

Proposed Material Alterations of the Draft Greystones- Delgany and Kilcoole Local Area Plan (LAP) 2013-2019

May 2013

**Forward Planning Section
Wicklow County Council
County Buildings
Wicklow**



SECTION 1: INTRODUCTION

Background

In accordance with Section 20(3) of the Planning and Development Act 2000 (as amended), Wicklow County Council is proposing a material alteration of the Draft Greystones-Delgany and Kilcoole Local Area Plan (LAP) 2013-2019.

These proposed material alterations have arisen following the elected members' consideration of the 'Manager's Report on Submissions or Observations received on the Draft Greystones-Delgany and Kilcoole Local Area Plan (LAP) 2013-2019, March 2013'.

Display of Proposed Material Alterations

Written submissions/observations with respect to the display documentation including the Proposed Material Alterations and associated environmental reports may be made in writing, during the period Tuesday 7th May 2013 to Tuesday 4th June 2013, in one of the following ways:

1. Write to: Administrative Officer, Planning Section, Wicklow County Council, Station Road, Wicklow Town
2. Email to: planreview@wicklowcoco.ie

All written submissions/ observations that relate to the display documentation and which are made to the planning authority within the stated period shall be taken into consideration before the making of any material alteration. Note however, that submissions/observations on issues that do not relate to the proposed material alterations will not be considered at this stage in the plan making process.

Next Stage

Following the ending of the display period on 4th June 2013, a Manager's Report on the submissions received with respect to the proposed material alterations will be prepared. This report will summarise the issues raised in the submissions and will contain the opinion of the manager in relation to these issues and recommendations including any changes to the proposed material alteration as is considered appropriate. This report will be considered by the members of Wicklow County Council.

The local area plan shall be made or amended as appropriate by the planning authority by resolution no later than a period of 6 weeks after the report has been furnished to all the members of the authority with **all, some or none** of the material alterations as published.

It is open to the members to make further modifications to any of the material alterations, subject to any such further modification:

- being minor in nature and therefore not likely to have significant effects on the environment or adversely affect the integrity of a European site,
- not increasing the area of land zoned for any purpose,
- comprising an addition to or deletion from the record of protected structures

It is expected that the final plan will be made by the Council in September/October 2013

Strategic Environmental Assessment and Appropriate Assessment

In accordance with the relevance legislative requirements, the proposed material alterations are accompanied by the following environmental reports:

- Addendum to the SEA Environmental Report
- Addendum to the Appropriate Assessment Screening Report.
- Addendum to Strategic Flood Risk Assessment.

The proposed material alterations should be considered in conjunction with these addendums.

SECTION 2: 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.

SECTION 1: STATUTORY AND CONTEXTURAL BACKGROUND

No alterations

SECTION 2: OVERALL VISION AND DEVELOPMENT STRATEGY

No alterations

SECTION 3: POPULATION AND HOUSING

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'.¹ 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 distance² 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.

¹ 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.

² 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.

SECTION 4: RETAIL

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 footstones 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**.

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).

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.

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.

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.

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

SECTION 5: EMPLOYMENT AND ECONOMIC DEVELOPMENT

PROPOSED MATERIAL ALTERATION NO. 9

Note: This alteration should be considered in conjunction with Alteration no. 6.

1. Amend EMP4 as follows:

Zone1 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:~~

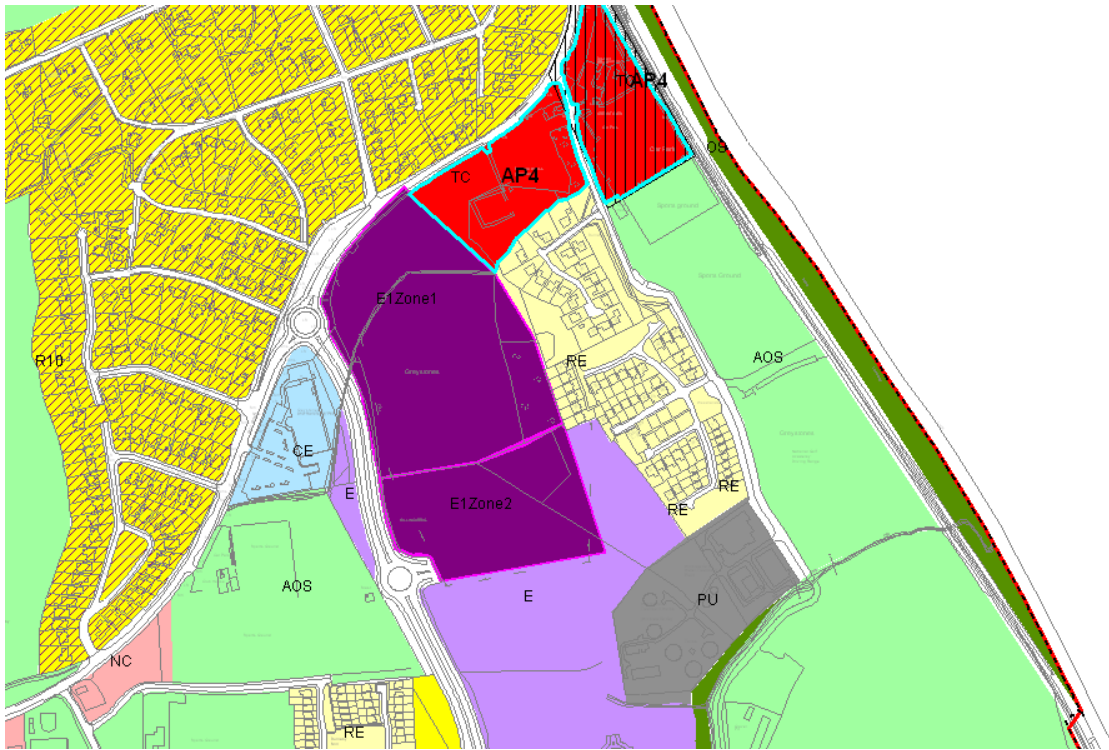
- Zone 1 shall be developed as an extremely high quality, primarily office based employment zone. In this area, a reasonably high intensity of development will be required, and in particular, development should attain a plot ratio of not less than 0.75 and may be up to 3-storeys in height. Given the 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 Plan³.~~

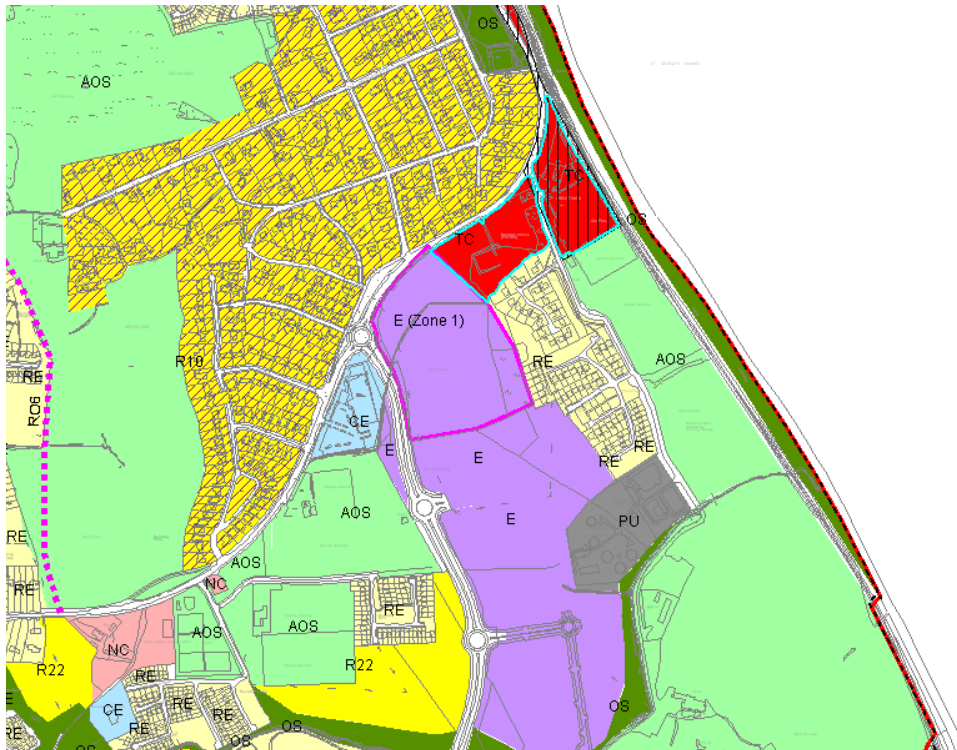
³ A master plan shall set out details regarding how the objectives of the subject site are to be achieved, including for example, the allocation of uses throughout the site, address principles of design (e.g. heights, mass, materials), transportation links and permeability, details regarding phasing 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.

PROPOSED MATERIAL ALTERATION NO. 10

1. Add new objective as follows:

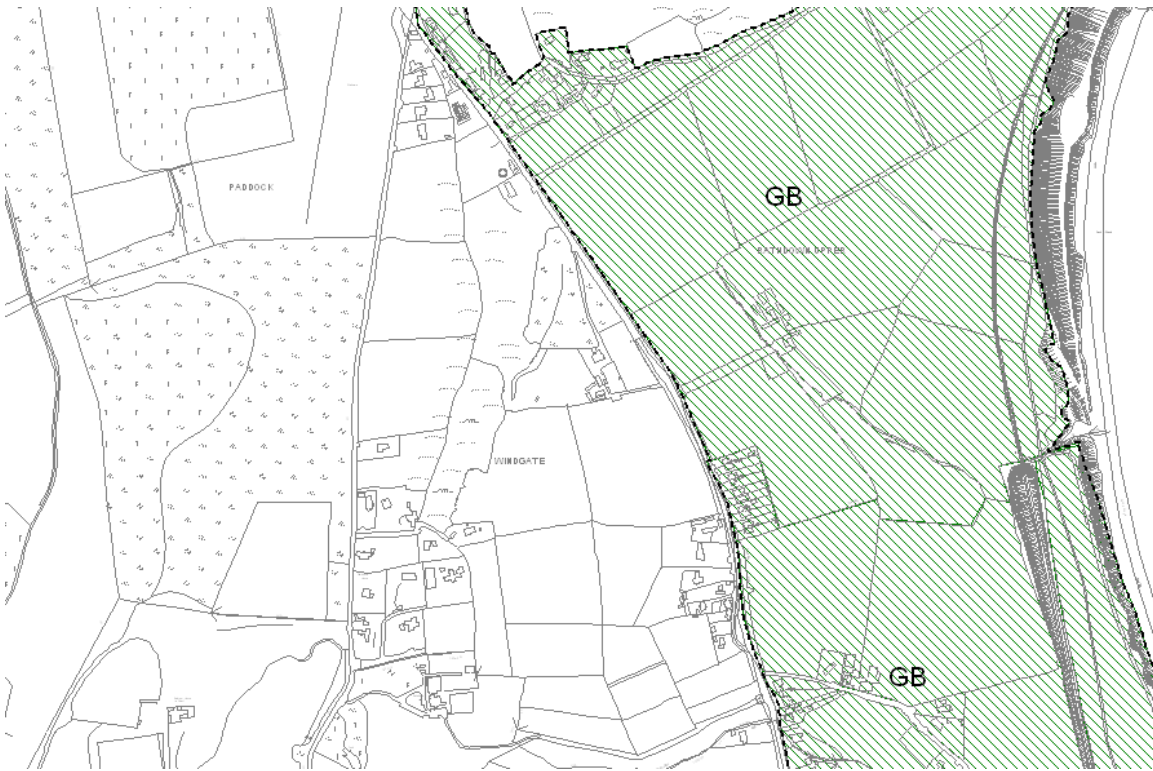
E2/GB Zoning Objective, Windgates

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:

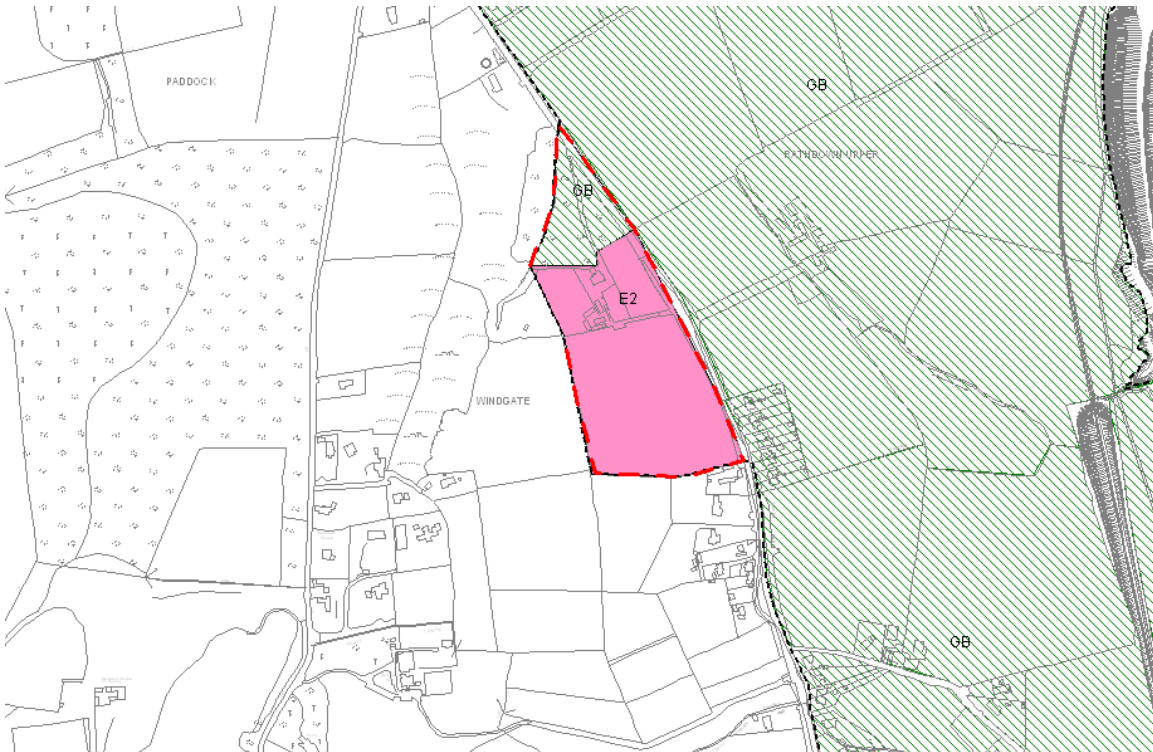
- E2 lands shall provide for the development of a senior clinical healthcare centre and hotel.
- GB lands shall be retained as a wooded area.
- Healthcare facility to include, at a maximum: 170 bed spaces, clinical care facilities, seniors R&D, parklands and woodland access – scenic walks.
- Hotel to 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.
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* Option Zonings are zonings that will be valid only for the lifetime of the plan.

SECTION 6: TOURISM

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.

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.

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**.

SECTION 7: SOCIAL INFRASTRUCTURE

No amendments recommended

SECTION 8: TRANSPORT AND SERVICE INFRASTRUCTURE

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"

PROPOSED MATERIAL ALTERATION NO. 15

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

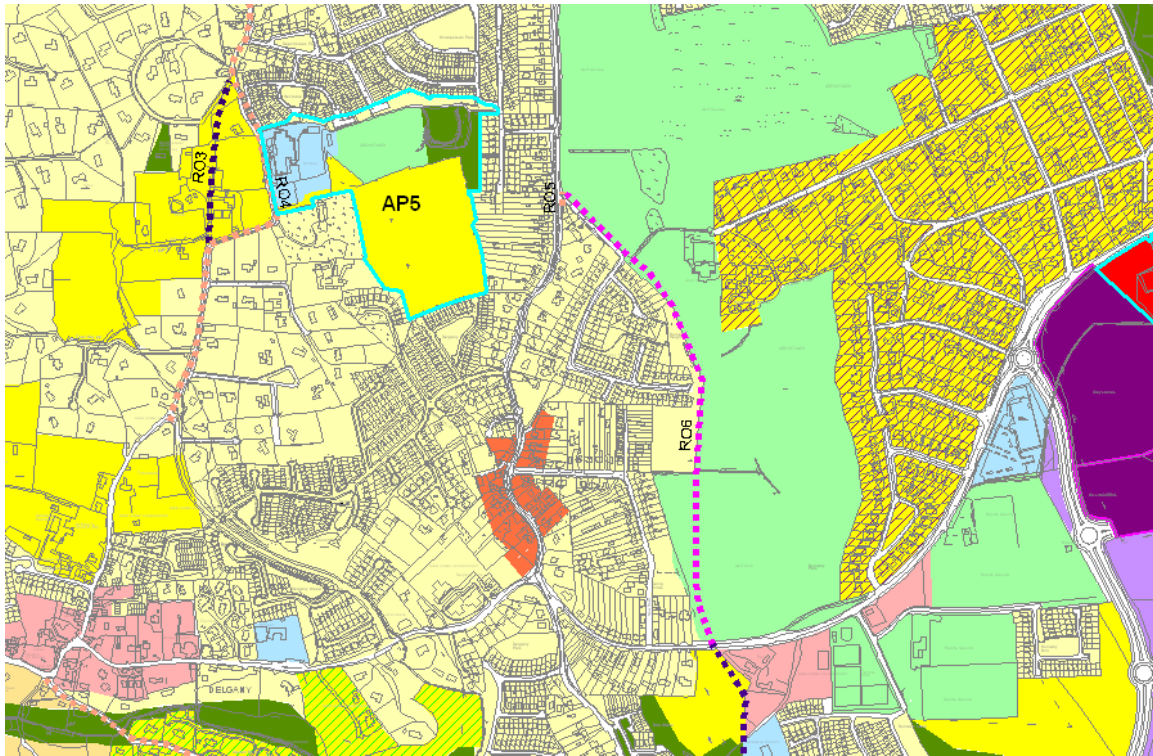
RO1	Provide Reserve a land corridor to provide for a new road from the R761 at Sea View to lands within AP1:Coolagad Action Plan. The new road shall provide local access to zoned lands within the lifetime of the plan and shall, subject to feasibility, need and design, in the long term provide a northern access route from Greystones to the N11.
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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.
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2. Delete RO6 from the following Map A:



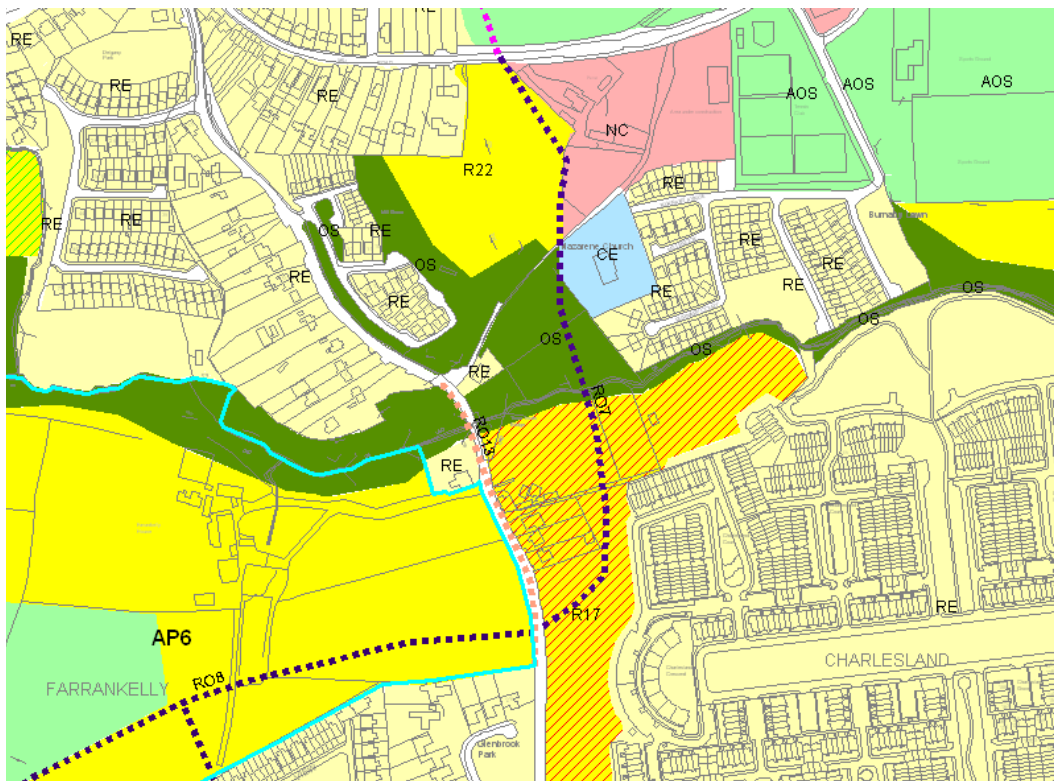
PROPOSED MATERIAL ALTERATION NO. 17

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.

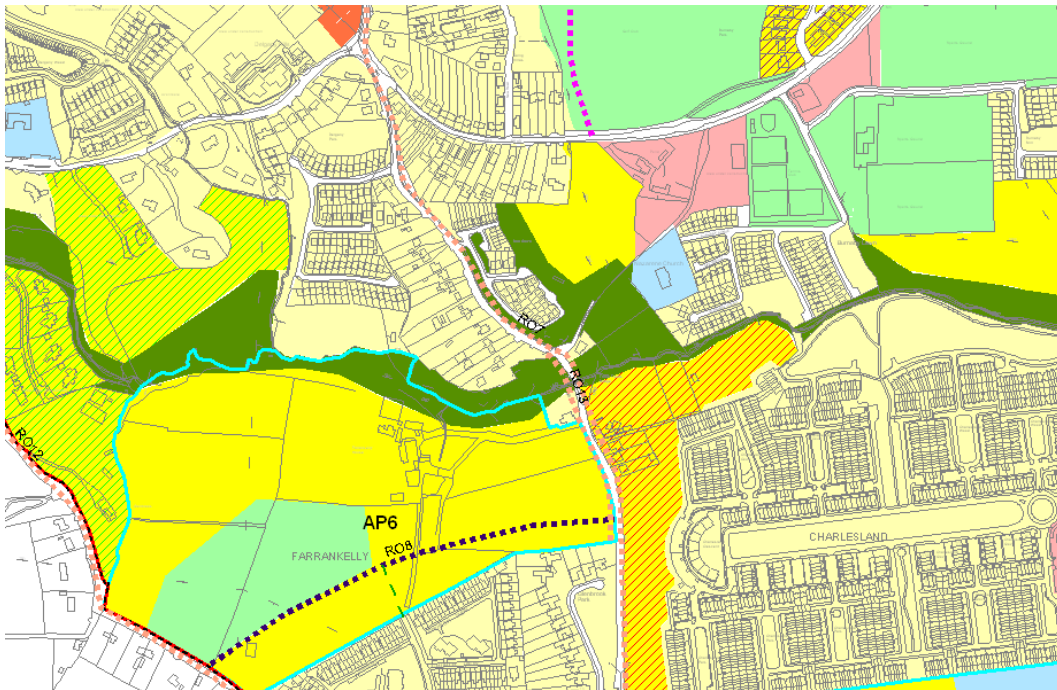
R07	<p>Provide for a local access road to facilitate the development of zoned lands, incorporating the possibility of a future bridge over the Three Trouts Stream to allow for linkage from Mill Road to the R761.</p> <p>Improvement of the R761 from Burnaby Heights to Kilcoole, as appropriate.</p>
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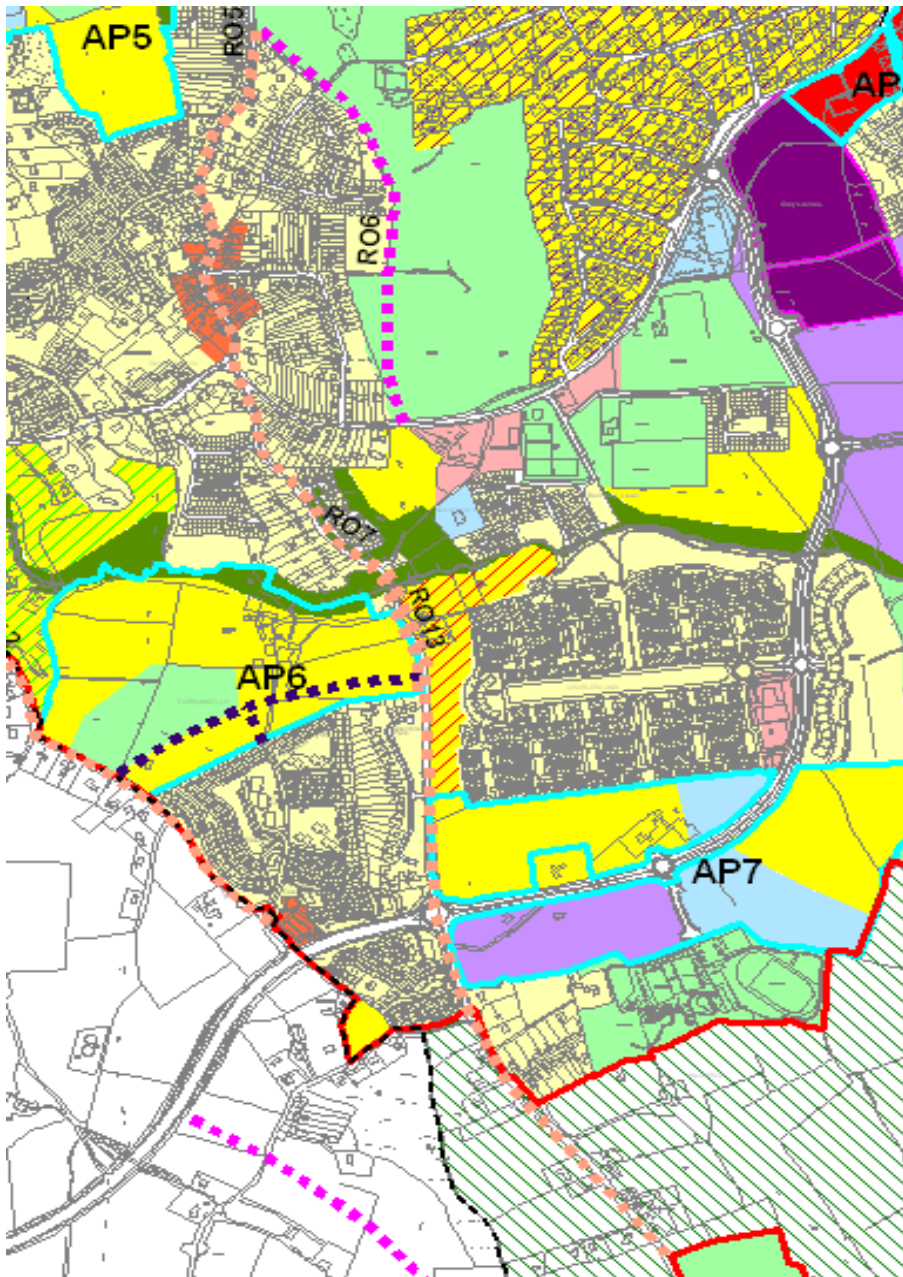
2. Amend R07 on Map A as set out below:

From:



To:





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 show 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.**

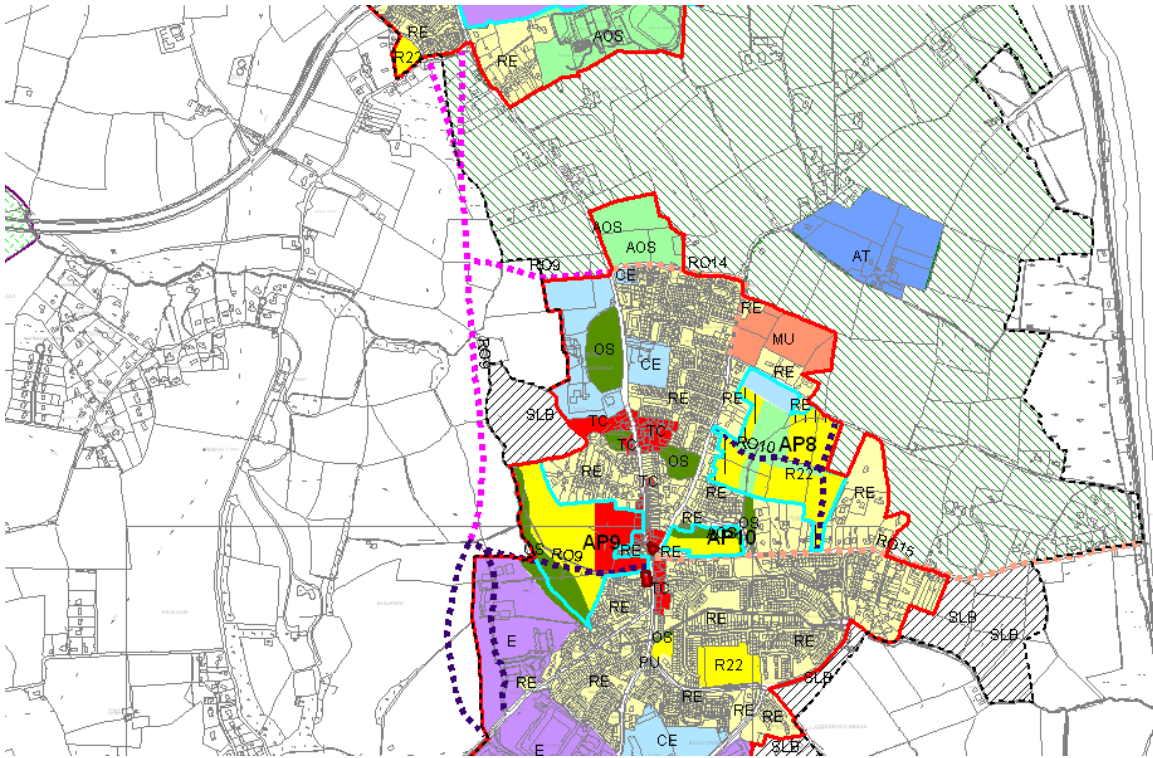
PROPOSED MATERIAL ALTERATION NO. 19

1. Amend Table 7.1: Roads objectives as follows:

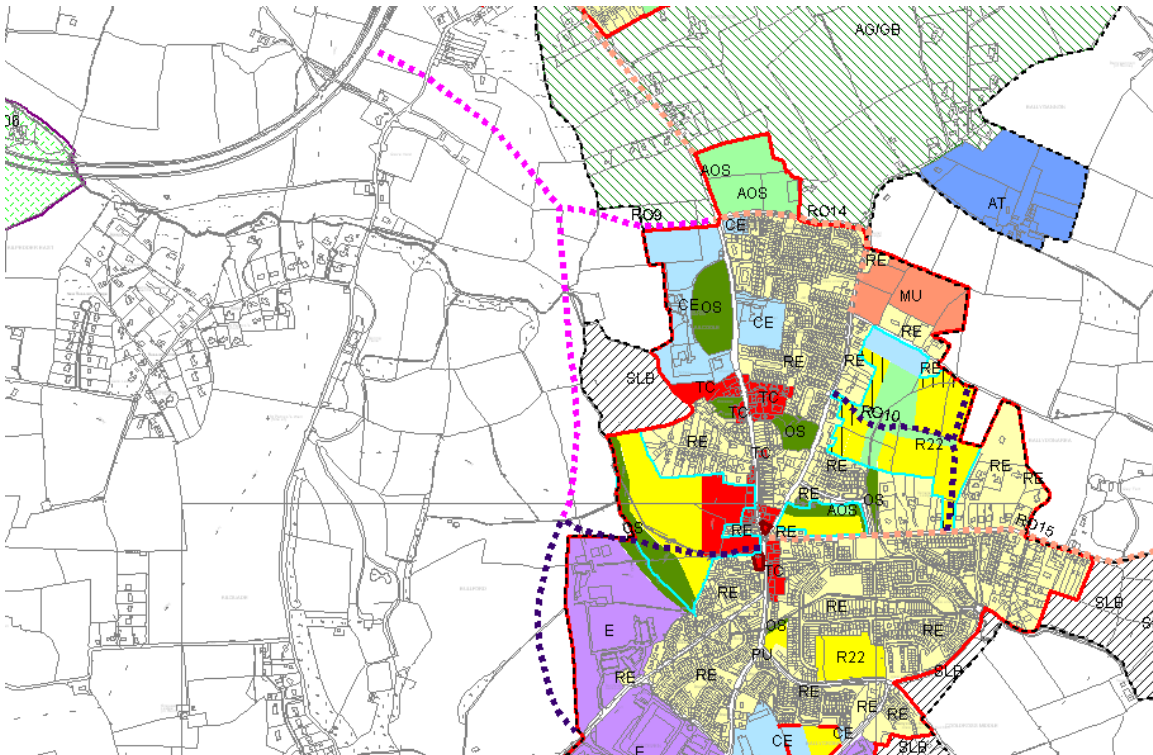
RO9	<p>To provide for the development of a Western Distributor Road to bypass Kilcoole. The southern section of the route shall be developed according to one of the following two options: (i) southern junction of the new road shall be provided at the intersection with Kilcoole Industrial Estate, Creowen 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 Eden 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:

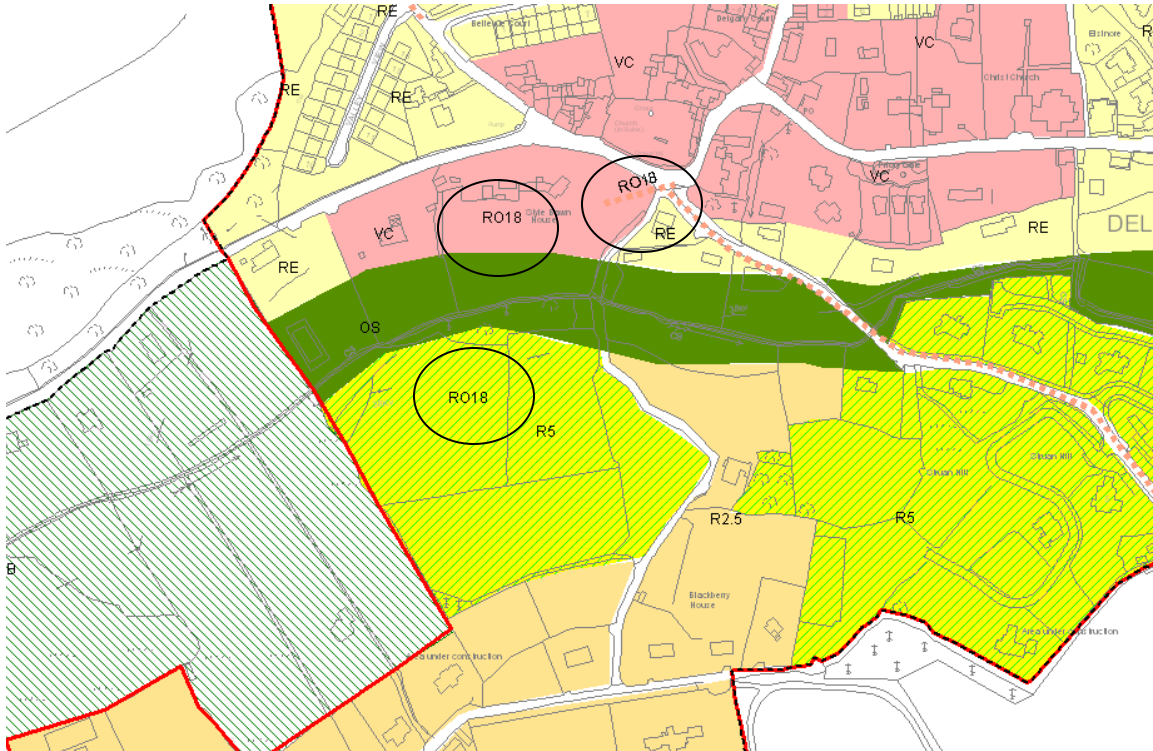


PROPOSED MATERIAL ALTERATION NO. 20

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.

RO18	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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SECTION 9: NATURAL AND BUILT HERITAGE

PROPOSED MATERIAL ALTERATION NO. 21

1. Amend as follows:

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

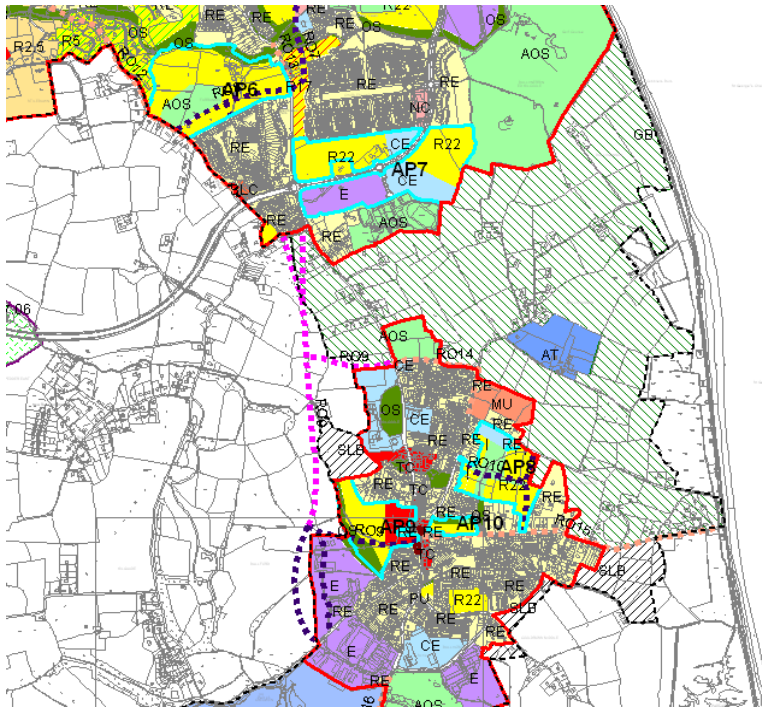
HER10: Within *Agriculture/* Greenbelt areas, it is the objective of the Council to generally protect the open nature and landscape quality of lands, to protect and enhance local biodiversity, and to maintain the primary use of the land for agricultural purposes. The following objectives shall apply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

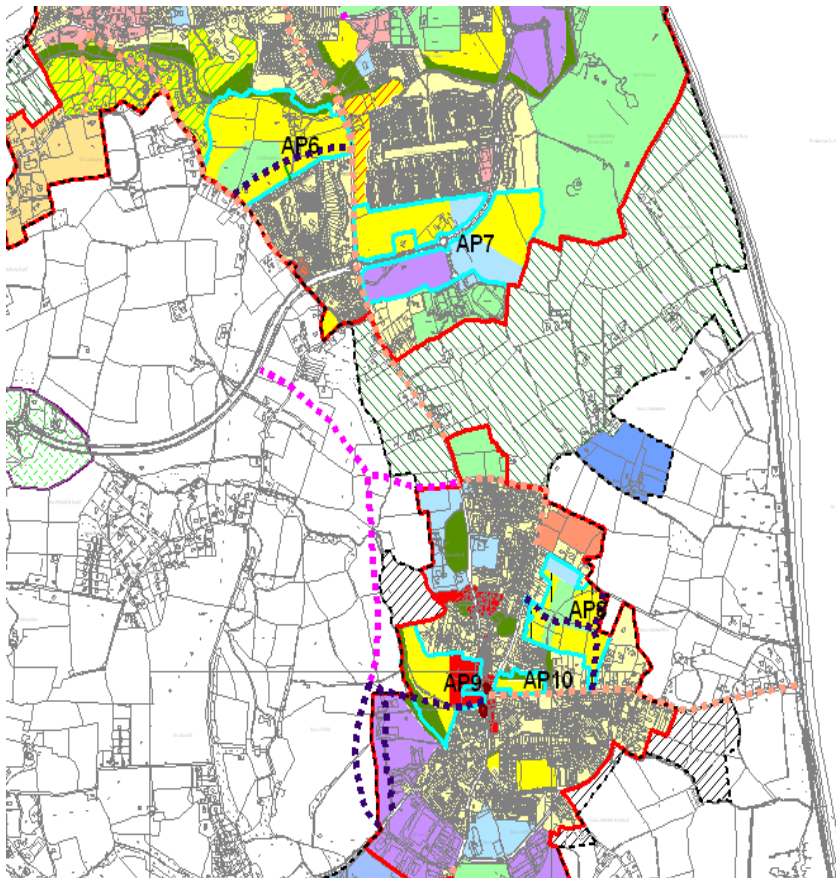
2. Extent of the proposed renamed AG/GB lands to be amended on Map A as follows:

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/ Agriculture/Greenbelt ⁴	GB:	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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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.

⁴ 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.

SECTION 10: ACTION PLANS AND ASSOCIATED MAP CHANGES/ REZONINGS

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 Alternation no. 33):

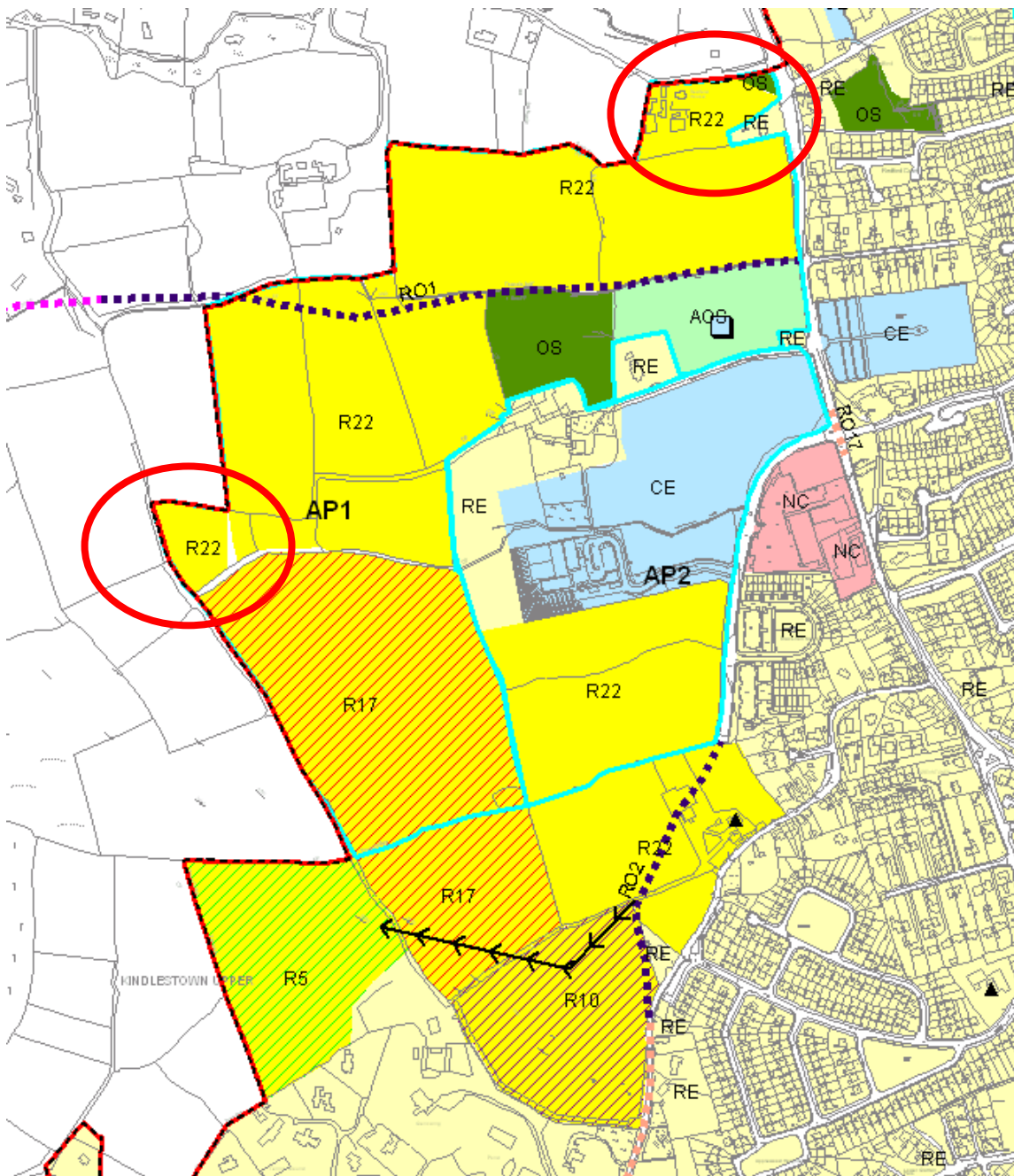
10.2 AP1: COOLAGAD ACTION PLAN

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:

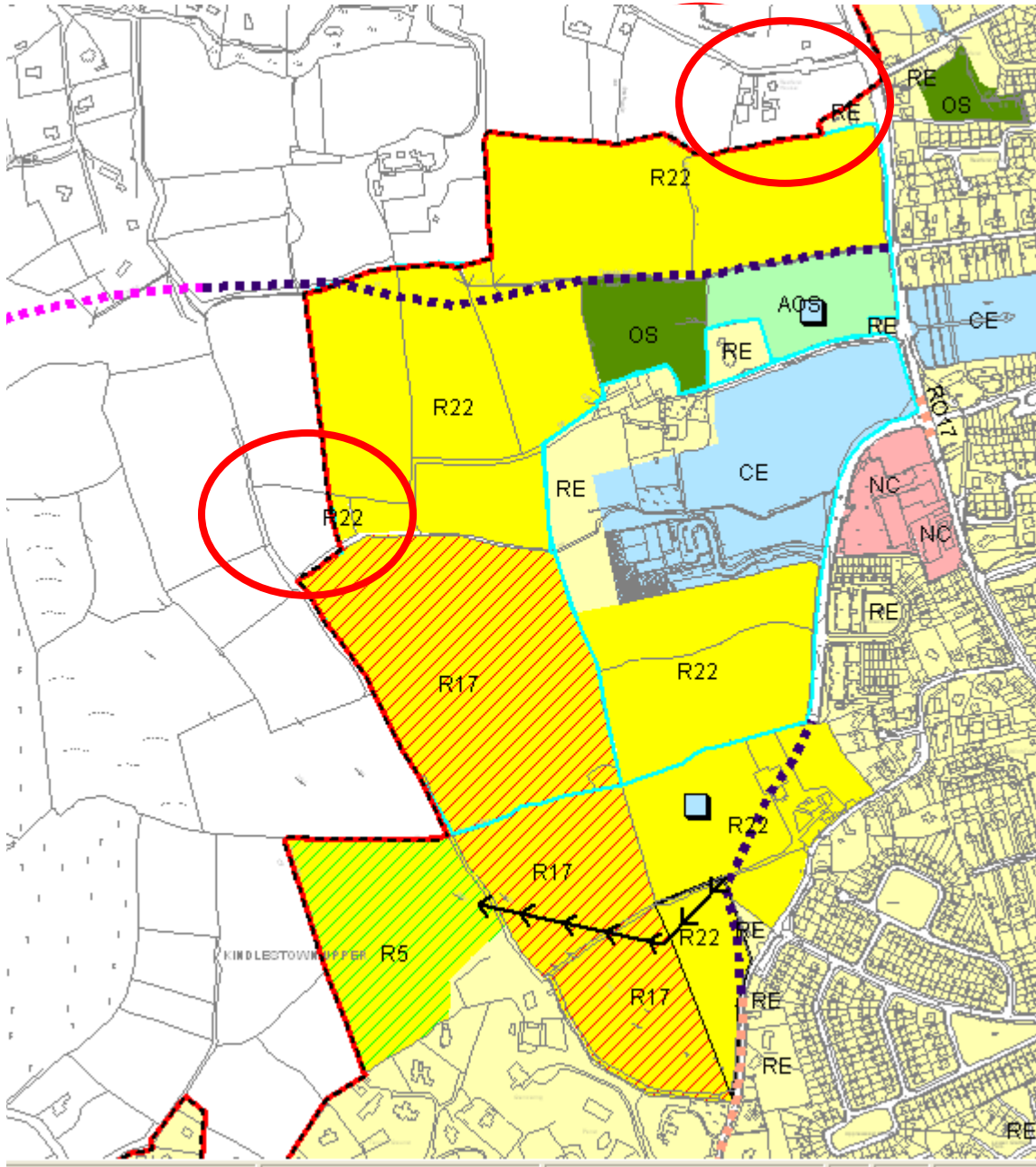
- ~~e.31ha~~ **c. 29ha** for the development of residential units.
- A minimum of 4ha of land shall be provided for active open space including public park, MUGA and playground, in accordance with the requirements of the Community and Enterprise Section of the Council.
- A community centre and/or other 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 topography 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 Alternation no. 33):

From



To



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~~

PROPOSED AMENDMENT 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.

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.

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 Newtownmountkenedy 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.

SECTION 11: ZONING

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.

Appendix A: Background analysis

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

Appendix B: LAP Heritage Features

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.

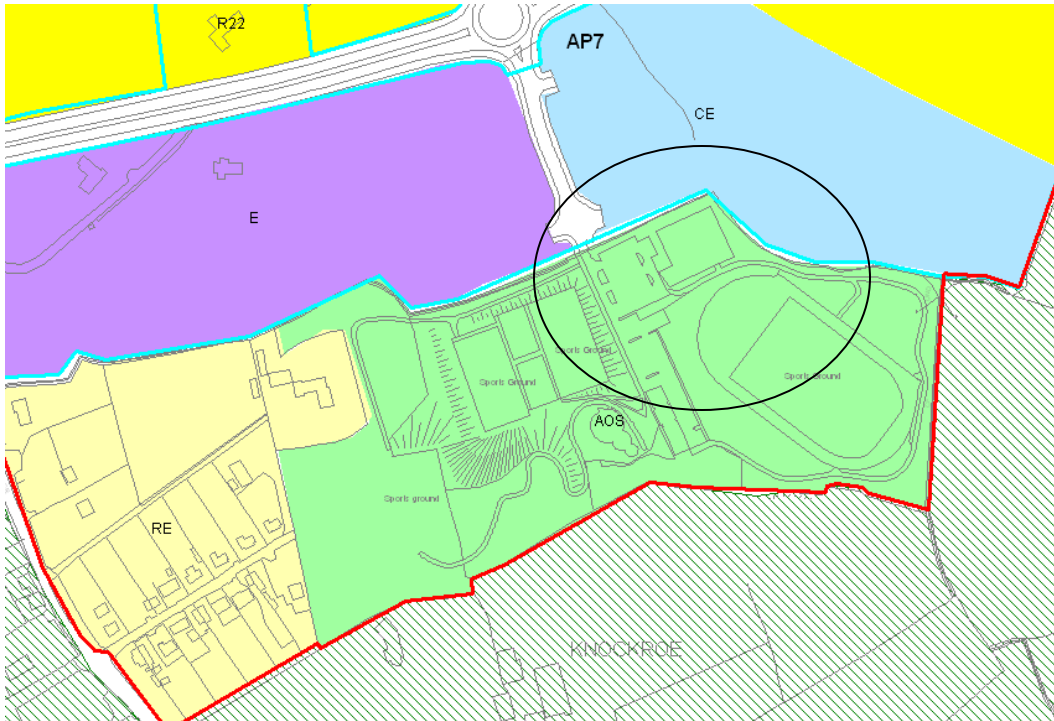
ADDITIONAL REZONING AND MAP CHANGES

PROPOSED MATERIAL ALTERATION NO. 31

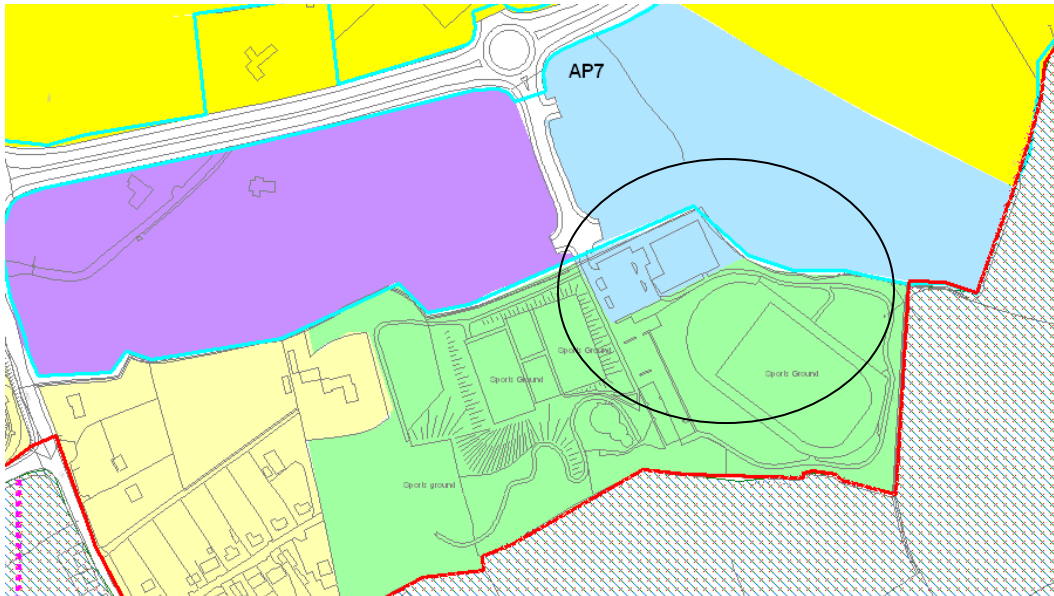
Map A: Land Use Zoning Objectives

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

From



To



PROPOSED MATERIAL ALTERATION NO. 32

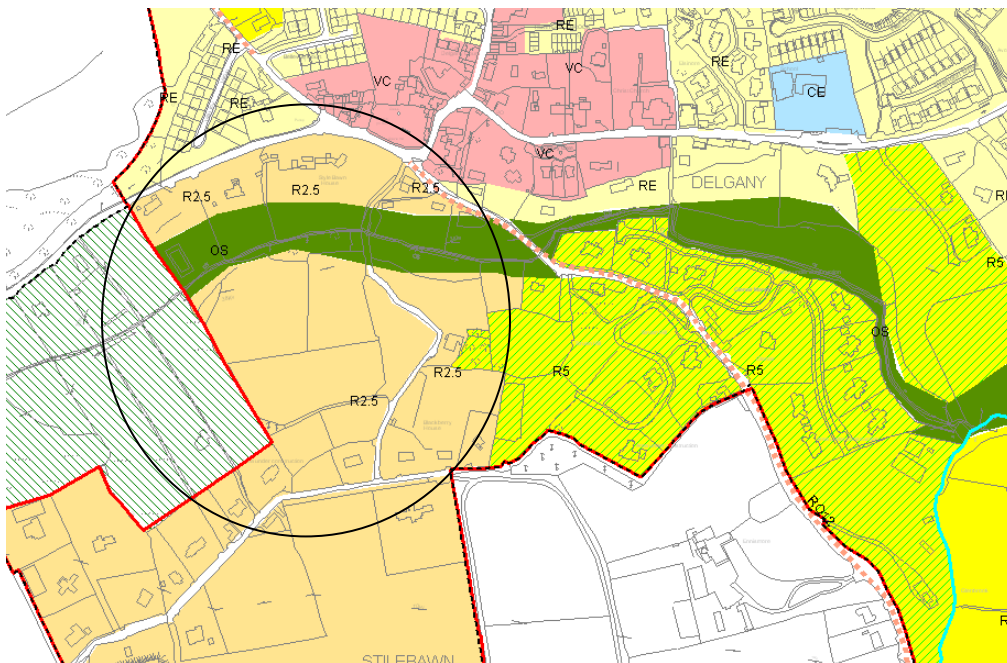
1. Amend Map A as follows and as indicated below:

- (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)

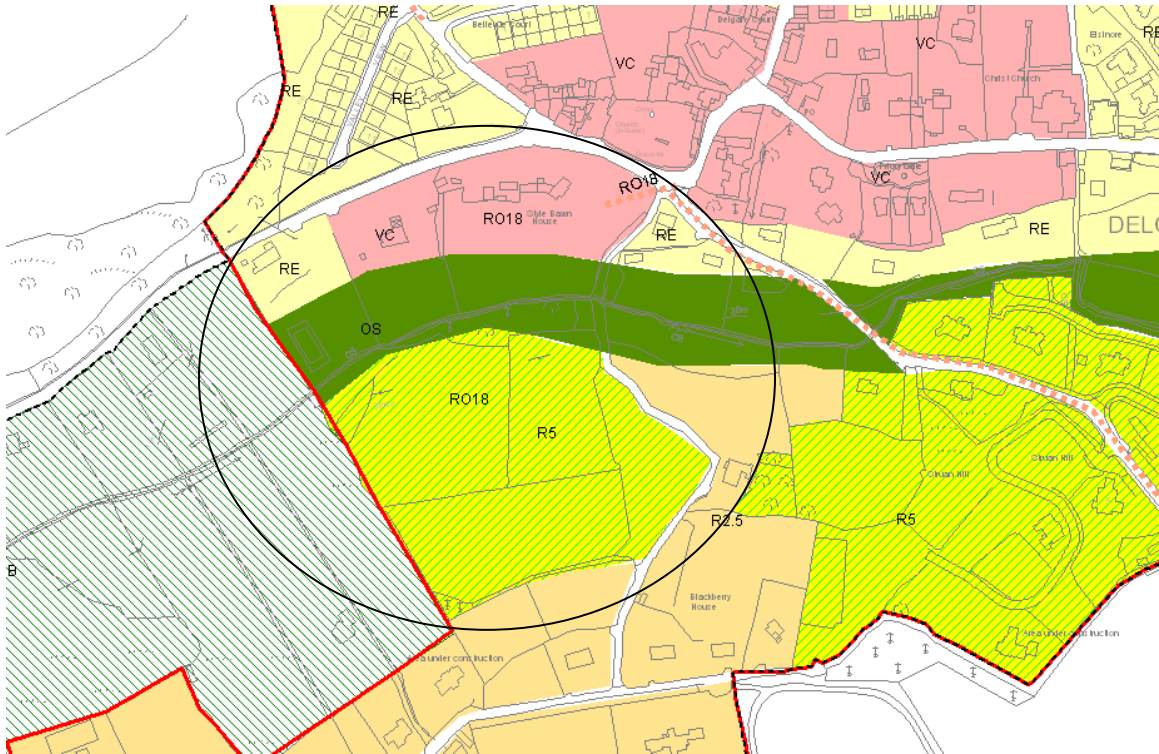
2. Include new objective within 'Section 8: Transport and Service Infrastructure' as follows (including reference on Map A). Note: This Alteration should be read in conjunction with Alteration no. 20:

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



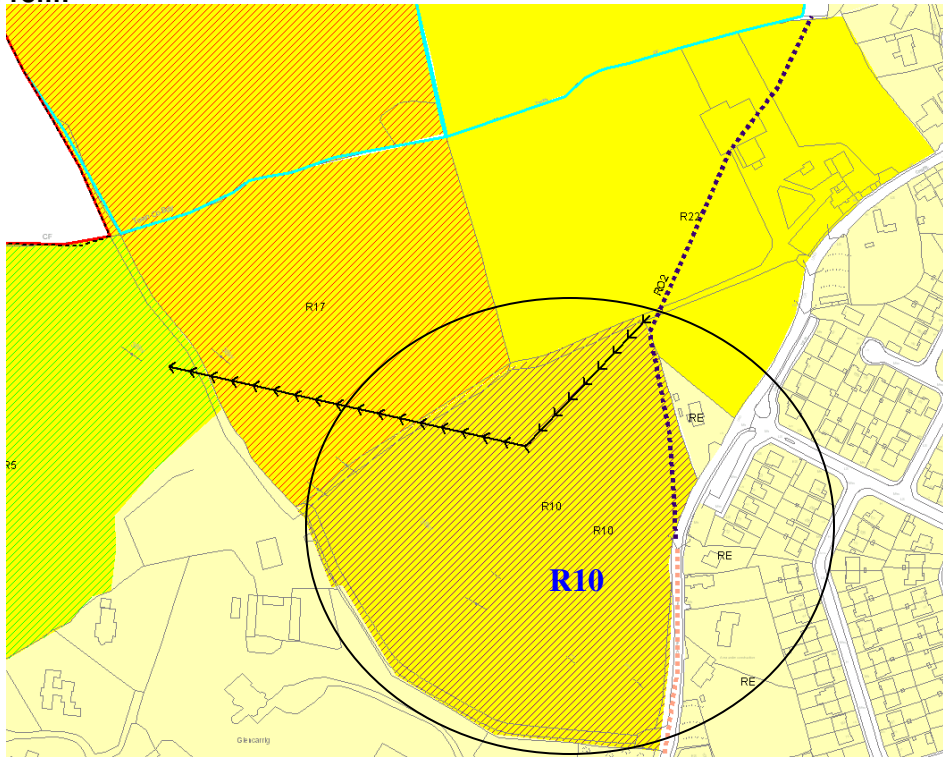
To:



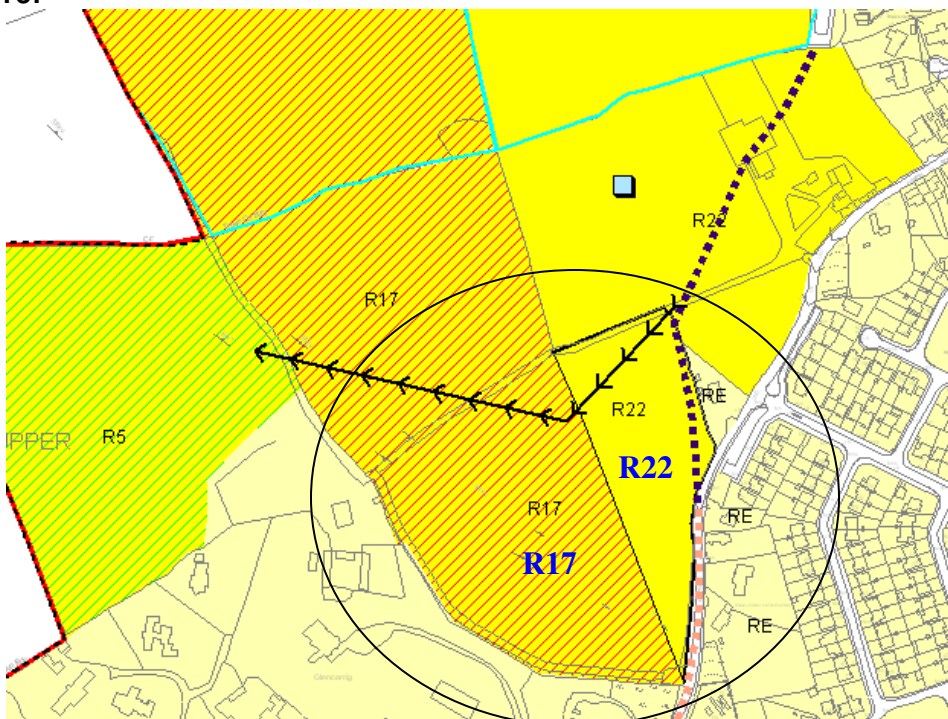
PROPOSED MATERIAL ALTERATION NO. 33

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 Alternation no. 23 and no.2):

From:



To:

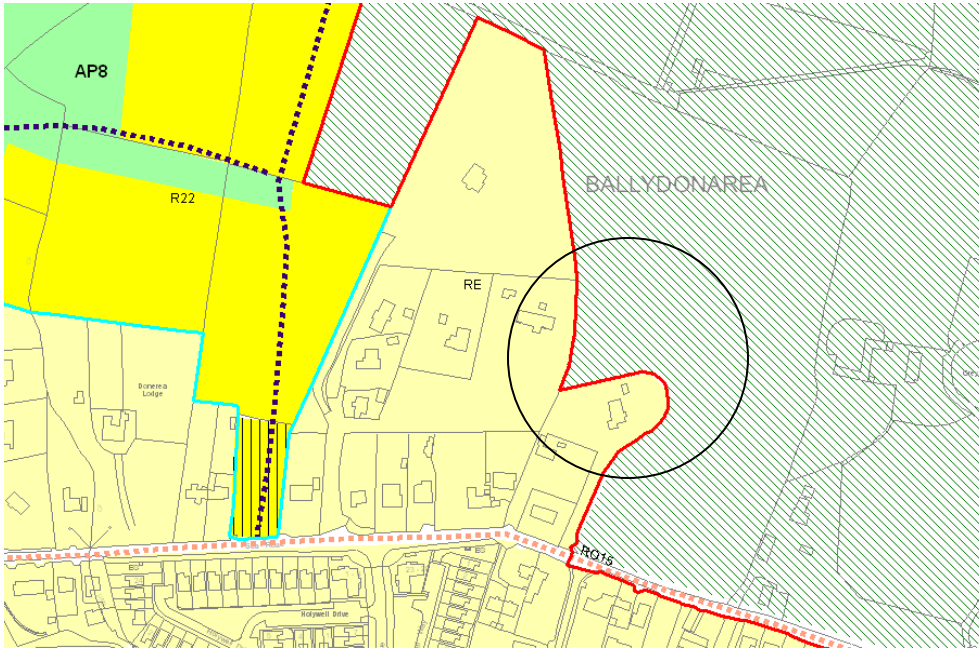


PROPOSED MATERIAL ALTERATION NO. 34

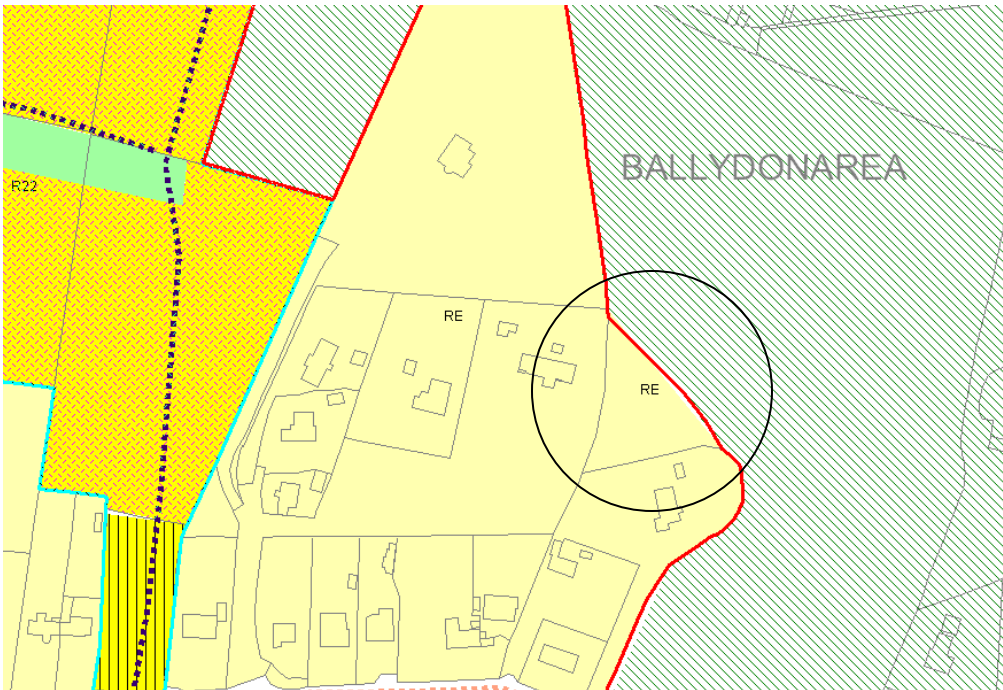
Map A: Land Use Zoning Objectives

Amend as follows:

From:



To:

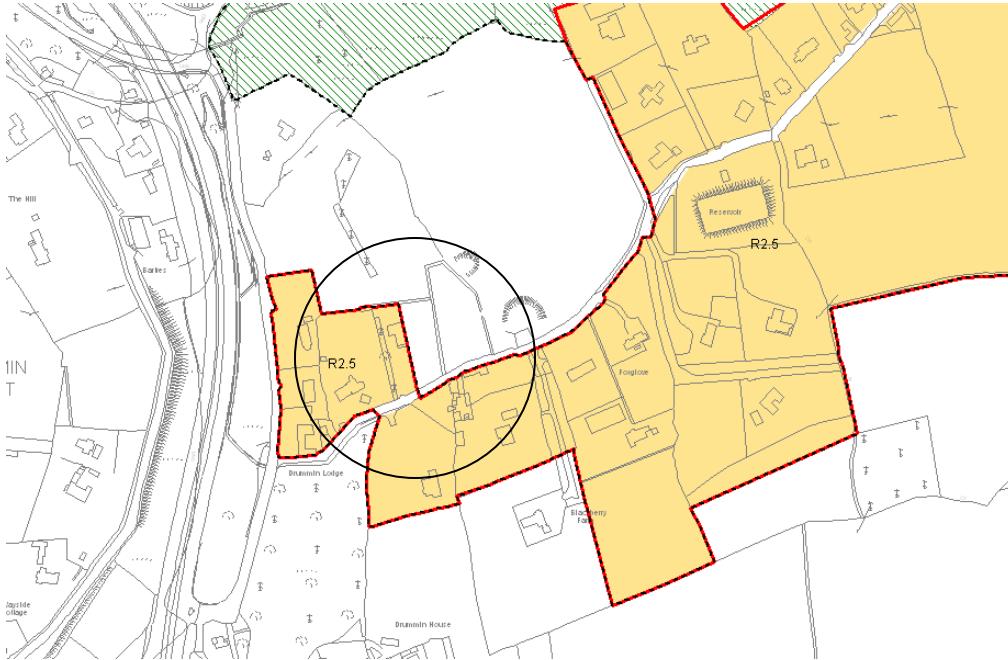


PROPOSED MATERIAL ALTERATION NO. 35

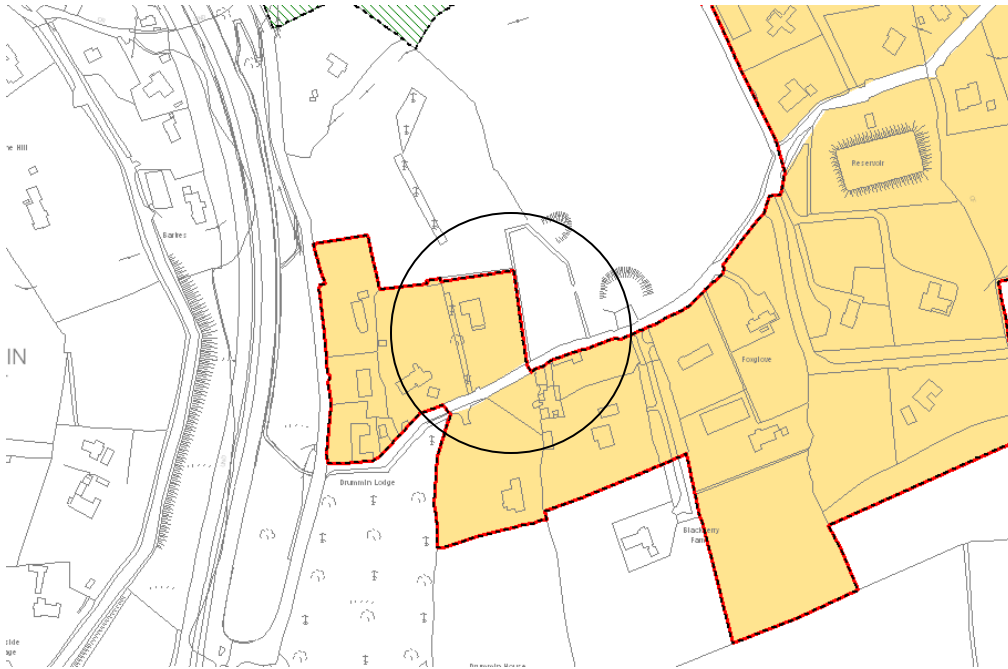
Map A: Land Use Zoning Objectives

Amend as follows:

From:



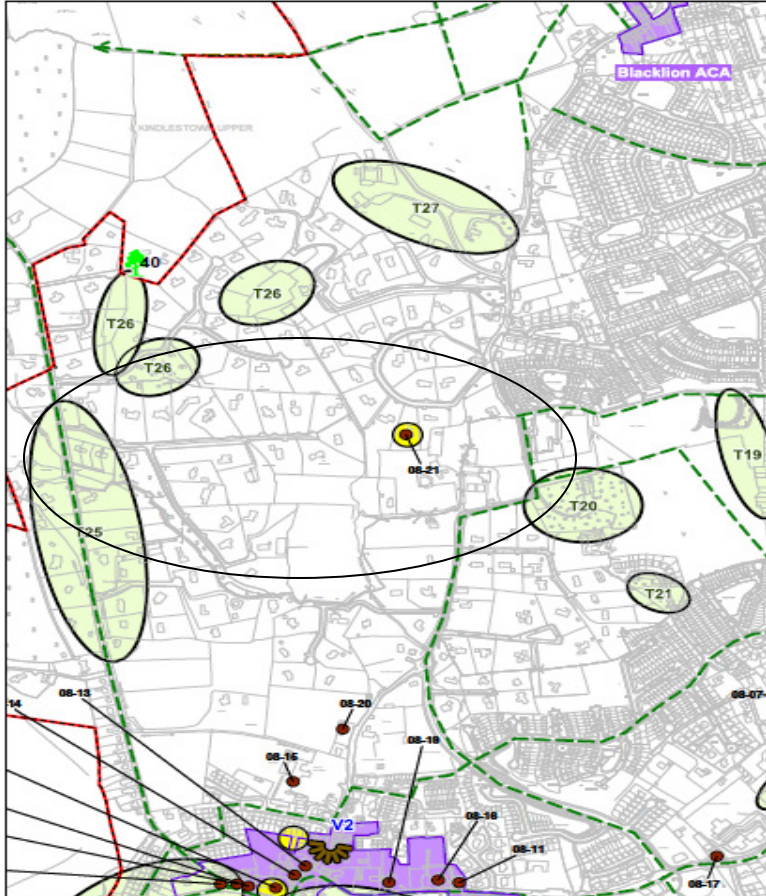
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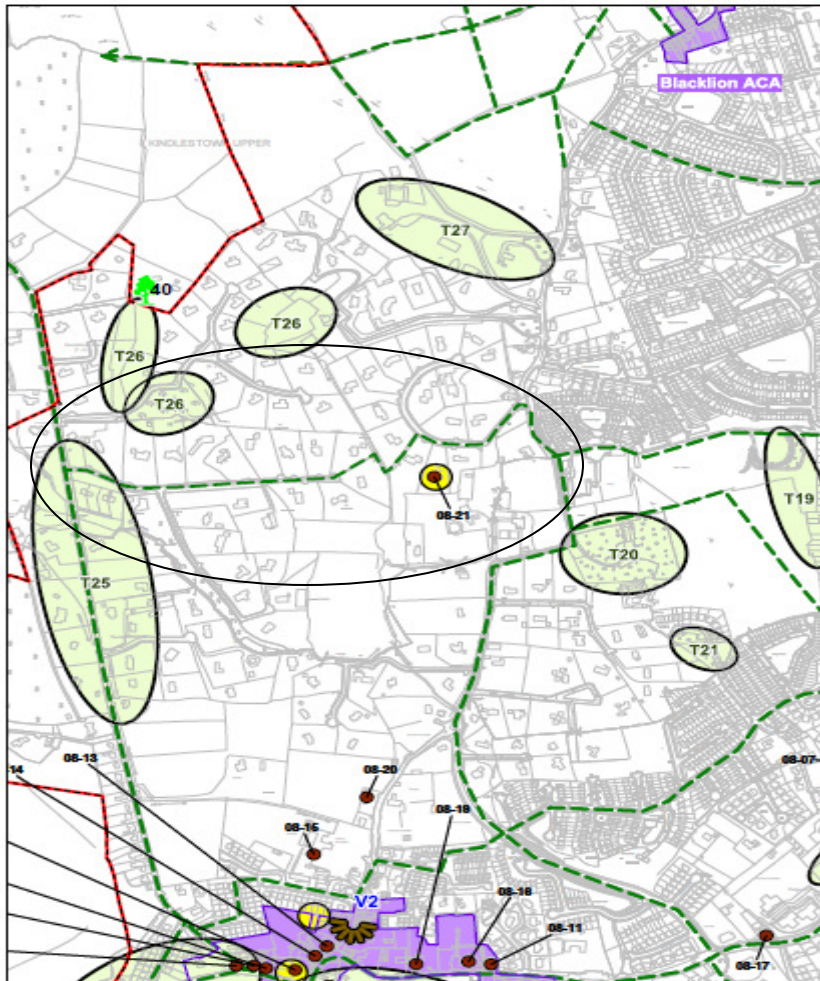
PROPOSED MATERIAL ALTERATION NO. 36

Amend 'Map B: Heritage Map' as follows:

From



To

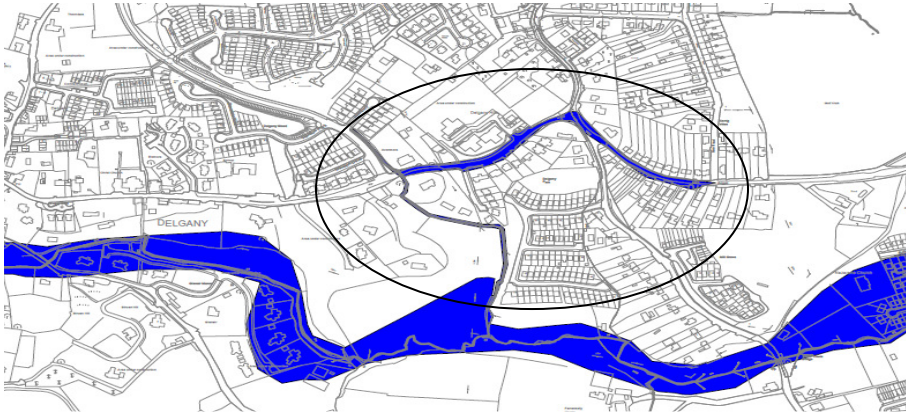


PROPOSED MATERIAL ALTERATION NO. 37

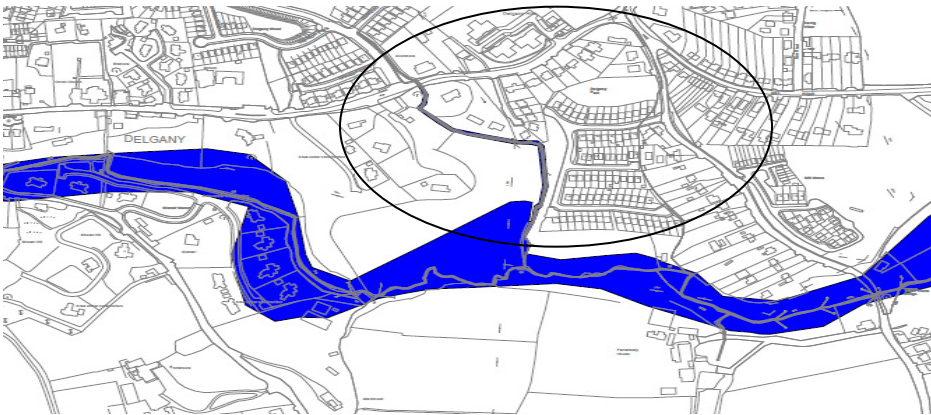
Amend Map C: Indicative Flood Zones, as follows:

(a) R762 at Delgany Wood

From:

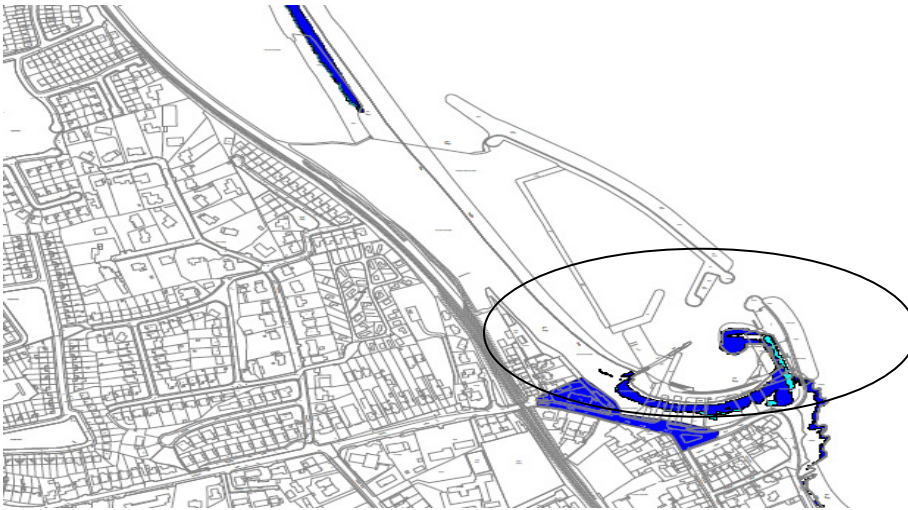


To:



(b) Greystones Harbour

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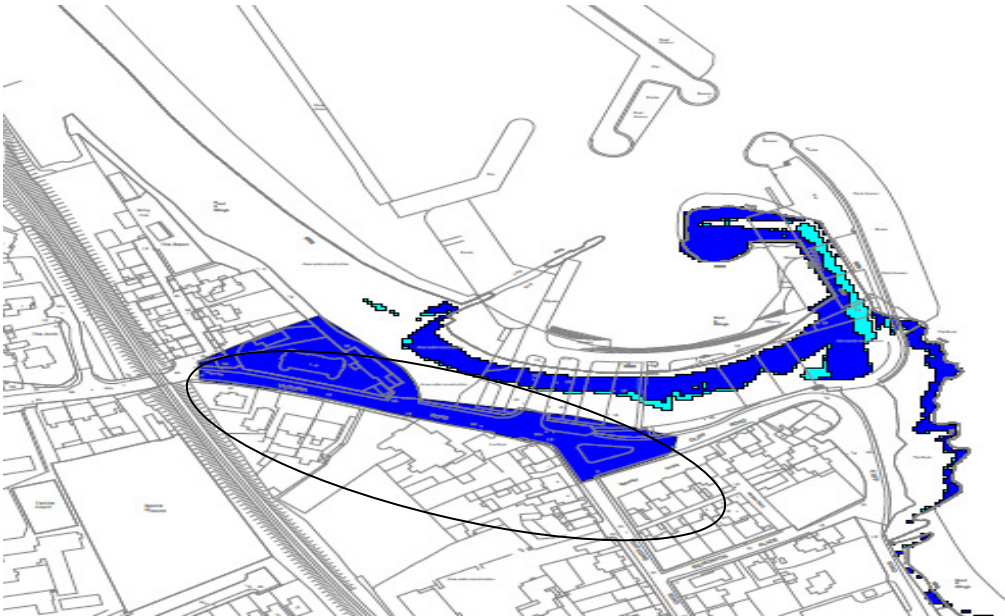


To:



(c) Victoria Road

From:



To:



MISCELLANEOUS

PROPOSED MATERIAL ALTERATION NO. 38

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