
KILCOOLE

DRAFT

LOCAL AREA PLAN

2008

Forward Planning Section
Wicklow County Council

May 2008

KILCOOLE DRAFT LOCAL AREA PLAN

This document is in two sections:

- A** Consists of a description of the process involved in the preparation and making of the Plan, including the statutory basis, details and reports of the consultation process, as well as the basis of and calculations for zoning. This part of the document is to enable an understanding of the basis of the assumptions and recommendations made in the Plan.

This section will not form part of the final published Plan.

While Part A will not be published once the Plan has been adopted, it will be available on the Wicklow County Council website, or at the Planning Office, for those who wish to further understand the process behind the Plan.

- B** The development plan itself, include all relevant policies and objectives, and one or more maps

**KILCOOLE
DRAFT LOCAL AREA PLAN**

PART A

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1. PURPOSE OF THIS PLAN

It is the purpose of this Plan to establish a framework for the planned, co-ordinated and sustainable development of Kilcoole. The aim of the Plan is to enhance and facilitate the balancing of economic, social and environmental infrastructure in order to maintain and develop a high quality of life without compromising the protection of the environment and the needs of future generations.

In addition to the policies and objectives set out in the County Development Plan 2004 –2010 (CDP), that are relevant to the development of Kilcoole, it is an overarching objective of this Plan to identify the special characteristics of Kilcoole and accordingly develop and enhance the previous policies of the Kilcoole Local Area Plan 2002 in order to provide objectives which meet the town’s needs during the period up to 2014.

The Local Area Plan consists of a written statement and maps. The written statement takes precedence over the maps should any discrepancy arise between them.

2. LOCAL AREA PLAN STATUS AND PROCESS

Part II, Chapter I, Section 19 of the Planning & Development Act 2000 (the Act), as amended, provides that an Local Area Plan (LAP) may be prepared in respect of any area which a planning authority considers suitable; and in particular for areas which require economic, physical and social renewal and for areas likely to be the subject of large scale development within the lifetime of the Plan.

A LAP shall be made in respect of an area which is designated as a town in the most recent census of population other than a town designated as a suburb or environs in that census, which has a population in excess of 2,000 and is situated within a functional area of a planning authority which is a County Council.

The Planning & Development (Amendment) Act 2002, (Section 8) indicates that a LAP can include specific objectives pertaining to the zoning of the land, however these objectives must be consistent with the CDP.

Once the Draft Plan is prepared, notice of the intention to make the proposed Local Area Plan will be advertised in one or more newspapers circulating in the area. Information will also be disseminated through public counter, website and by phone. The statutory time frame as set out in the Planning & Development Acts, commences upon public display of the Draft Local Area Plan.

| Timeframe | Progress of statutory LAP process |
|------------------|---|
| Week 1 | Draft Local Area Plan on display - submissions invited Minimum 6 weeks |
| Week 6 | Preparation of Manager’s Report on submissions received Maximum 6 weeks |
| Week 12 | Manager’s Report given to Council Members for consideration Maximum 6 weeks |
| Week 18 | Plan made unless Council Members decide to not make it, or |

| | |
|---------|---|
| | vary or modify it, in which case the modifications must be advertised within 3 weeks |
| Week 21 | Modifications on display and submission invited Minimum 4 weeks |
| Week 25 | Preparation of Manager's Report on submissions (modifications only) Maximum 4 weeks |
| Week 29 | Manager's Report given to Council Members for consideration Maximum 6 weeks |
| Week 35 | Plan made by Council Members as per Manager's recommendation with or without modifications |

3. PUBLIC CONSULTATION

A background issues paper went on public display on Wednesday 30th January 2008. This paper was prepared in order to stimulate debate on the planning issues that the new plan may address over its duration. It sets out some of the main issues under various topic headings. The headings were not exhaustive and the public were invited to raise any other matters of relevance to the Local Area Plan. Submissions were invited from the public up to and including Wednesday 27th February 2008.

A Public Consultation Meeting was held on 12th February 2008 from 3 p.m. to 9 p.m. at St. Patrick's Hall in Kilcoole. Upon arrival at the meeting each attendee was issued with the Background Issues Paper and a submission form. The Public Consultation Meeting was in the form of clinic facilitation where each individual/stakeholder had an opportunity to speak to a Planner individually. Written submissions were invited from the public up to the closing date of Wednesday 27th February 2008.

List of those who made pre-plan submissions:

| No. | Name of landowner/Community Representative | Company/Group |
|-----|---|---|
| 1 | Mr. Joe Behan T.D. | - |
| 2 | Mr. Andrew Doyle T.D. (late submission) | - |
| 3 | Cllr. Tom Fortune | - |
| 4 | Cllr. George Jones | - |
| 5 | Ballyphilips farm Ltd. | Marston Planning Consultancy |
| 6 | Board of Management St. Anthony's School | Board of Management St. Anthony's School |
| 7 | Kilcoole GAA, Mr. Colm Hatton | Kilcoole GAA |
| 8 | Kilcoole Golf Club, Mr. Ronan Smyth, | Kilcoole Golf Club |
| 9 | Kilcoole Residents and Development Co. Ltd., Mr. Mark Blake | Kilcoole Residents and Development Co. Ltd |
| 10 | Mr. John Brady, Ballynerrin | Mr. Pat O Connor and Associates, Planning and Architectural Consultants |
| 11 | Ms. Lucy Brady, Ballynerrin | Mr. Pat O Connor and |

| | | |
|----|--|---|
| | | Associates, Planning and Architectural Consultants |
| 12 | Mr. Paul Brady, Ballycrone | Bps Planning Consultants |
| 13 | Mr. Paul Brady, Ballycrone | Bps Planning Consultants |
| 14 | Mr E. And Ms. V. Byrne | - |
| 15 | Ms. Margaret Byrne, Kilcoole Pharmacy | - |
| 16 | Mr. Dan Cullen, Ballygannon farm | Philip Donohue |
| 17 | Mr. Dan Cullen, Ballygannon Farm | - |
| 18 | Ms. Mary Curry, 23 Beechwood Park | - |
| 19 | Mr. Patrick Doyle, Sea Road/Lott Lane | - |
| 20 | Mr. Patrick Fahey, Myroncourt Ltd. | Bernard J. Burke and Associates |
| 21 | Mr. Kevin Finnegan, Ballygannon Demesne, Kilcoole | BBA architecture |
| 22 | Ms. Christine Foley, New Road, Kilcoole | - |
| 23 | Mr. Richard Fox, Cooldross, Kilcoole | Frank O Gallachoir and Associates Ltd. |
| 24 | Mr. Michael Gahan and Mary O Connor, Ballydonarea | Mr. Pat O Connor and Associates, Planning and Architectural Consultants |
| 25 | Ms. A. and Mr. M. Gammell, Ballygannon Cottage | - |
| 26 | Mr. Chris Gammell | Quinn-Hartnett Architects |
| 27 | Kimpton Vale Ltd. | Ryan Walsh Associates |
| 28 | Mrs. Flo Kuntz, Ballyphilip | Marston Planning Consultancy |
| 29 | Ms. Lorraine Mannix | Stephen Little and Associates |
| 30 | Ms. Margaret McCann | - |
| 31 | Ms. Clodagh and Mr. John McCormick, Ballydonarea Lodge | - |
| 32 | Mr. George Mc Garry, Ms. Mary Byrne and Mr. T.J. Foley | Frank O Gallachoir and Associates Ltd. |
| 33 | Mr. John Napier | - |
| 34 | Mr. Allan O Connor | Clodagh Holmes and Associates |
| 35 | Mr. Charles O Neill, Killiskey Manor | The Pdraig Smith Partnership |
| 36 | Ms. Liz O Reilly, 2 Main Street | - |
| 37 | Ms. Maryanne Smyth, 18 Hazelwood Crescent | - |
| 38 | Ms. Caroline Tindal, Ballydonarea | - |
| 39 | Mr. John Toner, Ballygannon, Kilcoole | - |
| 40 | Mr. John Webb, Cooldross | Mr. Pat O Connor and Associates, Planning and Architectural Consultants |
| 41 | Ms. Jennifer Whelan, Kirkwood, New Road | - |
| 42 | Wilson family, Bullford Farm, | - |
| 43 | Wong's Takeaway, Main Street (late submission) | - |

Headline Issues

A summary of the main planning issues raised in public submissions and during the public consultation meeting included:

Housing and residential development

- 12 requests to rezone lands from *agricultural/greenbelt* to residential
- 1 request to rezone section of lands south of Wellfield (*OSI*) to residential
- 1 request to rezone site from *E2* to residential
- 1 request to rezone *CI* lands to residential
- 1 request to rezone a section of *E3* zoned land containing a dwelling house to residential
- 1 request to rezone *OSI* lands for part residential use
- 1 request for the existing area south of Kilcoole Golf Club to be zoned residential
- Agricultural landowners should be discouraged from dispensing of surplus land for housing and should instead be encouraged to use land for other uses such as tourism, recreation, forestry etc.
- Concerns regarding any potential development on the boundaries of Kilcoole golf club
- No further residential development should be granted any closer to the beach along Sea Road
- No further rezoning of residential lands should occur until the existing landbank areas are used
- A greater balance should be created in relation to social and private housing
- Concerns in relation to social housing land and its liability to flooding
- Need to avoid excessive densities in housing developments
- Concerns that the Council have approved residential planning applications that exceed the population growth set out within the LAP 2002 and that stated in the CDP 2004-2010 and that the current population figures in Kilcoole are now very close to the population projections figures of 4,500 for 2016
- Proposed area of land in hectares to be zoned for housing in the 2008-2014 plan is excessive given population projections etc.

Town centre and retail

- Concern that the proposed distributor road between Lott Lane and Sea Road will give rise to future development in this area
- Outdoor advertising within the village should be strictly monitored and restricted
- Need to have specific policies in the plan regarding the upgrading of the Main Street, advertising signage, shop fronts etc.

Transport, traffic and parking

- Accessible pedestrian and vehicular access between Lott Lane and Main Street is needed
- Bicycle and pedestrian facilities are needed in and around the village with a pedestrian crossing and traffic lights on the Main Street
- The junction at the end of Main Street at Byrne's pub is extremely poor
- Concern regarding availability of on-street car parking on Main Street. Parking for residents and businesses should also be catered for along the Main Street and the village as a whole. Provision for parking could be provided in the short term by using the waste ground area adjacent to "*The Breeches*" pub
- The western relief route and/or the Newtown Link Road should be constructed to allow further expansion of Kilcoole and to address traffic issue in the village

- Traffic audit should be carried out and made available for public consultation for Kilcoole in relation to traffic, pedestrian access and bicycle facilities
- Need to improve public transport in the village with the provision of more regular bus services along with the DART extension to Kilcoole with a synchronised service between both
- The foot and cycle path should be continued from Kilcoole village and Kilcoole Industrial estate to the GAA grounds on the Newcastle Road
- Footpaths or cycle ways are required on Sea Road
- Inadequate provision for bus parking along Main Street
- Need to provide parking in the village especially on the Main Street (repetition)
- Need to provide an overflow car park to serve the town located between St. Patrick's Hall and the existing convent

Services infrastructure

- Suitable and sufficient infrastructure for all existing and current housing developments should be put in place prior to or during the construction phase of developments
- Concerns regarding the existing sewerage system and capacity to cater for additional houses
- Provision of recycling facilities is needed

Community infrastructure

- 1 request to rezone lands from agricultural to nursing home/community use
- 1 request to rezone agricultural land to consist of a park area to the east
- Need to zone sufficient land for primary schools (suggested locations given)
- Additional lands will be required to be zoned for the secondary school
- Adequate play spaces are required in the village
- Need to distinguish between public and private open space areas in relation to *OSI* zoning
- *GB* area north of Kilcoole should be maintained
- Proposals for the southern LAP boundary to be extended south to include the GAA club, Druid's Glen
- Need to provide sheltered housing and homes for the elderly

Employment and economic development

- 1 request to extend *E1* zoned lands northwards and westwards
- 1 request to extend *E2* zoned lands to the south
- 1 request to rezone the existing *GB* area to the north of the village that includes Glenroe farm in order for less restrictive uses to be made of the land. Proposals to have this area of the greenbelt rezoned for "*Tourist use*"
- 1 request for the existing area south of Kilcoole Golf Club to be zoned for employment
- Need to develop the tourism industry in Kilcoole

Natural and built heritage

- Buildings of interest and protected structures should be maintained and protected
- The mass path should be regularly inspected, kept litter free, should contain signposts and should be protected
- Any developments in the village should reflect the visual aspects of the adjoining buildings

- The facades of existing public houses in the village should be upgraded to more traditional village appearance
- Need to properly maintain the graveyard and church on Lott Lane
- Need to establish policies in relation to derelict sites within the village in order for them to be redeveloped
- Concerns in relation to the social housing development near Ballydonarea House in terms of the impact on this listed building
- Protect the old R.I.C. barracks on the southern end of the town
- Protect the flora and fauna of the village
- There is a need to establish more defined boundary lines between Kilcoole and Greystones
- Concerns regarding the development of Charlesland Golf Club in relation to the impact of the development on Ballygannon farm (located to the south of the golf club).
- The use of solar panels should be encouraged
- The use of excessive amounts of concrete should be avoided in developments and open space areas should be encouraged
- Proposals for the greenbelt area around Charlesland Golf course to be reverted to the previously zoned agricultural use
- Amendment of *OSI* boundary request to south of Kilcoole golf club to reflect ownership boundaries

4. DEVELOPMENT MANAGEMENT

As this Plan must conform to the policies and objectives of the County Development Plan it is not proposed to include a repetition of the policies, objectives or strategies as set out in the CDP. Where standards or objectives for a particular development are not included in this Plan, the provisions of the CDP shall apply. The Plan will however include appropriate Kilcoole specific development objectives and guidance, compatible with those of the CDP, to assist the Development Management process in managing sustainable progress for the town.

Development Contributions

Having regard to the capital expenditure required to adequately provide for Roads and Transportation, Environmental and Community Facilities Infrastructure, the Council will require contributions from benefiting developers. Contributions shall be made in accordance with Wicklow County Council's development contribution scheme, adopted December 2005, and crafted by virtue of its powers enacted under Section 48 (1) of the Planning and Development Act, 2000.

In addition Wicklow County Council will continue the practice of granting Planning permissions with the inclusion of conditions requiring levies and or bonds to be paid and/or works undertaken to facilitate developments in the interests of the common good.

5. STRATEGIC ENVIRONMENTAL ASSESSMENT

The Strategic Environmental Assessment (SEA) process is the formal systematic evaluation of the likely significant environmental effects of implementing a Plan or programme before a decision is made to adopt the Plan or programme. It informs Plans of the environmental

impacts of alternative actions and contributes to the integration of environmental considerations into Plan making.

5.1. Legal Framework

On the 21st of July 2004, the Strategic Environmental Assessment (SEA) Directive (2001/42/EC) was transposed into Irish law through the European Communities (Environmental Assessment of Certain Plans and Programmes) Regulations 2004 (S.I. 435 of 2004) and the Planning and Development (Strategic Environmental Assessment) Regulations 2004 (S.I. 436 of 2004). Relevant “*Guidelines for Planning and Regional Authorities*” were subsequently issued by the Minister for the Environment, Heritage and Local Government in November 2004.

As the Kilcoole Local Area Plan is being prepared in accordance with the provisions of the Local Government Planning and Development Acts 2000-2006, the plan will supersede the existing Kilcoole Local Area Plan 2002. As the population within the plan area is less than 10,000 it is a requirement that the County Council undertakes a “*screening*” of the plan in respect of SEA.

5.2. The Screening Process

Screening is the technique applied to determine whether a particular Plan, would be likely to have significant environmental effects, and would thus warrant an SEA. The key indicator that will determine if an SEA is required of particular non-mandatory Plans, is if they are likely to have significant environmental effects on the environment or not.

Where the Planning Authority is uncertain that there is a prima facie case for an SEA, the Plan/variation must be screened for its possible significant effects and the designated environmental authorities should then be formerly consulted during, and as part of, the screening exercise.

The designated authorities are the Environmental Protection Agency (EPA), the Department of the Environment, Heritage & Local Government (DoEHLG), and the Department of Communications, Energy, and Natural Resources. While the EPA must be consulted in all cases, consultation with the two Departments is conditional on the Plan having significant effects within the remit of those departments.

5.3. Kilcoole Local Area Plan Screening

As stated above, the key to deciding if SEA will apply is whether the proposed plan would be likely to have significant effects on the environment. The draft plan was screened having regard to the criteria set out in Schedule 2A of the SEA Regulations 2004 and subsequently notice was given to the EPA and the two relevant departments. The screening exercise came to the following conclusions:-

- Policies and objectives of this Local Area Plan are unlikely to have significant effects on the architectural, archaeological or natural heritage of the Plan area. Environmental effects are expected to be generally positive in nature specifically regarding the improvement of services infrastructure, the protection afforded to natural and built amenities and views / prospects and the designation of sites for community facilities.
- The population is projected to increase from 3,252 to 4,500 by 2016. This represents a 38% increase for this period. While additional residential zoning will be required, a significant proportion of the town’s growth will be accommodated by extant planning permissions on zoned land. Sufficient capacity in the wastewater treatment plant and availability of water supply will be a prerequisite for considering the development of land.

- Development Management Provisions in the Wicklow County Development Plan 2004-2010 and this Plan will ensure appropriate assessment of proposed developments on a case-by-case basis.

5.4 Consultation with Environmental Authorities

Environmental Protection Agenda

- A local river passes through Kilcoole and nearby designated areas and any possible impact the plan may have on the water quality on these designated habitats should be addressed in policy formulation. Further consideration of the potential impact on designated sites is recommended, in accordance with the Habitats Directive, in consultation with the National Parks & Wildlife Service.
- Zoning for development should be linked to the availability of adequate drinking water supply and wastewater treatment infrastructure and capacity.
- Impacts on soil and groundwater contamination, energy conservation, traffic management, human health, biodiversity, cultural heritage and landscape/townscape should be addressed in the plan.

Department of Communications, Energy and Natural Resources

- In terms of the protection of water quality and fishery status of the receiving waters, the objectives as set out in the Water Framework Directive should not be compromised as a result of this LAP.
- Waste Water Treatment Plant (WWTP) capacity must be sufficient to take and treat the increased loadings both organic and hydraulic that are likely to arise from the projected population increases anticipated in the LAP. It is noted that the existing WWTP for Kilcoole is at capacity and there are plans for a regional WWTP with 15,000 P.E. to be made operational (which will be operational within the plan period). It is noted that as an interim measure Newtownmountkennedy and Kilcoole are connected to the sewage treatment works at Greystones. This is only acceptable if this WWTP has available spare capacity to take and treat the additional loading (both hydraulic and biological) that may result from the anticipated population increase envisaged as a result of implementing the revised Kilcoole LAP.

Eastern Regional Fisheries Board

- The Kilcoole Stream, which flows through Kilcoole and receives treated effluent from Kilcoole WWTP, supports populations of resident and migratory Brown Trout. Thus, development in the area has the potential to impact negatively on this salmonid system. Most recent information indicates that Kilcoole WWTP has a design capacity of 3,000 P.E. and it is operating at or above this level at present.
- Overloading of the Kilcoole WWTP would be unacceptable and would conflict with a number of commitments / policies contained within the Wicklow County Development Plan 2004
- Any objective to promote the sustainable development of the built and natural environment of Co. Wicklow should incorporate the availability of spare capacity in local infrastructure, particularly surface and foul water systems.
- It is suggested that any further local development (prior to full commissioning of Leamore WWTP) will be contingent on available capacity at Greystones WWTP

Department of the Environment, Heritage and Local Government

- The proposed Kilcoole LAP is a plan that has the potential to impact on the Murrrough Wetlands cSAC and Kilcoole Marshes SPA. Therefore, in accordance with the Habitats Directive, this plan should be screened to establish if it will have an impact on these designated sites and if it does, an appropriate assessment is required of the implications for the site in view of the sites conservations objectives.
- If the assessment shows a negative impact on the site then the plan should only be carried out for reasons of overriding public interest as detailed in article 6.4 of the Habitats Directive
- Where a priority habitat is present the plan or project should only be carried out for reasons relating to human health or public safety, to beneficial consequences of primary importance for the environment, or, further to an opinion from the Commission, to other imperative reasons of overriding public interest.
- The screening appropriate assessment may be a separate document or form part of the SEA as per the EU Commissions guidelines entitled “*Assessment of plans and projects significantly affecting Natura 2000 sites. Methodological guidance on the provisions of Article 6(3) and (4) of the Habitats Directive 92/43/EEC*”.
- Should a decision be taken to carry out a SEA the DoEHLG will be pleased to provide further advice on the contents of the Environmental Report at the Scoping Stage.

5.5. Conclusion

1. Regarding the impact the plan may have on the Kilcoole stream and the downstream designated areas, the County Development Plan includes policies that offer protection to riverine / riparian zones. The County Development Plan 2004 at Chapter 10, in particular, offers recognition and protection of the natural heritage designations of

- The Murrrough wetlands cSAC
- The Murrrough pNHA
- The Kilcoole Marshes cSPA

It is proposed to include an objective in this plan that regard shall be had to the Eastern Regional Fisheries Board “Requirements for the Protection of Fisheries Habitat during the Construction and Development Works at River Sites”. The objectives as set out in the Water Framework Directive will not be compromised by the implementation of this LAP. Policies addressing surface and ground water quality and wastewater treatment are also covered by the provisions of the County Development Plan

The issues raised by the designated authorities in this regard have been dealt with as part of the SEA screening exercise, and in the event of the LAP resulting in any development likely to have significant impacts on the stream or designated sites, Environmental Impact Assessment may be required, properly falling within the remit of the Development Management process.

The development of land will at all times be subject to the availability of potable water supply and wastewater treatment capacity. Measures to manage the discharge of surface waters are the responsibility of the Development Management process.

2. Issues relating to soil and groundwater contamination, energy conservation, traffic management, human health, biodiversity, cultural heritage and landscape/townscape are either addressed in the County Development Plan 2004 or this LAP.

It is concluded that having regard to the responses received and the availability of existing policies / controls to protect the environment as set out in the County Development Plan and proposed policies to be contained within this LAP, that this plan is unlikely to have significant

effects on the architectural, archaeological or natural heritage of the plan area. Therefore it is not considered necessary for a SEA to be carried for this area as detailed in the screening report. Environmental effects are expected to be generally positive in nature specifically regarding: the improvement of services infrastructure and the provision of additional community facilities.

6. STRATEGIC CONTEXT

6.1. The Regional Planning Guidelines for the Greater Dublin Area 2004 – 2016

The Regional Planning Guidelines (RPG) put in place a broad planning framework for the development of the Greater Dublin Area of which Wicklow forms a part. The Guidelines are informed by and flow from the *National Spatial Strategy 2002 – 2020*. The RPG's provide an overall strategic context for the Development Plans of each Local Authority.

The RPG's make a distinction between the existing built up area and its environs where the built up area is the Metropolitan and the remainder the Hinterland with a range of settlement sizes that have the potential to attain an enhanced level of sustainability. Northeast Wicklow including Bray and Greystones/Delgany and their environs are within the Metropolitan area while the remainder of the County is the Hinterland.

The Settlement strategy in the Hinterland is essentially based around a clearly articulated hierarchy of settlements. This strategy seeks to promote development into a series of tiers, with the *Large Growth Towns I* and *II* and the *Moderate Growth Towns* at the urban end of the strategy with the other towns located in the lower tiers.

The RPGs categorise Kilcoole as a “*Small Growth Town*” with a population range of 1,000-5,000. Such settlement types should be “*on national primary or secondary roads with good bus links to railway and major settlements*”. Its economic function should be as “*an attractor for investment*” and it must achieve a level of sustainability corresponding with its “*Small Growth Town*” status

6.2. Wicklow County Development Plan 2004 – 2010

County Wicklow is located in the most rapidly growing regions in Ireland today (Mid-East Region). However, the rate of population growth in the County has not kept pace with other counties in the Mid-East region. Its population has increased from 114,676 in 2002 to 126,194 in 2006, an increase of 10%. This rate growth is significantly below the growth rate in the other counties in the region, such as Kildare (13.7%) and Meath (21.5%). In-migration and natural population increase has resulted from Wicklow's location within the Greater Dublin Area and the influence of Dublin's Urban Shadow, together with the amenities it offers, including its coastline, mountains and scenic rural areas.

The County Development Plan settlement strategy seeks to locate population growth and channel development in line with the principles of the RPG's. The application of such a strategy includes the promotion of growth within the Metropolitan area settlements of Bray and Greystones/Delgany, the Hinterland “*Large Growth Towns*” of Wicklow/Rathnew and Arklow, and the “*Moderate Growth Towns*” of Blessington and Newtownmountkennedy. It also seeks to facilitate local growth, where in-migration is restricted, in Small Growth towns, villages and other rural areas.

The CDP promotes a hierarchy of settlements in recognition that settlement role and function is a product of scale and spatial distribution. Kilcoole, designated by the CDP as a “*Small Growth Town I*”, is circa 5km south of Greystones which is a “*Large Growth Town II*” and circa 4km north of Newcastle, which is defined as a “*Small Growth Town II*”. To fulfil its

remit this Plan shall not make provision for development of a scale that is commensurate with and appropriate for higher order settlements. Rather, Kilcoole’s role is to sustain the local community and those of the town’s environs through crafted land use policies and objectives scaled to meet the needs of the settlement.

The County Development Plan provides a settlement strategy which is configured in accordance with the Regional Planning Guidelines and recognises the reality that larger settlements have critical mass and are thus more successful at providing a wide range of environmental, economic and social facilities, in generating indigenous employment growth, and attracting inward investment. Furthermore, it promotes the development of rural towns, villages and rural areas in a manner that is appropriately scaled and reinforces the character of settlements and other rural areas.

As stated above, the County Development Plan designates Kilcoole as a level 5 “*Small Growth Town I*”. Policy SS3 of the settlement strategy contains the criteria for local growth for multi-house and single house developments for Kilcoole (a level 5 settlement). This policy restricts single house developments to those living and/or working in the County for 1 year. For multi-house developments, 50% of residential units are available for regional growth, where housing demand is generated from inside or outside the county; therefore there are no restrictions as to who can purchase these. The remaining 50% are restricted to County growth (a), where purchasers are required to have resided in Co. Wicklow for at least one year.

7. POPULATION

The role of the LAP is to cater for an increase in population in Kilcoole to 3,782 by 2010 and 4,500 in 2016 (as provided in the County Development Plan 2004-2010). The 2006 Census revealed a population of 3,252 persons. The table below gives the context of population growth since 1996.

| Year | Population | % increase on previous population | Source |
|------|------------|-----------------------------------|--|
| 1996 | 2,694 | - | 1996 Census |
| 2002 | 2,826 | + 4.9% | 2002 Census |
| 2006 | 3,252 | + 15.1% | 2006 Census |
| 2010 | 3,782 | + 16.29% | CDP Indicative Population |
| 2016 | 4,500 | + 18.98% | CDP Indicative Population Current Local Area Plan Indicative population |

8. QUANTITY OF ZONED LAND

It is intended to enhance the physical and social infrastructure and accommodate the needs of the town, in accordance with its ‘*Small Growth Town I*’ status as set out in the County Development Plan Settlement Strategy. This will require land to be designated for community and employment infrastructure, in addition to residential development.

8.1 HOUSING

Though this Plan will cover the six years from 2008 until 2014, zoning will be in the context of the proposed County Development Plan population projections up to 2016.

While the amount of land to be zoned is based on the number of people to be accommodated, *Household Size*, *'Excess Factor'*, *'Headroom'*, and *Housing Density* are all factors in this equation.

Household Size

The average household size has been steadily falling in Co. Wicklow, from 3.23 in 1996 to 2.9 in 2006, a fall of 0.033 per annum over the 10 year period, but this accelerated to over 0.04 over the past 4 years. The Regional Planning Guidelines review group for the Greater Dublin Area estimates that the average household size by 2016 will be in the region of 2.56 persons per household.

The 2006 census revealed a total of 1,085 households in Kilcoole (average household size of 2.99). The target population of 4,500 in 2016 will require 1,758 households (assuming household size of 2.56). Therefore this plan must make provision for these **673 new households**¹

Excess Factor

This term describes the fact that demand for housing will exceed actual household formation due to:

- Some of the additional units being required to replace obsolete housing;
- Some units being vacant at any one time due to market frictional factors;
- Some units being second homes or *pieds à terre*.

This essentially means that not all new houses in the town will result in the formation of a new *"household"* as (a) the new occupants may have previously resided in the town, in now obsolete housing (b) the house may be vacant or (c) the house may be a second home for someone who resides permanently elsewhere.

The excess factor can vary over time, between regions, within counties, and between urban and rural areas. The Regional Planning Guidelines have assumed that by 2010 the *"excess factor"* will be 20% for the Greater Dublin Area, and in the Mid-East region it will be circa 13%. Given that the *"excess factor"* is greater in urban than in rural areas, that Kilcoole is in the *"Hinterland"* and that a considerable proportion of households in the town are commuter households, **an excess factor of 6% will be used in this Plan.**

Due to the excess factor, more houses require to be built than the number of new households required; therefore the number of new houses / residential units required is **673 + 6% = 713 new houses.**

Since the adoption of the current Kilcoole LAP in 2002, permission has been granted for c. 473 new housing units in the town. Of these, approximately 138 were completed and occupied by the time of the 2006 census. Therefore there is a total of 335 units either completed since the census or under construction / yet to commence.

Therefore up to 2016, sufficient zoned land is required to provide for **378 (713 – 335) additional houses in Kilcoole**

Headroom

This is the amount of extra land that should be zoned over and above the minimum amount needed to accommodate population targets. It is also known as *"market factor"* and is intended to allow for that element of zoned land that may not be released to the market for

¹ These figures make provision for both falling household occupancy rates of existing houses and the projected occupancy rate of new houses.

housing purposes during the Plan period. Headroom is normally in the 30% - 50% range; a figure of 30% will be applied in this Plan. In this context, the LAP must zone sufficient land for **491 additional** houses.

Housing Density

It is assumed that residentially zoned lands, which are generally “*greenfield*” in nature will be developed in accordance with the density standards set out in the County Development Plan 2004 i.e. at an average rate of 8/acre or 20/Ha. This is an average figure as lands closer to the town centre may be developed at slightly higher densities and lands in fringe areas may be developed at lower densities. For lands in the core of the town, which are zoned TC (Town Centre), a density of 16/acre or 40/Ha is assumed.

Amount of Zoned (Housing) Land

The table below sets out the amount of available zoned land as per the current LAP.

| Location | Area (ha) | Projected no. of units possible |
|--|------------------|--|
| R2 west of Main Street | 7.2 | 144 |
| TC west of Main Street | 2.4 | 96 |
| R1 at Newcastle Road - Cooldross Lane junction | 0.49 | 10 |
| Total | 10.09 | 250 |

Therefore existing undeveloped zoned land, if all developed to its potential, could provide for approximately 50% of the required growth of the town to 4,500. The provision of the required 241 (491-250) additional units would require the additional zoning of 12ha of R land or 6ha of TC land (or a combination of both).

Conclusions

In order to attain the target population of 4,500 persons by 2016, this LAP will require to zone an additional 12ha of R land or 6ha of TC land (or a combination of both).

In this regard, it is considered that there is sufficient land currently zoned TC in Kilcoole, having regard to the population target, the catchment of the town and the retail needs of this catchment.

New residential zoning shall have regard to the following planning criteria:-

- Unzoned lands closest to the existing town centre shall be considered first for new zoning (the ‘town centre’ being taken as the Sea Road – Main Street junction).
- Lands that meet a social or community need
- Lands zoned AGR in the 2002 LAP shall then be considered

The proposed zonings are as follows:

| Location | Proposed zoning | Area (ha) |
|--|------------------------|------------------|
| Ballydonarea (currently zoned AG1) | MU | 4.6 |
| Lott Lane/Ballydonarea (currently zoned AGR) | R1 (AA1) | 6.4 |
| Ballycrone (currently zoned AGR and AG1) | R1 | 0.8 |
| Total | | 11.8 |

8.2 SOCIAL & COMMUNITY INFRASTRUCTURE

Kilcoole has the following social and community assets:

- Catholic Church
- Two primary schools
- Secondary school (Colaiste Chraobh Abhann)
- GAA pitch
- St. Patrick's Hall (Forrester's Hall)
- Parish Hall/ former boys' school (scouts den)
- Health Clinic
- Soccer pitch
- Beach
- Mass path

Education

Primary Education: It is projected the population for Kilcoole will be 4,500 by 2016; however, given Kilcoole has a wider catchment area for the provision of primary education that extends beyond Kilcoole into Newcastle, Kilpedder etc., it is reasonable to consider a population of 6,000 people for 2016 primary education catchment area. This population will create a demand for 720 primary school places (29 classrooms)². In this regard, this plan will ensure sufficient land is zoned for the provision of 32 classrooms. There are currently two primary schools in Kilcoole (16 classrooms), which aspire to amalgamate in a new purpose built school, in close proximity to their existing locations. Both existing sites are however restricted in size and configuration and are not considered suitable for the development of a new 16-classroom school. It is therefore considered necessary to reserve sufficient land in this area for a new 16-classroom school (1.2ha) and an additional site to the east or south side of the settlement for another 16-classroom school (1.2ha). This site should be located adjacent to any proposed community developments such as community centres, playing fields, libraries etc. so the possibility of sharing such facilities can be maximised to the fullest possible extent.

Post-Primary Education: Kilcoole contains a secondary school (Colaiste Chraobh Abhann), which is located to the south of the town and has been constructed since the 2002 Local Area Plan. This school has a capacity of 560 pupils (35 classrooms) and a current enrolment of 500 pupils. Based on 8.5% of the population at any time requiring post primary school places³, it is clearly in excess of the needs of Kilcoole alone ($3,252 \times 8.5\% = 276$ places). This school serves a much wider catchment than Kilcoole, being the main post-primary school serving Kilcoole, Newcastle, Newtownmountkennedy, Kilpedder and Kilquade areas. In the short to medium term, this school will be at capacity and with no other new schools provided in the area, expansion would be need in 7-8 years. In this regard, sufficient zoned land is required to be maintained adjacent to the school for possible expansion and furthermore, sufficient land will be zoned in Newtownmountkennedy for a new school. In the event that this land is not required for expansion of the existing school, this site may be utilised to provide a primary school.

² Assuming 12% of the population at any time are of primary school going age, as per Department of Education guidelines and 25 children per classroom

³ As per Department of Education guidelines

Community & social facilities

Community groups: There are two community centres located within Kilcoole:-

- St. Patrick's Hall (Forrester's Hall), located on the Upper Green. This centre is used for local community and recreational activity purposes
- Former Boys school/Scouts Den, located at the top of Lott Lane, which is used as a community centre

It would appear that these two centres are adequate to serve the town of Kilcoole.

Childcare: There are a number of crèches, playschools and Montessori schools in the town. New housing areas will be required to provide private crèches in accordance with the Childcare Guidelines (20 spaces for every 70 houses).

Library: There is a desire for a library in Kilcoole and it is considered that it would be best located in the existing town centre in Action Area 3.

Play

It is the policy of the Council to ensure the provision of active open space at a rate of 2.4ha of land per 1,000 population. For the target population of 4,500 this will require 10.8 ha (4.5 x 2.4ha). In accordance with the adopted Active Open Space policy of the Council, this should be divided into

- 7.2 ha of outdoor sport areas
- 0.9 ha of equipped play spaces
- 2.7 ha of casual play areas

Outdoor sport areas: Kilcoole GAA club occupies a site of c. 3.25ha at Woodstock Demesne located to the south of the town and consists of dressing rooms and playing fields. This club caters for more than 300 children ranging in age from 5 to 18 years and is a well-utilised facility for Kilcoole. Kilcoole also contains two soccer pitches located to the north of Kilcoole occupying a site of c. 2.5ha. Therefore there is a shortfall of c. 1.45ha of outdoor sport areas in Kilcoole that should be addressed within this plan.

Equipped play spaces: There are currently no public equipped play spaces in Kilcoole, a deficiency which should be addressed within this plan.

Casual play spaces: There are no casual public play spaces located within Kilcoole (other than residential open spaces), a deficiency which should be addressed within this plan.

Zoning: There is a shortfall of c. 5.05ha of open space for the target population of 4,500. In order to ensure the delivery of new public open spaces, it is considered that areas of new development should be tied with new areas of public open space by way of Action Plans (namely at AA1 and AA2). Equipped playgrounds will be required in the MU zone (200sqm) and AA2 (900sqm).

8.3 EMPLOYMENT & ENTERPRISE

The appropriate scale of employment to be provided for such a "Small Growth Town I" as Kilcoole is guided principally by the Regional Planning Guidelines for the Greater Dublin Area, the County Development Plan and the employment characteristics of the town.

While the comparative measurement of the economic health of settlements by the application of statistical indicators is of importance to the understanding of medium to large settlements, such detailed analysis of the economic status of smaller towns and villages is not warranted or accurate. Analysis of Kilcoole indicates that it is a town serving its hinterland with some commuting population and that outflows for employment are considerably greater than

inflows. While the “*Planning role*” of Kilcoole, a small settlement amidst higher order towns, is to sustain the local community, this Plan will seek to enhance Kilcoole’s role as a nucleus for local enterprise and to accommodate all its citizens, and those of its hinterland to be able to work locally, without having to travel more than moderate distances to work. The public consultation process and Wicklow County Council Enterprise and Corporate Services Directorate have identified that demand exists for local employment. The type of employment envisaged is typically service based, with some light industry.

The following assumptions are used in order to calculate the amount of employment zoned land that is required up to 2016:

- 63% labour force participation rate in County Wicklow⁴;
- a low density plot ratio of 0.4 to reflect the emerging employment trends in the area which mainly comprises starter / light manufacturing units;
- a gross employment density of 40sqm per employee to reflect the proportion of manufacturing based employment opportunities in the area;
- a jobs ratio of 0.7 as envisaged by the RPGs
- headroom 50% to reflect the high take up of employment land since 2002

Thus the overall amount of land required to be zoned for the 2016 population is $4,500 \times 0.63 \times 0.7 \times 40 \text{sqm} / 0.4 / 10000 + 50\% = 29.78 \text{ha}$.

There is currently c. 28.36ha of employment land zoned in the 2002 LAP (E1=11.79ha, E2=5.71ha and E3=10.86ha).

It is not considered necessary to zone additional land to make up for this shortfall, particularly given

- a jobs ratio of 70% and a headroom of 50% has been applied
- the close proximity of the Woodstock Demesne business park and employment opportunities in Newtownmountkennedy and Greystones
- the existing available commercial / retail and service employment base in the town

8.4 RETAIL

Kilcoole is a Hinterland Area **Level 4 Local Centre** in the Greater Dublin Area (GDA) Retail Hierarchy. Small Towns & Village centres are considered to perform the equivalent role within the Hinterland as Neighbourhood centres perform in Metropolitan Area, which typically comprise of a parade of convenience stores, the occasional lower order comparison outlet and limited local services, primarily served by a ‘walk-in’ population and will have limited parking.

Given the rural nature of the Hinterland area of the County and the spatial distribution of centres and population, there is reliance on the private car and public transport and hence the Small Towns & Village Centres serve more than a ‘walk-in’ population. The Small Towns have a more important role therefore in meeting shopping needs than the Metropolitan Area ‘Neighbourhood Centres’, particularly in respect to convenience shopping. It is the policy of the *draft County Retail Strategy 2004* to facilitate and encourage the provision of shops and services that consolidate the strength of Tier 2 Level 4 Small Town Centres to meet the needs of the existing and expanding populations. This policy should serve to strengthen and

⁴ Labour Force Participation rate for County Wicklow according to Principal Economic Status, 2006.

“Labour Force Participation” includes the total amount of people who are classified as “at work”, “looking for first regular job” and “unemployed” as a percentage of the total population excluding people aged under 15.

consolidate smaller town centres and reduce the need for local people to travel for a range of goods and services. The nature of retail development envisaged for Kilcoole is small-medium sized supermarkets often with supporting convenience and comparison floorspace.

A survey of retail floor space in Kilcoole was carried out during the course of drawing up the retail planning strategy for the GDA in November 2001. At this time, the quantum of retail space available was given as:-

| Type | sq m |
|--------------------|------|
| Convenience | 200 |
| Comparison | 40 |
| Retail warehousing | 0 |

Since the 2001 survey, a number of new retail developments have been constructed, namely:-

- Whitethorn development (c. 500sqm comparison and c. 350sqm convenience)
- Willowbrook development (c. 410sqm comparison and c. 590sqm convenience)

Therefore, there is currently c. 1,140sqm convenience and c. 950sqm comparison retail floorspace in Kilcoole (assuming a 50/50 split in use of unoccupied newly constructed units). This quantum of floorspace would have a turnover of c. €18m for convenience and €6.5m for comparison shopping⁵.

It is estimated that by 2016 the available expenditure for Kilcoole will be c. €15m for convenience and €23m for comparison shopping, based on a projected population of 4,500⁶.

Therefore on occupation of all permitted developments, approximately 83% of all available convenience expenditure and 28% of all comparison expenditure in the catchment would be absorbed in the town. Given Kilcoole's retail function as envisaged by the County Retail Strategy, the close proximity to the Level 3 centre of Greystones (8 km) and Level 4 centre of Newtownmountkennedy, and the relative proximity of the Level 2 centres of Wicklow and Bray (16 km), it is considered that only 25% of comparison spend and 75% of convenience spend should be catered for within Kilcoole. Therefore it is considered that there is sufficient retail in the town and no need to zone additional land for retail / town centre development.

9. INFRASTRUCTURE

9.1 Roads & transportation

Kilcoole is principally served by the R761 regional road, which passes through the town. The Sea Road serves a number of housing areas and while this is wide and reasonably well aligned, is lacking in footpaths at many locations. The Newtownmountkennedy Road, which serves a number of housing and employment areas is in need of a continuous footpath to the R761.

The proposed 'Western Distributor' road, the southern part of which will provide access to new development areas to the south and west of the Main Street, has yet to be commenced. The northern part of this route is currently considered a long-term strategic objective. Permission has been granted for the very southern part of this road (that part serving Bullford

⁵ Based on turnover of €14,552/sqm convenience and €6,600/sqm comparison

⁶ Derived from CSO / ESRI data (expressed in 2004 prices) – approx €3,355 per capita expenditure of convenience goods and €5,117 per capita expenditure of comparison goods

Business Park) but there is no requirement for this road to be built until this development moves onto its second phase. This road, when completed, will provide the opportunity for all new residents / employees along the road to enter and exit the town to/from the R761 / L1048 without passing through the Main Street.

A new link road has been completed between Sea Road and Lott Lane (serving the 'Wellfield' development) which will allow for the closure of the Lott Lane / Main Street junction. Further east, a new distributor road is proposed, which will open up development lands to the east of Lott Lane. It will be a requirement of the development of Action Area 1 that the first part of this road is completed (up to the northern boundary of AA1) and a link road between this road and Lott Lane be provided. The northern part of this road is considered a longer-term objective.

The link road between Sea Road and the R761 at Colaiste Chraobh Abhann has been substantially constructed but is not yet open to through traffic. The linking of this road to the R761 via Cooldross Lane is also currently awaiting completion.

There are two Dublin Bus routes servicing Kilcoole:

- Route 84 (Dublin – Newcastle)
- Route 84X (Dublin – Newtownmountkennedy)

Kilcoole is also serviced with rail service to Dublin and Wicklow

9.2 Water services

Water Supply

Kilcoole's water supply is currently supplied by the Vartry Scheme from an existing connection off the Dublin City Council arterial main at Kilpedder. The service reservoir of 2.2 million litres is located at Priestsnewtown. There are currently no deficiencies in this supply or network which would impact on the development of Kilcoole.

Waste Water

The Kilcoole Waste Water Treatment Plant (WWTP) at Cooldross Middle was built in 1974 and has a capacity in the region of 3,000 p.e. The treatment plant had reached this capacity by 1985 and has been working at capacity ever since. In 2003, Kilcoole was connected via pumping stations to the WWTP at Greystones; however, lands generally to the east of the regional road still drain to the Kilcoole WWTP. A new regional wastewater treatment plant is proposed for Newtownmountkennedy, Kilpedder, Kilquade, Newcastle and Kilcoole, which will be located at Leamore, Newcastle. It is envisaged that this new plant will be not be commissioned until 2011 at the earliest; however the development of land in Kilcoole is not restricted pending the development of this plant due to current adequate capacity in the Greystones WWTP.

Surface Water

Surface water in Kilcoole is generally drained by separate surface water networks to surface waters in the town, in particular to the stream from Kilpedder, which passes through the town from north-east to the south-west, through the townlands of Bullford, Kilcoole and Ballydonarea, to the coast. Subject to all new developments providing for separate surface water networks, attenuation where appropriate and measures to ensure no contamination enters the surface system, there is no issues with regard to surface water disposal in the town or impacts on downstream areas.

9.3 Telecommunications

Kilcoole is served by telecom and cable services, delivering both telephone and television services. There are a number of companies offering internet services and broadband. Wicklow County Council in the town completed a Metropolitan Area Network (MAN) installation in summer 2007. Mobile phone coverage is available in the town and environs.