This alteration is necessary consequent to the zoning changes set out in Alteration No. 33):

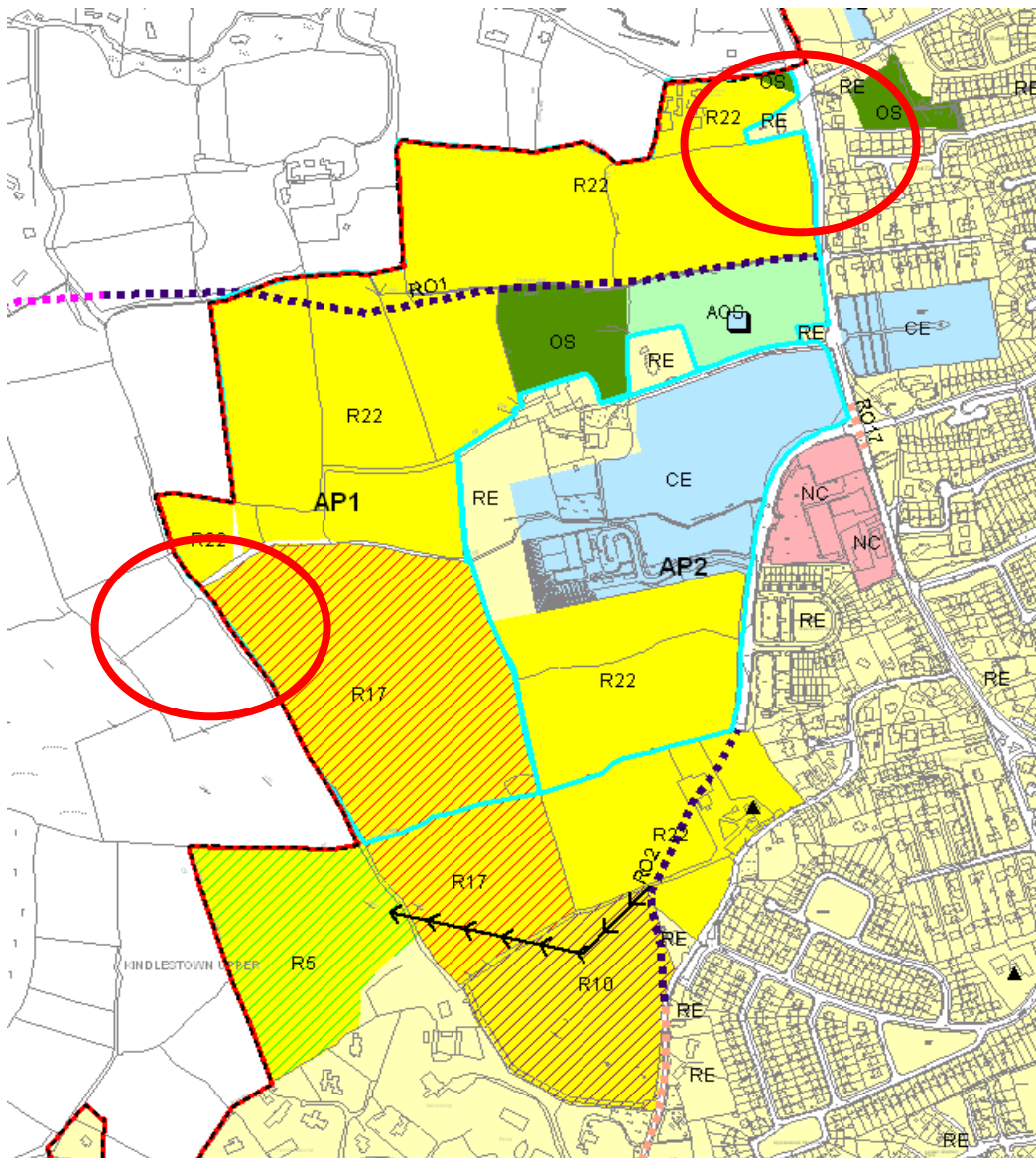
10.2 AP1: COOLAGAD ACTION PLAN

This Action Area is located at Templecarrig Lower, Coolagad and Kindlestown Upper, on a site approximately 36ha in size. This area shall be developed for a mix of uses including residential, community and open space, in accordance with the following:

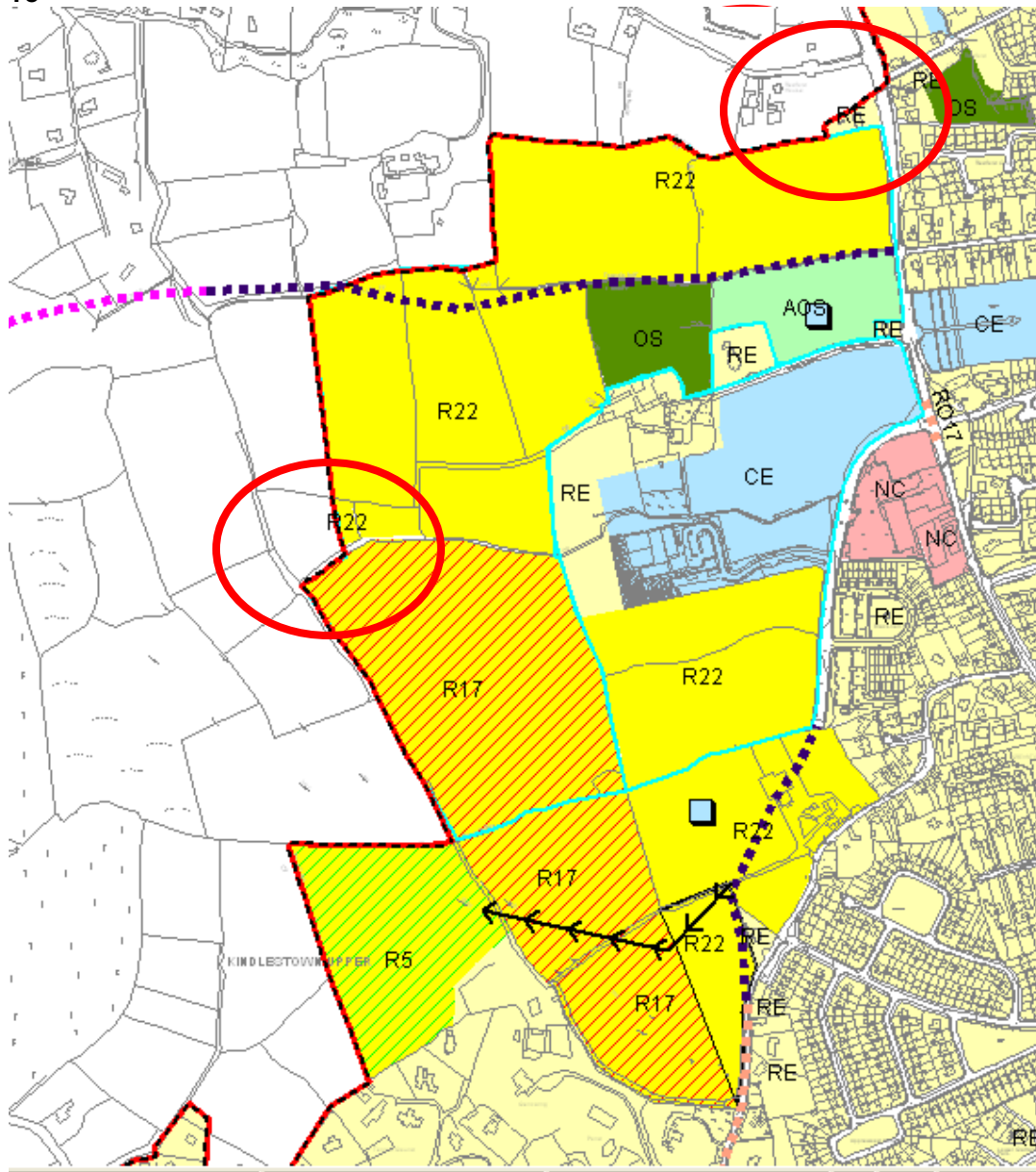
- ~~e. 34ha~~ **c. 29ha** for the development of residential units.
- A minimum of 4ha of land shall be provided for active open space including public park, MUGA and playground, in accordance with the requirements of the Community and Enterprise Section of the Council.
- A community centre and/or other community facility/facilities shall be provided to serve the communities of this area. In determining requirements for community facilities, a community services audit shall be carried out and consultation shall be undertaken with the Community and Enterprise Section of the Council.
- A new road shall be provided for local access to zoned lands and shall be designed to facilitate the achievement of the long term objective to provide a northern access route from Greystones to the N11, in accordance with roads objective RO1, 'Section 7: Transport and Service Infrastructure' of this plan.
- Greenroutes shall be provided throughout the area to link residential areas with community infrastructure, schools, adjoining housing lands and the Blacklion neighbourhood centre.
- The residential amenity of existing and future adjoining properties shall be protected.
- Protection of natural and built heritage, including rivers and trees.
- In designing the development of this area attention shall be paid to reducing the visual impact of the development on views towards Kindlestown Hill, from the R761. In particular, development on lands to the west of the Blacklion Action Plan shall be of a design and layout that is appropriate to the typography of the site and the necessity to ensure there is a visual transition between these developed lands and the unzoned agricultural lands / Kindlestown Hill to the rear of the site.
- Regard shall be paid to ensuring appropriate links and transition of scale, design and layout of housing, with lands adjoining the boundary of the Action Plan, including lands within AP2: Blacklion Action Plan and lands zoned for housing to the south at Kindlestown Upper.
- Phasing shall be as follows:
 - Phase 1: 200 units and completion of road
 - Phase 2: 150 units and provision of open space (AOS and OS)
 - Phase 3: 150 units and community centre/facility
 - Phase 4: remainder of units.

2. Amend Map A as follows (Note: This alteration is necessary consequent to the zoning changes set out in Alteration no. 33):

From



To



Submissions
Department of Environment, Community and Local Government (No.4)
Summary of Issues Raised
Department considers that Proposed Material Alteration No.23 (and No.33) is appropriate, desirable and in the interests of sustainable development, having regard to the location of the lands within the settlement boundary.
Opinion of Manager
Submission is noted; this proposed alteration was recommended by the Manager in his last report and is still supported.
Recommendation of Manager
Adopt Proposed Material Alteration No.23

PROPOSED MATERIAL ALTERATION NO. 24

Amend 'AP3: Greystones Harbour and North Beach Action Plan', as follows:

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 (using native plants suited to the local environment and using seed of local provenance where possible), walkways, signage and seating to form a pleasant and successful outdoor public open space
- Capping and landscaping of the old landfill dump, with appropriate planting (using native plants suited to the local environment and using seed of local provenance where possible), 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 in the area of the old landfill, together with beach nourishment and management 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~~

Submissions
None
Summary of Issues Raised
-
Opinion of Manager
This proposed alteration was recommended by the Manager in his last report and is still supported.
Recommendation of Manager
Adopt Proposed Material Alteration No.24

PROPOSED MATERIAL ALTERATION NO. 25

1. Amend 'AP6: Farrankelly Action Plan' as follows:

Note: This alteration relates specifically to the new objective as set out in the final bullet point below. The alteration relating to RO8 road objective (as also show below for ease of reference) is set out in full (including map) in Proposed Alteration No. 18.

10.7 AP6: FARRANKELLY ACTION PLAN

This action plan is located at Farrankelly, on a site approximately 24ha in size. This are shall be developed for a mix of uses including residential and active open space, in accordance with the following:

- Approximately 17ha to be developed for residential use.
- Approximately 4.5ha of land shall be provided for active open space.
- Lands identified at risk of flooding (under the FRA) shall be reserved as open space.
- Roads shall be provided in accordance with RO8, Section 7 of this plan.
- Provide for the development of a 'greenroute' for the provision of pedestrian and cycling facilities linking the RO8 road objective to Eden Gate. This route shall be a minimum width of 10m, in order to facilitate the development of a possible traffic route, should the need arise in the future.
- The residential amenity of existing adjoining properties shall be protected.
- Protection of natural and built heritage, including rivers and trees.
- No more than 50% of houses shall be delivered prior to the provision of the active open space.

Submissions
None
Summary of Issues Raised
-
Opinion of Manager
This proposed alteration was recommended by the Manager in his last report and is still supported.
Recommendation of Manager
Adopt Proposed Material Alteration No.25

PROPOSED MATERIAL ALTERATION NO. 26

Amend 'AP7: Charlesland Action Plan' as follows:

10.8 AP7: CHARLESLAND ACTION PLAN

This action plan is located at Charlesland, on a site approximately 29ha in size. This area shall be developed for a mix of uses including residential, employment and schools, in accordance with the following:

- Approximately 16ha to be developed for residential use.
- The reservation of 1.6ha for a new primary school and 4.86ha for a new post primary school. The land take for the school development shall be subject to the agreement of the Department of Education and Skills. A reduced land take for schools could be accommodated, subject to the agreement of the Department.
- At least 6.61ha to be provided for employment uses.
- Subject to there being a need for a site for a new Garda station at Charlesland, a site shall be reserved for a Garda station, to be provided in consultation with the Department of Justice, Equality and Defence.
- A community enterprise centre of c.8,000m², which shall include a start up facility of c.2,800m² which shall be handed over to an appropriate community enterprise organisation.
- Provide public transport facilities, including bus / coach parking facilities at an appropriate location.

Submissions
None
Summary of Issues Raised
-
Opinion of Manager
While the Manager did not recommend the inclusion of this objective in his last report, having considered the views of the members, the Manager is willing to accept this proposed alteration.
Recommendation of Manager
Adopt Proposed Material Alteration No.26

PROPOSED MATERIAL ALTERATION NO. 27

Amend 'AP9: Bullford Action Plan' as follows:

10.10 AP9: BULLFORD ACTION PLAN

This action plan is located to the west of Main Street, in the townlands of Kilcoole and Bullford, as shown on Map 1. This Action Area measures c. 10ha and includes residential (c. 6.7ha), town centre (c. 2.9ha) **and open space** zonings.

This Action Area shall be developed as a town centre, residential, ~~and~~ community **and open space** zone in accordance with the following criteria:

- Vehicular access shall be provided from the proposed western distributor road, and the east-west linkage to Main Street. Only 50% of development shall be completed before the entire link between Main Street and the Newtownmountkennedy Road has been completed
- Derelict buildings adjoining Main Street shall be removed and a new town square provided. New buildings shall be designed to enclose the new square. An indicative layout of the new town square is indicated in Figure 10.1.
- A town car park shall be provided at an easily accessible and convenient location
- The streetscape south of 'The Breeches' pub shall be reinstated with the provision of a suitable new two-storey development.
- New residential areas shall be developed to the highest standard of design and layout and shall provide for a range of unit types and sizes.
- Denser development may be considered in the area zoned TC, subject to a high quality design and respect for the scale and proportions of existing buildings on the Main Street
- Any development proposals for this Action Area shall include proposals for community uses, as determined through the preparation of a community facilities audit and consultation with the Community and Enterprise Section of the Council
- ~~• A public riverine park shall be provided along the existing stream on the western boundary of the Action Area. This public park shall be designated a public park, not exclusive to the residents of the development and shall be maintained open at all times. The appropriate layout, design and landscaping of this park shall be determined following consultation with the DoEHLG and Eastern Regional Fisheries Board and in particular, landscaping should incorporate native species planting, any proposed paths should be suitably set back from the riverbank and left unmown so as not to interfere with the riparian zone and night lighting shall not be provided.~~
- Land zoned open space can be used as the residential public / private open space associated with housing development on the site.

Submissions
None
Summary of Issues Raised
-
Opinion of Manager
This alteration was made by the members due to concerns regarding the development of a public park to the rear of future housing land and the fear that such a park's location may make it attractive for anti-social behaviour. This concern is noted. It is considered however that the wording of this objective should be slightly amended so that the space does not become used as a private park or garden.

Recommendation of Manager

Further modify Proposed Alteration No. 27 as follows:

From:

- Land zoned open space can be used as the residential public / private open space associated with housing development on the site

To:

- Land zoned open space can be used as the residential public ~~/ private~~ open space associated with housing development on the site

PROPOSED MATERIAL ALTERATION NO. 28

Section 11: Zoning

(a) Below Table 11.1 Zoning Matrix (paragraph 3)

Amend the plan as follows:

Uses generally appropriate for **centres** include retail, retail services, health, restaurants, public house, public buildings, hotels, guest houses, nursing/care homes, parking, residential development, commercial, office, ~~some~~ tourism and recreational uses **including sports uses**, community, including provision for religious use, utility installations and ancillary developments for town centre uses in accordance with the CDP.

(b) Below Table 11.1 Zoning Matrix (paragraph 5)

Amend the plan as follows:

Uses generally appropriate for **community and educational** zoned land include community, educational and institutional uses include burial grounds, places of worship, schools, training facilities, community hall, sports and recreational facilities, **residential institutions**, utility installations and ancillary developments for community, educational and institutional uses in accordance with the CDP.

Submissions
none
Summary of Issues Raised
-
Opinion of Manager
This proposed alteration was recommended by the Manager in his last report and is still supported.
Recommendation of Manager
Adopt Proposed Material Alteration No.28

PROPOSED MATERIAL ALTERATION NO. 29

Appendix A: Background analysis and calculation of land required for particular purposes

Section 1: Residential Zoning

Table 1.3: Make any changes necessary consequent to adopted zoning changes

Submissions
none
Summary of Issues Raised
-
Opinion of Manager
This proposed alteration was recommended by the Manager in his last report and is still supported.
Recommendation of Manager
Adopt Proposed Material Alteration No.29

PROPOSED MATERIAL ALTERATION NO. 30

Appendix B: LAP Heritage Features

Section 3: Architectural Conservation Areas

(a) Sub-section 3.6: Greystones Harbour Area ACA (proposed)

Amend as follows:

Character

The ACA is characterised by its seaside location and a predominance of well preserved 19th century buildings which includes houses, public buildings and a small number of commercial premises. There are fine semi-detached Victorian houses and terraces at Bayswater Terrace, Simonton Place and Marine Terrace. The former Coastguard station, now a Garda Station, is a significant public building occupying a terrace of eight houses, part two-storey and part three-storeys. The La Touche Hotel, although no longer in use, remains a significant local landmark and a reminder of the area's late Victorian / Early Edwardian seaside resort popularity. The original building occupies a prominent elevated position and an extensive associated site and contributes significantly to the special interest of the area. There are two churches; the Greystones Presbyterian Church on Trafalgar Road and the Church of the Holy Rosary on La Touche Road, the latter occupying a large site which includes a car park to the rear. The two schools; St. Bridget's National School and St. David's Secondary school are both modern buildings with flat roofs. Evidence of Greystones' earlier pre Victorian origins as a small fishing settlement can be found in the single storey vernacular style buildings along the west side of Trafalgar road, while Bethel terrace contains a fine example of Georgian architecture.

Proximity to the coast and the views of the sea to the east and north are key characteristics of this area. There is an extensive and accessible coastal open space along the length of Marine Road and Cliff Road. This area is of high amenity value and is an integral backdrop to the harbour area ACA. Other important open spaces include the hard landscaped triangular area with ship's anchor in front of Bayswater Terrace which contributes greatly to the local seaside character, and the car park on Trafalgar road which is pleasantly screened by trees and vegetation. Many of the houses have small front gardens, with planting and boundary hedging that softens the overall visual appearance of the built environment.

The area is characterised by:

- Predominance of two storey semi detached and terraced house with rendered finishes, moulded quoins and slate roofs.
- The building facades are characterised vertically orientated sash windows, timber panelled doorways and fanlights, many chimneys are rendered with corbelled caps and clay pots.
- Houses generally set back from street and surrounded by low roughcast rendered walls and square rendered gate pillars, with small front gardens.
- Pebble encrusted coping where used on boundary walls adds a local distinctiveness and seaside character.
- There are some well preserved traditional style shopfronts
- The views of the sea and coast with an extensive green open space running along Marine Road and Cliff road and associated hard landscaping, paths and benches
- The Victorian seaside resort character as represented by the original building of the La Touche Hotel

(b) Sub-section 3.8: Architectural Conservation Areas and Development

Amend as follows:

3.8 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.
- **Proposals to demolish buildings and other features which contribute to the special interest of the ACA will not be permitted**
- 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. Proposals to repair rather than replace original features will be encouraged, and where replacement does occur similar materials and compatible design will be required.
- 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.

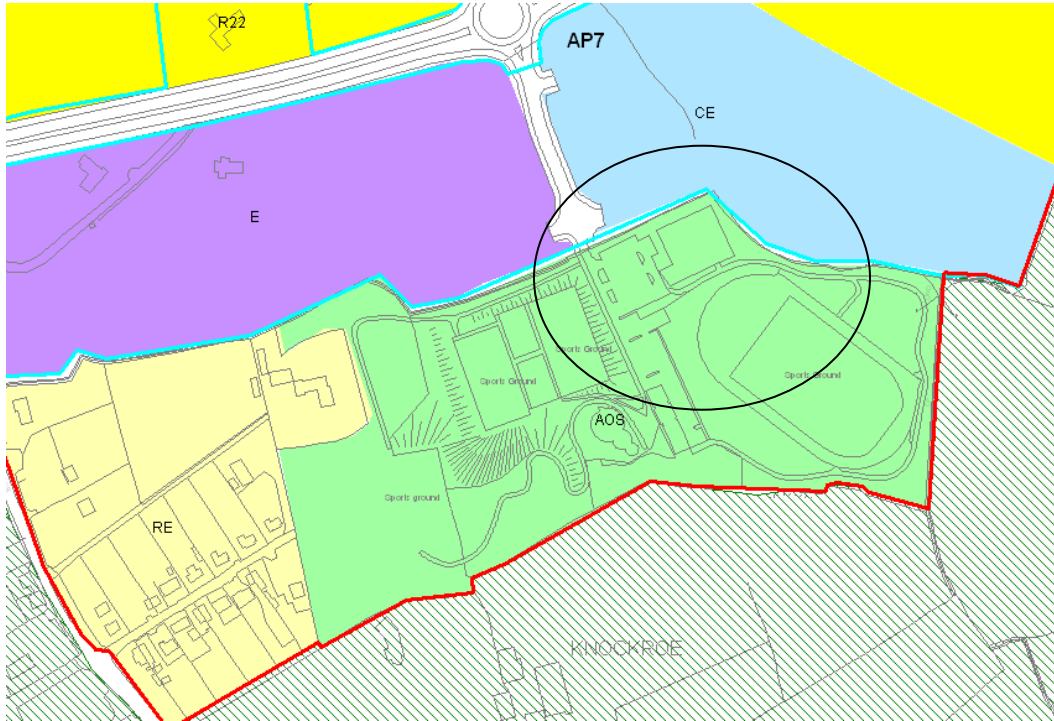
Submissions
None
Summary of Issues Raised
-
Opinion of Manager
This proposed alteration was recommended by the Manager in his last report and is still supported.
Recommendation of Manager
Adopt Proposed Material Alteration No.30

PROPOSED MATERIAL ALTERATION NO. 31

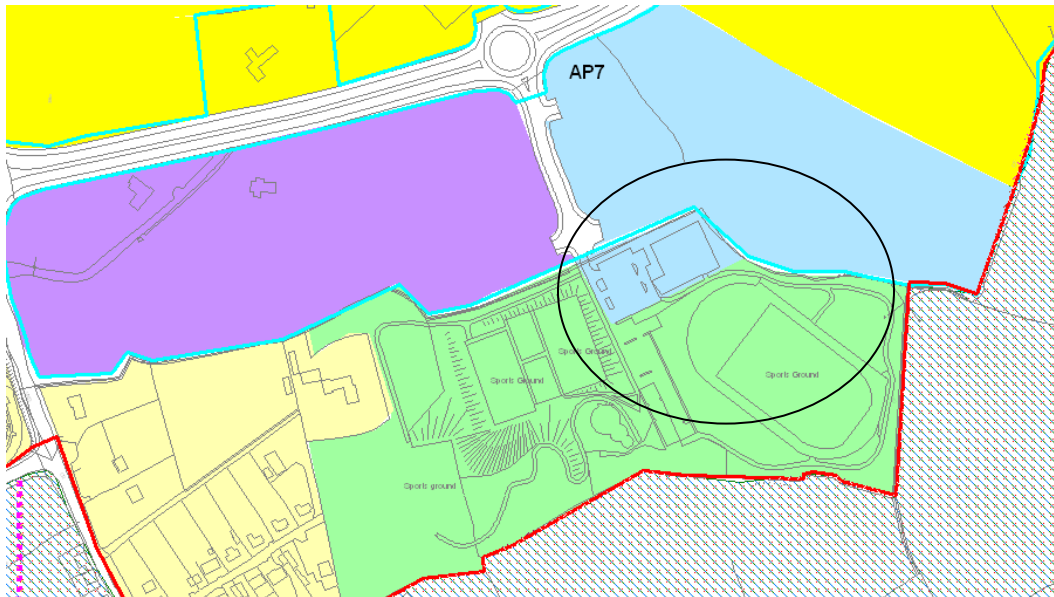
Map A: Land Use Zoning Objectives

Amend Map A as follows: Change c. 0.6ha at Charlesland from AOS to CE

From



To



Submissions
None
Summary of Issues Raised
-
Opinion of Manager
This proposed alteration was recommended by the Manager in his last report and is still supported.
Recommendation of Manager
Adopt Proposed Material Alteration No.31

PROPOSED MATERIAL ALTERATION NO. 32

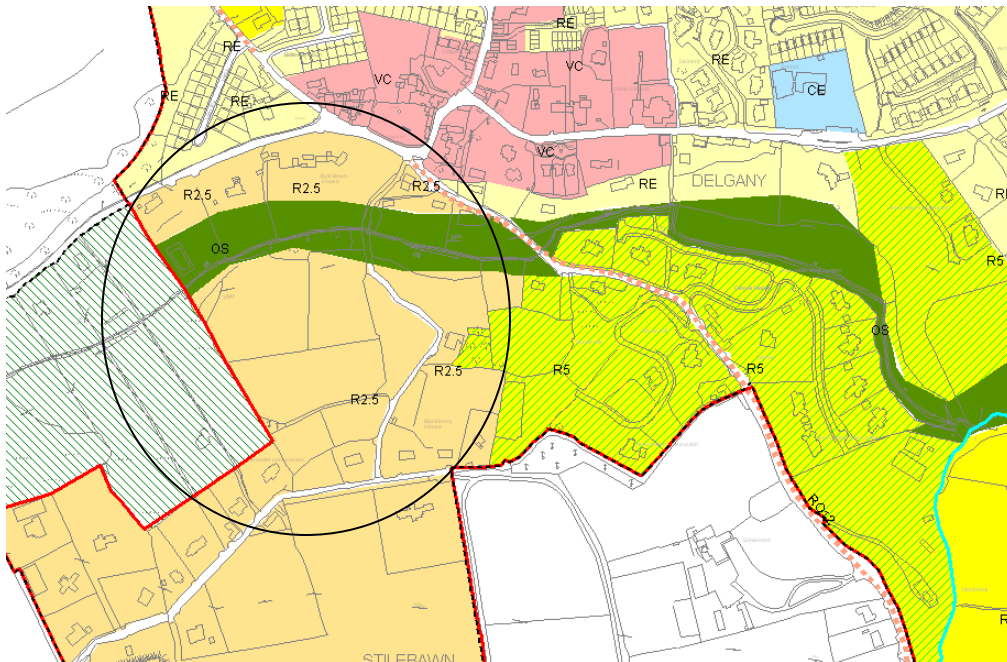
1. Amend Map A as follows and as indicated below:

- (a) Rezone lands north of Three Trouts Stream from R2.5 to VC
- (b) Rezone part of lands south of Three Trouts Stream from R2.5 to R5
- (c) Rezone existing residential properties to east and west of new VC zoning from R2.5 to RE: Existing Residential (i.e. 'Glenowen', Glen Road and properties at Priory Road/Blackberry Lane intersection)

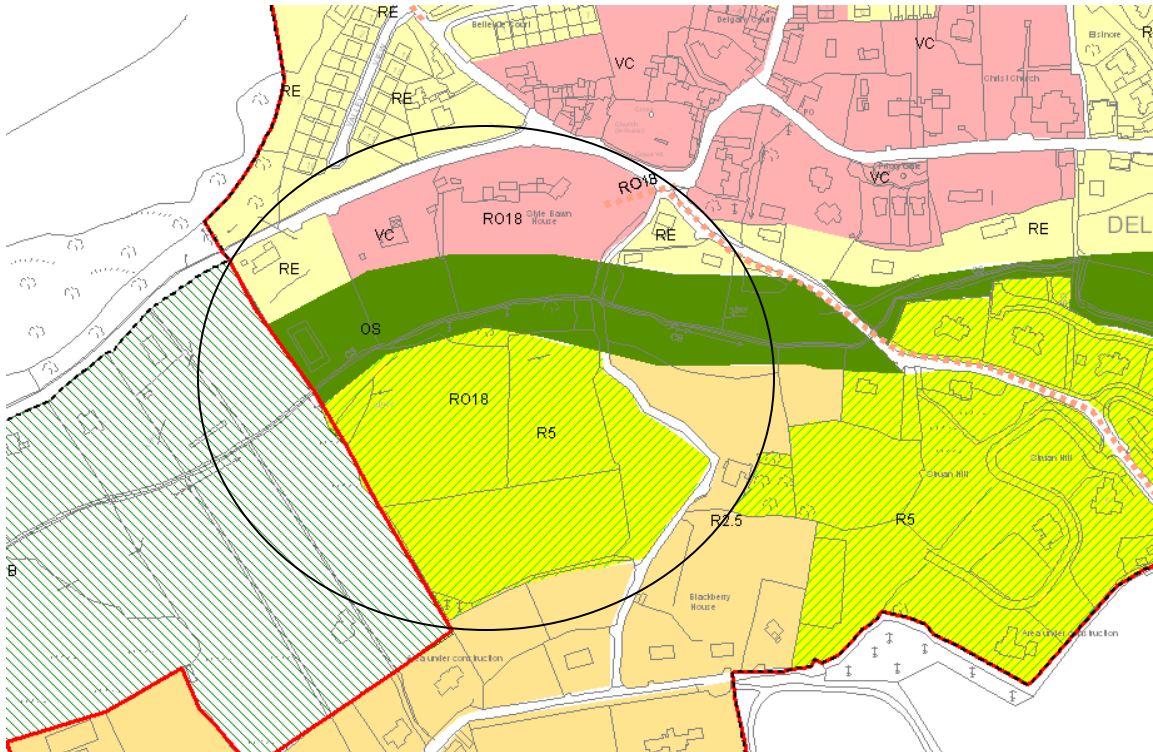
2. Include new objective within 'Section 8: Transport and Service Infrastructure' as follows (including reference on Map A). Note: This Alteration should be read in conjunction with Alteration no. 20:

The development of lands zoned VC and R5 at / to the south of Stilebawn House shall provide for either substantial improvements to the junction of Blackberry Lane / Priory Road / R762 or for an alternative (public) route from the R762 to Blackberry Lane.

From



To:



The following should be considered in conjunction with Proposed Material Alteration No. 20.

Submissions	Summary of Issues Raised
<p>Bellevue Court Residents Association (No.9) Paul Byrne (No.10) Niall Kenny (et al.)(No.16)</p>	<p>A number of similar submissions were made by local residents who have similar concerns about the proposed amendment, as follows:</p> <p>(A)</p> <p>1. Object to change of zoning of land around Stilebawn House from R2.5 to VC for the following reasons:</p> <ul style="list-style-type: none"> (i) Delgany is satellite of Greystones, rather than definable 'village centre', (ii) Development on the site will contribute to traffic congestion and hazard, (iii) Development on the site will not contribute to consolidation of village as site is separated from existing village by road and there are access difficulties, (iv) More suitable sites available for the development of new shops/services, (v) The proposal is developer-led – the draft LAP did not identify need for VC extension (vi) The proposal unlikely to get approval from ABP/new planning regulator,

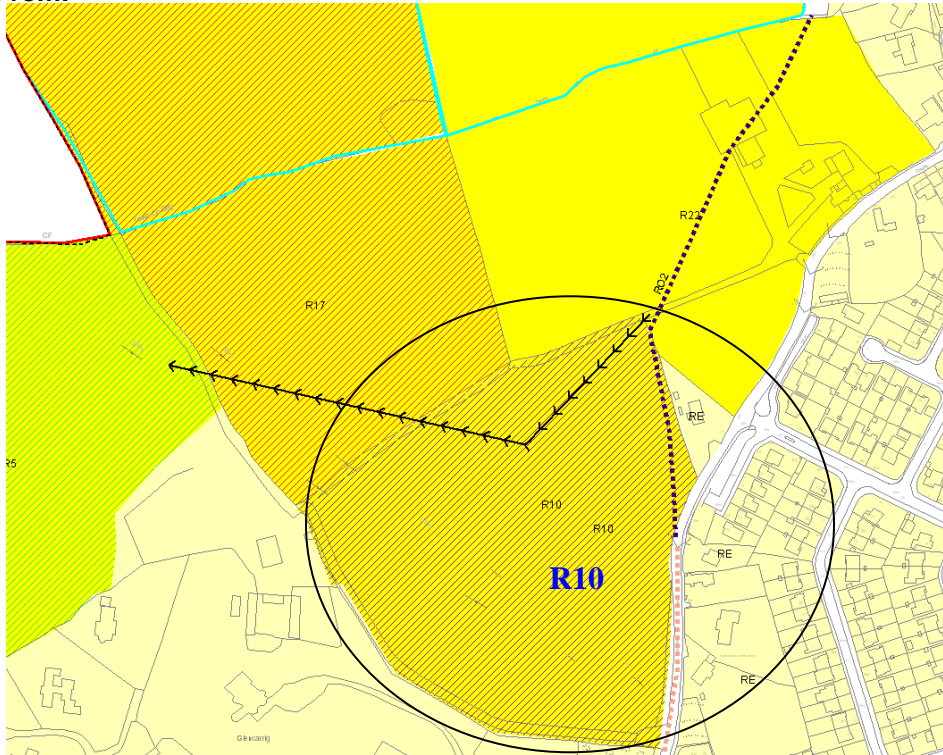
	<p>(vii) No demand for apartments.</p> <p>2. Object to the increase in density on the lands south of the stream from R2.5 to R5 and on land east and west of the VC zoning from R2.5 to RE for the following reasons:</p> <ul style="list-style-type: none"> (i) Not sustainable development - flooding, landslide, topographical, drainage, public transport and road constraints (RES7 and previous LAP 'area of special amenity' designation recognise these constraints), (ii) Smaller houses can be accommodated without need to increase density, (iii) Other options available, e.g. material contravention of LAP, propose to de-zone within 5 years if developer unable to proceed. <p>Objections accompanied by the following:</p> <ul style="list-style-type: none"> • Photographs demonstrating traffic/road constraints including bend on road, 2 existing junctions in close proximity and narrow width. • Information suggesting that the area is of archaeological significance – (i) site could form part of ancient burial ground associated with 1022 battle where King Sitric the Viking (Dane) King of Leinster was killed with hundreds of soldiers, (ii) Stylebawn Cottage has connections with Sir Walter Raleigh and William Lamb Lord Melbourne, (ii) previous house on site linked with Cromwell, (iii) medieval bawn on site, (iv) Delgany Village is good example of early town planning and should be preserved. <p>(B) The local residents disagree with assessment of likely environmental effects of the proposed material alteration, as set out in the Environmental Report.</p>
<p>Lanaree Ltd. (No.18) (landowner)</p>	<p>Lanaree Ltd. have requested that WCC clarify that village centre type residential development would be an appropriate use at this location under the 'village centre' zoning objective.</p> <p>Reason:</p> <ul style="list-style-type: none"> • Residential use is permissible in principle under the VC zoning. It is considered that the delivery of village centre type residential development would be most appropriate future use. It is envisaged that residential development appropriate to village centre (i.e. family type housing in detached, semi-detached or townhouse format) would be delivered on the site, allowing an opportunity for the site to provide synergy with existing village centre uses. • There is no demand for commercial development at this location. • VC zoning would allow for residential development to provide appropriate interaction with protected structure, existing VC and Three Trouts Stream. • Most appropriate use for Stylebawn House is residential use.

<p>Opinion of Manager</p> <p>Submissions from local residents</p> <p>(A) Reference should be made to the Manager's Report on the Draft LAP (pg.144-145). The Manager maintains the opinion set out in the report that the proposed VC/R5/RE is an appropriate and sustainable form of development. The subject lands form a key site in the potential future expansion of the existing village of Delgany. The proposed nature and intensification of uses on these lands maximise the efficient use of lands that are located within close proximity to an existing village centre, within the settlement boundary of Greystones/Delgany area. The SEA assessment on the Proposed Material Alterations supports this opinion.</p> <p>It should be noted that the nature, scale and design of potential future developments on the proposed VC/R5/RE lands will be restricted by the environmental and service constraints of the site, including Stilebawn House protected structure, the ACA designation, a protected view and protected trees, including any relevant limitations attributed to traffic, drainage, flooding and topographical matters. (It should be noted that there is an approved access from the R762 to the landholding granted under PRR07/1150 and that flood risk lands are zoned OS under the Draft LAP (refer Flood Risk Assessment)).</p> <p>The extent of potential development on the lands is also constrained by objective RES7 of the Draft LAP (subject of Proposed Material Alteration No.2) which indicates that notwithstanding the zoning objectives set out within the LAP, lower density residential developments may be required at certain locations. The objective states that the planning authority will particularly limit growth on R2.5 and R5 lands at Blackberry Lane.</p> <p>The protection of potential archaeological heritage on the site is safeguarded through the application of objectives set out in Chapter 16 of the Wicklow CDP 2010-2016.</p> <p>Having regard to the above, it is considered that there are appropriate mitigation measures within the LAP and CDP to ensure that any potential development is appropriate in terms of the environmental and service constraints of the area.</p> <p>(B) With regard to issues raised by the local residents in relation to the assessment of the proposed material alteration, as set out in the Environmental Report, refer to Addendum III to Environmental Report which accompanies this Manager's Report.</p> <p>Submission from landowner</p> <p>The VC zoning objective is stated as follows <i>"To provide for the development of a mix of uses within Delgany village centre, which provide for the day-to-day needs of its local community, including local retail, service and commercial outlets and leisure and community facilities, to a degree that is akin to its designation as a Level 4 Centre"</i>.</p> <p>While it should be noted that 'residential development' is a use that is identified in the Draft LAP as being 'generally appropriate' for centre, no confirmation can be given that village centre type residential development would be an appropriate use at this location under a VC zoning objective. Section 11 of the Draft LAP states the following: <i>"The development management section of the planning authority shall determine each proposal on its merits, and shall only permit the development of uses that enhance, complement, are ancillary to, or neutral to the zoning objective. Uses that are materially inconsistent with and detrimental to the zoning objective shall not be permitted."</i></p> <p>Recommendation of Manager</p> <p>Adopt Proposed Material Alteration No.32</p>
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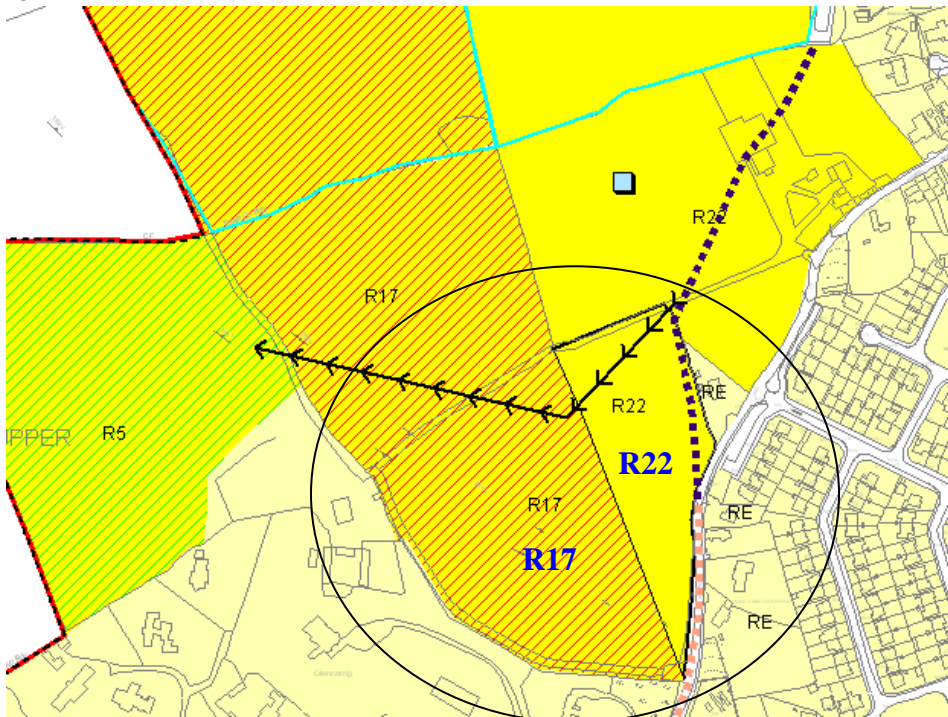
PROPOSED MATERIAL ALTERATION NO. 33

On Map A rezone lands at Kindlestown Upper from R10 to R22 and R17 as follows
(Note: This alteration should be considered in conjunction with Alteration no. 23 and no.2):

From:



To:



Submissions	Summary of Issues Raised
Department of Environment, Community and Local Government (No.4)	Proposed Material Alteration No. 33 (including No.23) is appropriate, desirable and in the interests of sustainable development, having regard to the location of the lands within the settlement boundary.
Cornerpark Estates Ltd. (No.12)	Welcomes the proposed material alteration to alter the zoning of the lands. The proposed alteration makes residential development more viable and is appropriate in the context of sustainable residential density policies.

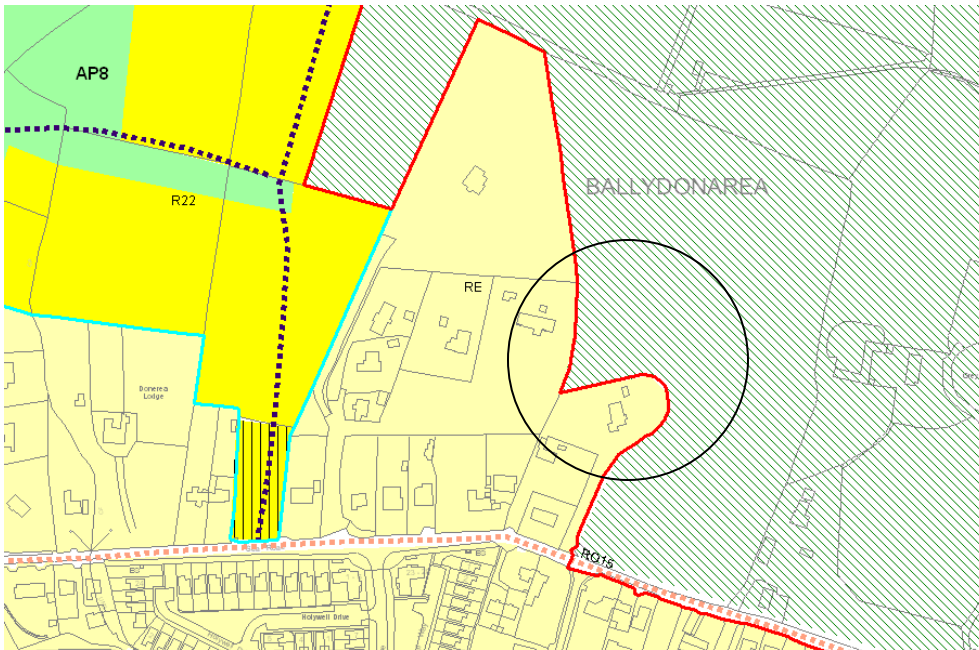
Opinion of Manager
Submissions noted. This proposed alteration was recommended by the Manager in his last report and is still supported.
Recommendation of Manager
Adopt Proposed Material Alteration No. 33

PROPOSED MATERIAL ALTERATION NO. 34

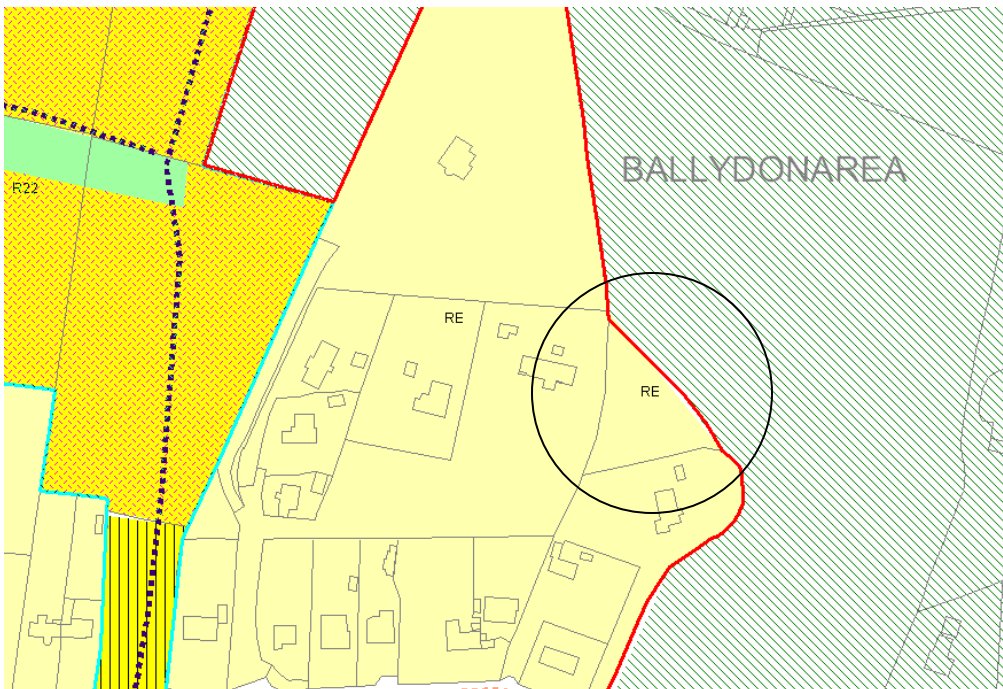
Map A: Land Use Zoning Objectives

Amend as follows:

From:



To:



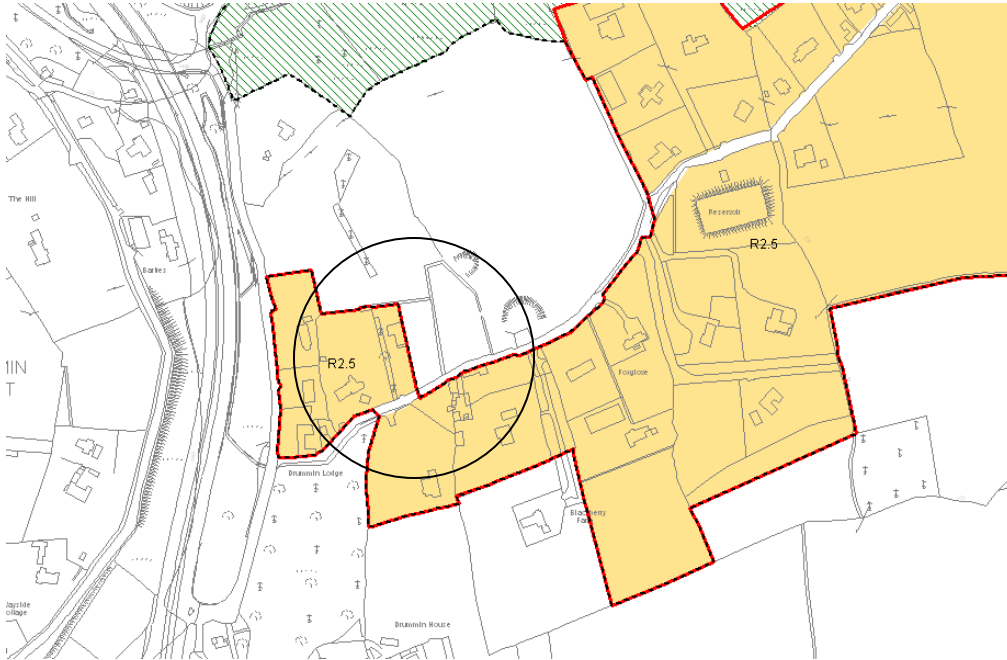
Submissions
none
Summary of Issues Raised
-
Opinion of Manager
This proposed alteration was recommended by the Manager in his last report and is still supported.
Recommendation of Manager
Adopt Proposed Material Alteration No.34

PROPOSED MATERIAL ALTERATION NO. 35

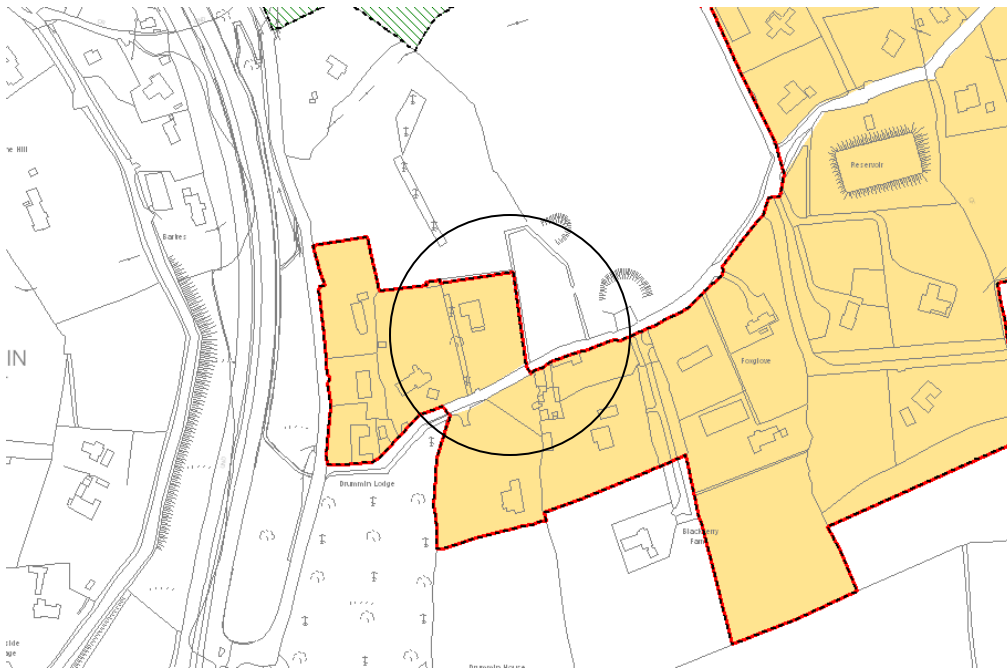
Map A: Land Use Zoning Objectives

Amend as follows:

From:



To:

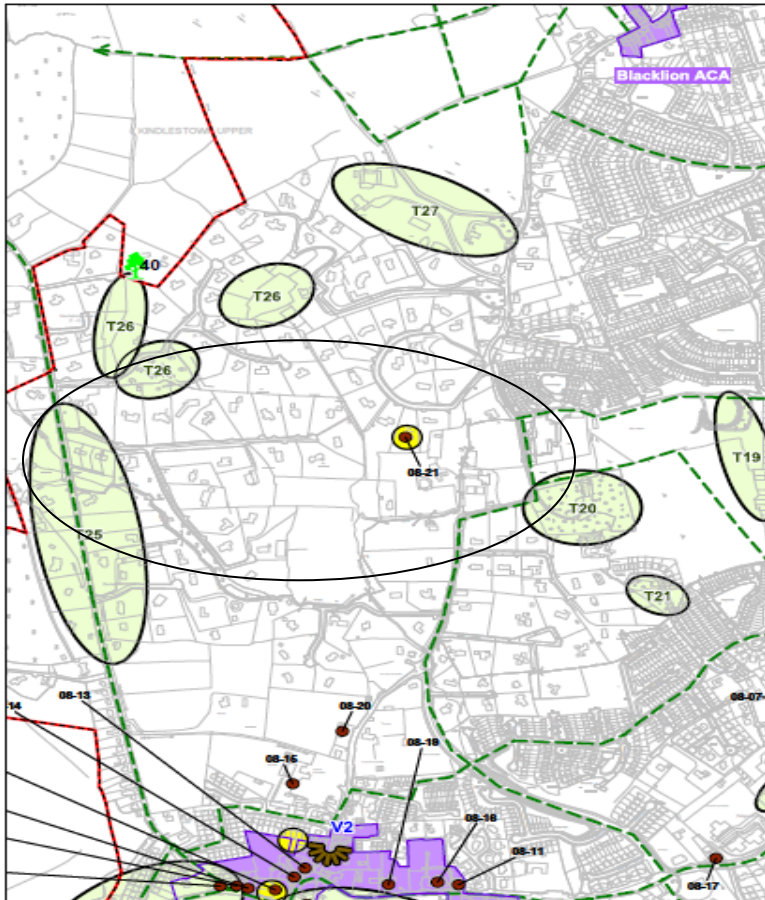


Submissions
none
Summary of Issues Raised
-
Opinion of Manager
This proposed alteration was recommended by the Manager in his last report and is still supported.
Recommendation of Manager
Adopt Proposed Material Alteration No.35

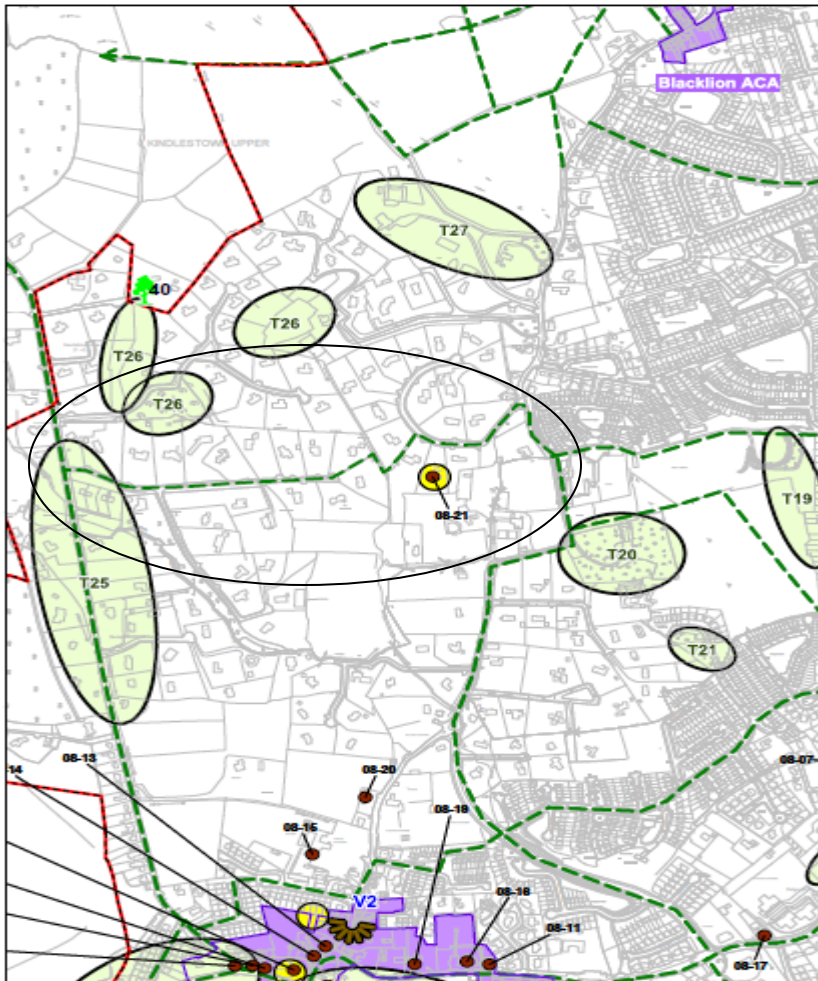
PROPOSED MATERIAL ALTERATION NO. 36

Amend 'Map B: Heritage Map' as follows:

From



To



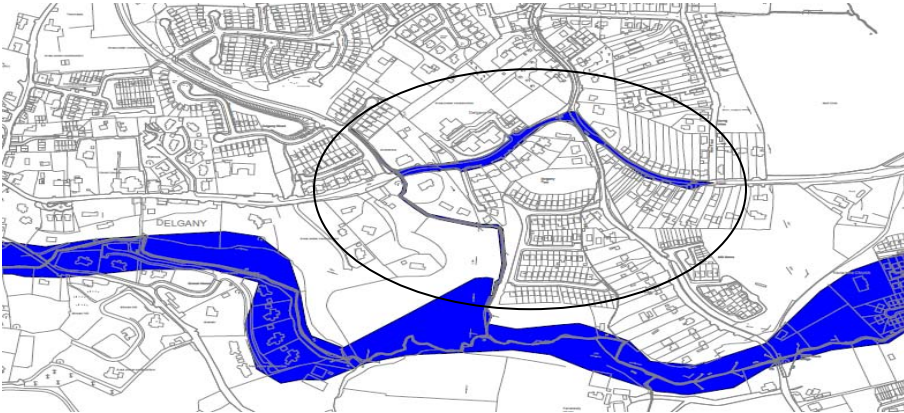
Submissions
None
Summary of Issues Raised
-
Opinion of Manager
This proposed alteration was recommended by the Manager in his last report and is still supported.
Recommendation of Manager
Adopt Proposed Material Alteration No.36

PROPOSED MATERIAL ALTERATION NO. 37

Amend Map C: Indicative Flood Zones, as follows:

(a) R762 at Delgany Wood

From:

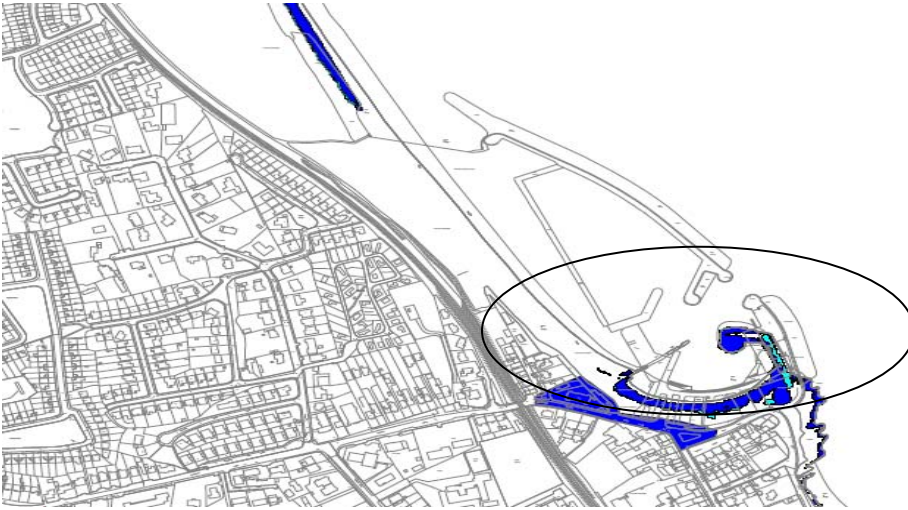


To:



(b) Greystones Harbour

From:

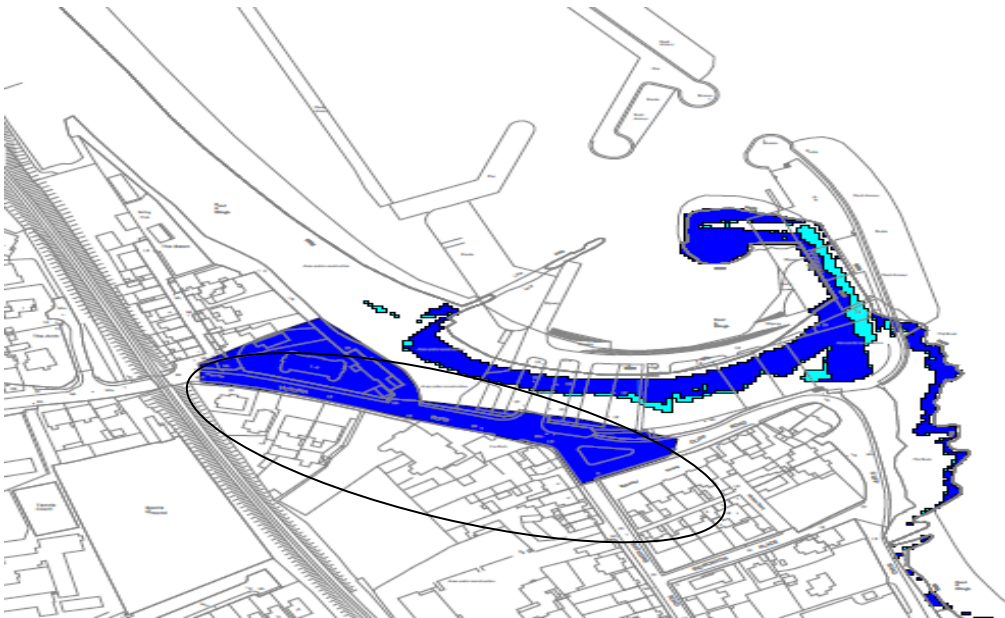


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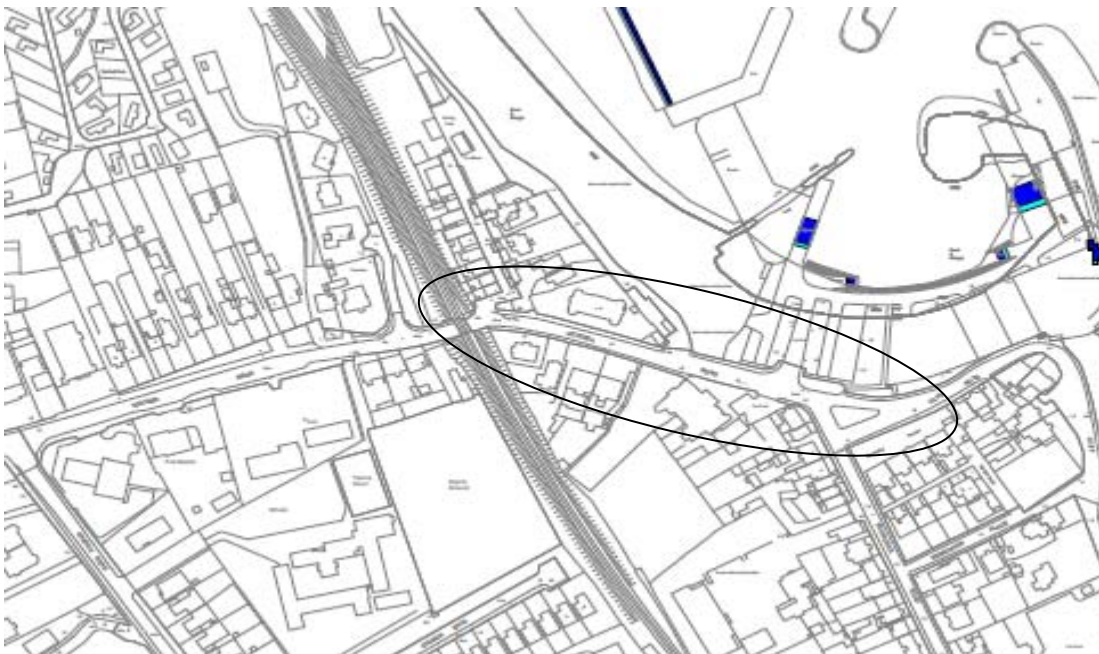


(c) Victoria Road

From:



To:



Submissions
Cllr. Kathleen Kelleher (No.1)
Summary of Issues Raised
Alteration indicates that risk of flooding in the area of the R762 at Delgany Wood does not exist. However, until flow of Bellevue Stream which comes down from Delgany Wood under the R762 to the Three Trouts Stream is corrected, area will remain prone to flooding. Suggest flood risk be kept.
Opinion of Manager
The issues raised by Cllr. Kelleher are noted. Reference should be taken of the Manager's Report (Pg: 113 &114) of the Draft LAP where it was the opinion of the Manager that certain areas identified on the flood risk maps were as a result of blockages in the surface water system and therefore should not form part of the Flood Risk Areas. It was considered that these areas were not flood risk zones or corridors in the same sense as land located along open watercourses.
Recommendation of Manager
Adopt Proposed Material Alteration No.37.

PROPOSED MATERIAL ALTERATION NO. 38

Amend text to correct minor typographical errors, as appropriate throughout the plan.

Submissions
Cllr. Kathleen Kelleher (No.1)
Summary of Issues Raised
Ask for correction of spelling throughout from 'St. Bridget's' to 'St. Brigid's N.S.'
Opinion of Manager
As per the Manager's Report on the Draft LAP (pg.166), the above typographical error is listed for correction.
Recommendation of Manager
Adopt Proposed Material Alteration No.38

SUBMISSIONS/OBSERVATIONS RELATING TO STRATEGIC FLOOD RISK ASSESSMENT

Submissions
Cllr. Kathleen Kelleher (No.1 Shailesh Kulkarni (No.17)
Summary of Issues Raised
<p>Cllr. Kathleen Kelleher submits the following:</p> <ol style="list-style-type: none"> 1. In relation to the submission from Inland Fisheries Ireland at the previous stage of the plan (which supported the inclusion of an objective to provide a 10m buffer zone along rivers / stream in the interests of the preservation of ecological corridors and to protect against flood risk), Cllr. Kelleher supports this submission but puts forward that a 10m buffer is insufficient to adequately protect against flooding. 2. Greystones – Delgany are experiencing more flooding and water flow disruption than ever before, which can be partly attributed to more rain, the development of land that previous would have absorbed water and incapacities in the surface system. <p>Shailesh Kulkarni submits the following:</p> <p>Millbrook (off Mill Road) is identified as Zone A for flood. This area has never flooded. In 2003 the Three Trout Stream flooding and water came in to some houses in Burnaby Court/Lawn that are adjacent to stream. However, Millbrook never flooded. This should be reviewed with site re-designated from Zone A to Zone B. Concern is expressed that these maps will be used by the insurance industry to increase premiums in this area.</p>
Opinion of Manager
<p>Submission from Cllr. Kathleen Kelleher is noted. The 10m buffer zone along rivers / streams required by objective HER3 of this LAP (and objectives WT4 and WT5 of the County Development Plan) are for the purpose of protecting ecological corridors, not for flood prevention. The flood risk assessment carried out is a separate process and in most areas at risk of flooding along rivers and stream, a 'flood' buffer zone well in excess of 10m is provided for in this LAP. The points raised with regard to water flows and the surface water systems are noted. All new development that arise on foot of this plan will be required to provide for surface water attenuation and appropriate surface water drainage systems.</p> <p>With regard to the flood risk assessment of the area around Millbrook, the flood maps were drawn up taking account of various sources of flood data including, but not restricted to, data from the OPW, alluvial soils maps and contour information. All indications suggest that this area has experienced flooding in the past and may be at risk of flooding in the future.</p> <p>It is important to note that the purpose of the flood maps that accompany this land-use plan are to illustrate areas that may be susceptible of flooding, to ensure such lands are not designated for inappropriate new development and to provide guidance in the event that a planning application is submitted for development in these areas. These maps are not intended to be used by the Insurance Industry and are for planning purposes only.</p>
Recommendation of Manager
No change to the Flood Risk Assessment

SUBMISSIONS/OBSERVATIONS UNRELATED TO PROPOSED MATERIAL ALTERATION

The following submissions and observations are not directly related to a Proposed Material Alteration. As per the Planning and Development Act 2000 (as amended), these submissions/ observations can not be considered at this stage of the plan making process.

Department of Environment, Community and Local Government (No.4) submits the following general comment with regard to preparation of the LAP:

Department welcome preparation of one plan with clear distinction between the two settlements as demonstrated in the designation of lands between the settlements as greenbelt.

Paul Gallagher/Bernard Burke & Associates (No.14) submit the following:

Propose that IDA lands at Charlesland be zoned OS for 23 acre park.

Reason:

- Land has failed to provide employment for 30 years.
- There is adequate zoned land for the duration of the plan to cater for employment purposes.
- The proposed parkland would benefit town and provide public amenities.
- Would complement and enhance the existing recreational facilities along Mill Road.

Greystones United Football Club (No.15) submit the following:

Submission is in support of submission from BBA Architecture on behalf of Mr. Paul Gallagher (No.14) on basis that it would provide additional football pitches for use of Greystones UFC which is at maximum capacity.