
KILCOOLE

DRAFT

LOCAL AREA PLAN

2008

**Forward Planning Section
Wicklow County Council**

May 2008

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While Part A will not be published once the Plan has been adopted, it will be available on the Wicklow County Council website, or at the Planning Office, for those who wish to further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

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PART B

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1. Purpose & status of this plan

Purpose

The purpose of this plan is to put in place a structure that will guide the future sustainable development of Kilcoole. The plan, in conjunction with the County Development Plan will inform and manage the future development of the town. While Kilcoole is currently a small growth town, the vision for the town, as set out in Regional and County Plans, will lead to considerable growth in the future.

The aim of this Plan is to establish a framework for the planned, co-ordinated and sustainable development of Kilcoole, and 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 craft policies and objectives to meet the town's specific needs.

Vision

A key aim of a Local Area Plan is to set out the vision and overall strategy for the future development of a settlement and from this vision, all policies and objectives can be developed and implemented with the overall aim of achieving this vision.

The key elements of the vision for Kilcoole are to:-

- Improve the quality of life of the citizens of Kilcoole by planning for and encouraging the provision of employment opportunities, social and community facilities, and a range of recreational options, in a quality environment;
- Regulate pressures from both urban and rural development, in particular sporadic development in rural areas, by providing a sustainable settlement and growth strategy to create a compact urban form and to enhance the physical, economic and social profile of Kilcoole;
- Protect and develop the identity of Kilcoole as a self contained settlement with a unique character, but with strong links to its hinterland and neighbouring settlements; and ensure that an agricultural green zone is maintained between Kilcoole and Greystones.

This will be achieved by:-

- Reinforcing and improving the visual appearance of the central area of the town, in particular the west side of the Main Street and encouraging development that will enhance the town's vitality and vibrancy;
- Improving linkages between the town centre and the coast;
- Facilitating the provision of infrastructure to meet the demand for development and future population needs in a sustainable manner;
- Ensuring the protection of natural habitats (in particular, the Kilcoole Marshes SPA), cultural heritage, ecological resources and quality landscapes and the protection and enhancement of biodiversity.

Plan Status

This draft Local Area Plan (LAP) has been prepared in accordance with the requirements of the Planning and Development Acts 2000-2006. The plan will replace the 2002 LAP for the town of Kilcoole and shall have effect within the development boundary set out in Map 1.

Section 19 of the Planning & Development Act, 2000 as amended, states that a Local Area Plan shall be prepared for a town that has a population in excess of 2000. The Kilcoole Local Area Plan is for a period of six years from the date of adoption in 2008 to 2014. The Plan is open to review to allow for changing circumstances; however, it is intended that the long-term vision set out will give a degree of continuity and certainty to the future development of Kilcoole.

2. Location & planning context

Location

Kilcoole is small town situated in the north of the County, c. 5km south of Greystones and c. 35km from Dublin. The settlement is located between the national route N11 (c. 3km to the west) and the coast (c. 1.5km east of the Main Street), to which it is linked by local secondary road L-5046 (the “Sea Road”). The single track coastal train route from Dublin to Rosslare has a halt at Kilcoole. The town is also linked to the west to Newtownmountkennedy (4km) by local primary road L-1048.

National & Regional context

National Spatial Strategy 2002-2020

The National Spatial Strategy (NSS) adds a spatial dimension to social and economic planning in Ireland. It provides a national framework for regional, county and town plans in relation to policy guidance for the long-term development of Ireland.

Kilcoole is classified as a 1,500-5,000 town in the context of the NSS, located in an area with strategic rural assets within a metropolitan hinterland. Towns of this scale in the Greater Dublin Area are also generally located on or near transportation corridors radiating from Dublin and are relatively close to the larger urban areas. Kilcoole is located just off a national Transport Corridor from Dublin to the south and south-east of Ireland

The NSS provides that these smaller towns will cater for local growth in residential, employment and service function through enhancing the built environment, water services, public transportation links and capacity for development. Accommodating such additional facilities must however be balanced with protecting the character and quality of these towns.

Regional Planning Guidelines for the Greater Dublin Area

The Regional Planning Guidelines (RPGs) provide a sustainable, strategic planning framework for the Greater Dublin Area (GDA) up to 2016 within the context of the Planning & Development Act 2000 and the National Spatial Strategy 2002-2020 (NSS). A key element of the RPGs is an increased emphasis on the concentration of future development into the Metropolitan Area and into the designated development centres in the Hinterland Area.

Wicklow County Development Plan 2004 – 2010

In the settlement hierarchy of County Wicklow, Kilcoole is designated by the CDP as a “*Small Growth Town I*” within the Hinterland Area. It is the policy of the Council to implement the strategy of the RPGs by concentrating development in the Hinterland Area to designated Growth Towns of Wicklow/Rathnew (and its environs), Arklow (and its environs), Newtownmountkennedy and Blessington.

It is Council policy that, in Kilcoole in any new housing development, 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 i.e. development where purchasers are required to have resided in Co. Wicklow for at least one year.

The Council will ensure in the preparation of Local Area Plans that sufficient lands are zoned for residential uses to accommodate the projected population and the housing demand as illustrated in the County Housing Strategy. Also, sufficient lands must be zoned for employment, social, community and town centre development to sustain the projected resident population. The designation of Local Area Plan boundaries will prevent urban sprawl, ribbon development and the coalescence of settlements. Outside of designated Local Area Plan boundaries, only rural development is permitted.

Kilcoole had a census population of **3,252** in 2006. The County Development Plan 2004 envisages a population of **3,782** in 2010 and **4,500** in 2016.

Although 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.

3. Settlement form

Settlement form

The village of Kilcoole consists of a radial street pattern, radiating from the junction of Main Street, Lott Lane and the Sea Road; with the commercial town centre in linear form along Main Street, which is also the regional road R761 extending to Greystones to the north and Newcastle to the south. The centre has evolved between the convent to the north and the secondary school (Colaiste Chraobh Abhann) to the south. From here the town is surrounded by several housing developments, of which some are currently under construction. The town is surrounded by agricultural lands on all sides, with the coast and associated wetlands located c. 1km to the east. The topography of Kilcoole rises towards the north of the village and falls away to the east and is more level to the south of the village.

The County Development Plan 2004-2010 categorises the landscape to the east of the settlement as an Area of Outstanding Natural Beauty (Coastal Zone), while the land to the west are located in the eastern Corridor Zone surrounding the N11.

In deciding how the town should develop there are many options given the fashion of its spatial development history. The key parameter however, must be based on sustainability and developing the town in a manner that would generate the minimal number of car journeys. The solution adopted in this Plan is to designate residential lands as close as possible to the retail and community facilities on Main St., whilst avoiding the higher lands to the north, with employment/enterprise zonings located on the southern side of the settlement.

4. Residential development

To cater for the 2016 population of 4,500, to allow for the anticipated decrease in household sizes, provide for 30% “headroom”, and adopting an “excess factor” of 6%, a total of **11.7 hectares**¹ of additional land has been designated for residential development, as follows:

Location	Proposed zoning	Area (ha)
Ballydonarea	MU	4.6
Lott Lane / Ballydonarea	R2 (AA1)	6.4
Ballycrone	R2	0.8
Total		11.8

New residential zoning had regard to the following spatial 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). Within this context the choice of zoned land will be informed by the natural topography of the town, accessibility and the location of established residential areas;
- Lands that meet a social or community need;
- Lands adjacent to community and social infrastructure such as schools and open space sites / zones;
- Lands zoned AGR in the 2002 LAP, along with other lands that fit in with these above criteria, shall then be considered.

Policies / Objectives

- Notwithstanding the zoning of land for residential purposes, the Development Management process shall monitor and implement the 2010 and 2016 population targets and shall phase and restrict, where necessary, the granting of residential planning permissions to ensure these targets are not exceeded;
- Housing development shall be managed and phased to ensure that infrastructure and in particular, community infrastructure, is provided to match the need of new residents;
- Provide for the expansion of Kilcoole on lands close to the town centre, which may be developed with least infrastructural expenditure and which provide good access to the range of social, educational and economic facilities available in the town;
- Encourage in-fill housing developments, the use of under-utilised and vacant sites and vacant upper floors for accommodation purposes and facilitate higher residential densities at appropriate locations, subject to a high standard of design, layout and finish;
- The maximum size for a single development shall be 100 houses/200 apartments and any development larger than this shall be developed as a number of separate “estates” with materially different house types, sizes and appearance;
- In the RE zone, house improvements, alterations and extensions and appropriate infill residential development in accordance with principles of good design and protection of existing residential amenity will be permitted.

¹ For further information on this calculation, refer to Part A of the plan

While new developments shall have regard to the protection of the residential and architectural amenities of houses in the immediate environs, alternative and contemporary designs shall be encouraged (including alternative materials, heights and building forms), to provide for visual diversity;

- To provide for a minimum of 2ha of lower density (max 15/ha) housing within Action Area 1;
- To provide for social and affordable housing in the MU (Mixed Use) zone, subject to the agreement of a Master Plan for the entire zone.

5. Employment

In terms of the employment and enterprise, the role envisaged for Kilcoole is to sustain the local community and to provide for enhanced opportunities for the creation of new enterprises. There is sufficient land currently zoned in Kilcoole to meet the employment and enterprise needs of the settlement².

Policies / Objectives

- Promote the location of high-density employment uses, such as offices, in locations within or close to the town centre and close to public transport nodes;
- To maintain the existing level of employment zoned land in Kilcoole and to resist changes of use from employment to other uses;
- A range of unit type and size shall be provided, including offices, light industrial units, distribution units and warehouses (excluding retail warehouses).

6. Town centre & retail

It is important that town centres are inhabited, provide for a mix of uses and exhibit a high standard of urban design, in order to ensure vitality and viability. The Main Street of Kilcoole has a traditional, generally 2-storey village appearance, including a number of protected structures. It is important that new developments, particularly in the town centre area (generally that area between the Church and the Newtownmountkennedy Road junction) respect the two-storey scale of the village. Contemporary design will be considered where appropriate.

Given Kilcoole's retail function as envisaged by the County Retail Strategy, the close proximity to a number of high order retail centres (notably Greystones, Bray and Wicklow), the quantum of retail floorspace either provided or currently available in the town and the amount of undeveloped zoned town centre land in the town, there is no requirement to zone *additional* land for retail development³.

Policies / Objectives

- All new developments on "*town centre*" zoned lands that adjoin the Main Street shall include commercial / service uses at ground level;

² More detailed analysis of the employment needs and quantity of employment lands is set out in Part A

³ For further analysis of retail in the town, refer to Part A

- New town centre developments, in particular developments on the west side of Main Street, shall incorporate new “*streets*” where possible, and developers of new town centre areas shall co-operate with each other in order to provide a new network of street and squares and to minimise duplication of car parks and vehicular access points on the Main Street;
- A new “*town square*” shall be provided west of the Main Street - Sea Road junction, in accordance with Action Area 3 criteria;
- New developments (including the refurbishment of buildings) shall generally be two-storey in the town centre area and shall have regard to the protection of the residential and architectural amenities of structures in the immediate environs, but alternative and contemporary designs shall also be encouraged (including alternative materials, heights and building forms), to provide for visual diversity;
- Any new developments along the Main Street shall include the refurbishment of existing footpaths, street furniture and street lighting which shall conform with an agreed design theme;
- The infilling of existing vacant / derelict sites along the west side of the Main Street will be particularly encouraged.

7. Community infrastructure

Community infrastructure must be progressed in tandem with residential development and the latter will only be permitted on the basis of satisfactory provision of land for the former.

Sport/Play & Parks, Open Spaces and Green Amenity

Kilcoole requires enhancement of sporting and play facilities, particularly having regard to the population target of 4,500. Kilcoole is also currently lacking in public parks. The plan shall make provision for new parks, taking full advantage of the natural and built environment of the town.

Policies / Objectives

- In accordance with the AA1 Action Area criteria, c. 4ha shall be provided in AA1 for active open space;
- In accordance with AA2 Action Area criteria, c. 1.5ha shall be provided for a public park, including a c. 900sqm equipped playground;
- An equipped playground of c. 200sqm shall be provided in the MU zone, subject to the agreement of a Master Plan for the entire area;
- To maintain an agricultural zone surrounding the settlement, to accommodate agriculture and amenity uses in a manner that protects the physical and visual land recreational amenities of the area.

Community & social infrastructure

There is a need to expand community facilities to cater for the growing population of the town.

Policies / Objectives

- Any large scale developments in the town centre shall be required to provide appropriate community facilities, which can be determined through consultation with the Community & Enterprise Section of Wicklow County Council;
- In accordance with Action Area 3 criteria, any development in this action area shall be accompanied by appropriate community facilities, in particular to reserve land / floor space for the provision of a library.

Education

Primary: The projected population for Kilcoole will be 4,500 by 2016; however, the primary schools in Kilcoole have a wider catchment area that extends beyond Kilcoole into Newcastle, Kilpedder etc. It is therefore reasonable to consider a population of 6,000 people for the 2016 primary education catchment area. Based on a projected population of 6,000, 720 primary school places will be required for Kilcoole (29 classrooms)⁴. Therefore there is a need to ensure that primary school provision can be expanded to 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: Kilcoole contains one secondary school. This school has a capacity of 560 pupils and a current enrolment of 500 pupils. Based on 8.5% of the population at any time requiring post primary school places⁵, this enrolment figure is clearly in excess of the current needs of Kilcoole alone (3,252 x 8.5%= 276 places). This school serves a much wider catchment than Kilcoole, being the main post-primary school serving Kilcoole, Newcastle, Newtownmountkennedy, Kilpeddar 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 needed in 7-8 years. In this regard, sufficient zoned land will be maintained adjacent to the school for possible expansion and furthermore, sufficient land will be zoned in Newtownmountkennedy for a new school.

Policies / Objectives

- Two 1.2ha sites (suitable for 16-classroom schools) shall be reserved for primary school development – one to the north-west of the existing girls' school and one in Action Area 1;
- Land of c. 1.6ha shall be reserved adjacent to Colaiste Chraobh Abhann for future school expansion. In the event that it is determined that this land is not

⁴ 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

⁵ As per Department of Education guidelines

needed for this school, this site shall be reserved as an alternative primary school location (suitable for 16-classroom school).

8. Transportation & traffic

Policies / Objectives

- Reserve land for the Western Distributor Road. The northern part of this route is currently considered a long-term strategic objective, while the southern part is necessary for the opening up of zoned lands (AA3 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;
- The following new access / distributor roads and improvements to existing roads are required to facilitate access to, and traffic movement generated by new developments adjoining or adjacent to these roads, and to prevent overloading of existing junctions if access to lands was from one existing road only. New development shall not be permitted ahead of the appropriate provision of new roads / road improvements:-
 - new eastern link road between Sea Road (L-5046) and Lott Lane (AA1)
 - link road between Sea Road southwards to route R761;
 - upgrading of Cooldross Lane;
 - link road between Main St and the Western Distributor Road;
- To facilitate the provision of additional off-street car parking close to Main Street;
- Provide safe and high quality pedestrian and bicycle links between residential areas and retail, recreational and educational facilities in the town.

9. Services infrastructure

Policies / Objectives

- No new development shall be permitted unless there is adequate capacity in the wastewater collection and treatment systems;
- Ensure the separation of foul and surface water effluent through the provision of separate sewerage networks;
- Ensure the implementation of Sustainable Urban Drainage Systems (SUDS)
- Promote and encourage the improvement of telecommunications infrastructure, including broadband services. Co-operate where possible with relevant agencies to achieve this goal;
- Require all new developments to provide service cables / ducting suitable for phone, internet and broadband services. Require all new developments to provide service cables under ground.

10. Heritage

Wicklow has a rich and diverse natural heritage. The Council has a role to play in helping to ensure the conservation of these resources for current and future generations. Of importance are designated wildlife habitats and species (e.g. NHA's, SAC's), areas of geological interest, and non-designated habitats for wildlife such as coastlines, trees, hedgerows, stonewalls, rivers and lakes. The Wicklow County Development Plan 2004 –2010, contains policies for the protection of these features - proposed NHA's, SAC's, SPA's, Nature Reserves, Geological Areas of Scientific Interest, trees subject to Tree Preservation Orders and trees worthy of preservation, which are listed in this plan.

The County Development Plan 2004-2010 categorises the landscape to the east of the settlement as an Area of Outstanding Natural Beauty (Coastal Zone), while the land to the west are located in the eastern Corridor Zone surrounding the N11.

In formulating additional policies for the protection of the built and natural heritage in the Kilcoole area the Council will be required to give consideration to EU Habitats and Bird Directives, as well as national legislation in the form of the Natural Habitat Regulations.

Policies / Objective

- To protect the natural, architectural and archaeological heritage of the town, in accordance with the provisions of the County Development Plan. The tables below set out the structures and features designated for protection in the County Development Plan 2004;
- Ensure that all proposals for development in the vicinity of recorded monuments shall submit an architectural / archeologically impact assessment, as part of their application for development;
- All developments shall have regard to the Eastern Regional Fisheries Board “Requirements for the protection of fisheries habitat during the construction and development works at river sites”, and a statement of how it is intended to comply with same shall be submitted with any applications for permission;
- Protect trees, hedgerows, wooded areas, watercourses and other features of the natural landscape that contribute to the biodiversity of Kilcoole.

The following tables (and ID numbers) are extracted from the County Development Plan 2004-2010:

Schedule 10.2. Candidate Special Areas of Conservation	
4	The Murrough Wetlands

Schedule 10.3. Special Protection Areas	
3	Kilcoole Marshes

Schedule 10.4. Proposed Natural Heritage Areas	
9	The Murrough

Schedule 10.10 Existing Tree Preservation Orders.	
43	Roadside Beech trees at Holy Faith Convent

Schedule 10.11 Trees and groups of trees considered for preservation.	
57	Mature deciduous trees to the rear and side of convent ground Kilcoole

58	Mature deciduous trees to the front of the Catholic church, Kilcoole
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Schedule 10.15 Record of Protected Structures				
Ref no.	Building address	Structure	Townland	Description
13-06	Main Street	Cottage	Kilcoole	A simple, four-bay, single-storey cottage, dating from the 19th Century, with painted, rendered walls, sash windows and a slated roof.
13-07	Main Street	Terrace of Council cottages	Kilcoole	Long terrace of two-storey, semi-detached, red-brick houses built by Wicklow County Council circa 1940
13-08	Holy Faith Convent	Country House	Kilcoole	Late-18th Century country house with five-bay, two-storey façade over a basement with painted, rendered walls, Venetian window over round-headed doorcase with sidelights, parapet hiding a hipped roof.
13-17	Knockroe	Hand pump	Knockroe	A hand pump on the east side of the road to the south of the new roundabout.
13-18	Pretty Bush former National School	School, now a dwelling	Knockroe	A small National School of circa 1950. The building is gable-ended with painted, rough-cast walls, a flat-roofed porch at the north end and five windows to the front.
13-21	Ballydonarea House	Country House	Ballydonarea	A small, three-bay, two-storey house with smooth, rendered walls, simple, round-headed doorcase and tripartite windows on the ground floor. The house appears to date from the late 18th Century with a new façade and rooms added circa 1830.
13-45	Woodstock, Kilcoole	Bridge	Woodstock Demesne	Small, three-arched bridge with small arches on the Kilcoole-Rathnew road.
13-46	Woodstock, Kilcoole	Country House	Woodstock Demesne	Very fine house of circa 1760, of five bays and three storeys over a basement, with a single-bay breakfront, painted, rendered walls, parapet and cornice. The rear has a full-height bow with a mid-18th Century, granite doorcase. Large, four-bay wings were added in the early-19th Century with pedimented pavilions. The interior contains rococo plasterwork.
13-47	Priestsnewtown Kilcoole	Hand pump	Priestsnewtown	Hand pump.

Recorded monuments		
Code	Townland	Description
WI 013-029	Kilcoole	Ecclesiastical remains
WI 013-02901	Kilcoole	Church
WI013-02902	Kilcoole	Graveyard
WI013-02903	Kilcoole	Font
WI 013-030	Kilcoole	Holy well

11. Action Area Plans

Three Action Areas have been identified in this draft plan. All Action Areas are to be the subject of comprehensive (not piecemeal) integrated schemes of development that allow for the sustainable, phased and managed development of the Action Area

during the plan period. Separate applications for sections of each Action Area will not be considered until an overall Action Area Plan has been agreed in writing with the Planning Authority. The position, location and size of the land use zonings shown on Map 1 within each Action Area are indicative only and may be altered in light of eventual road and service layouts, detailed design and topography, subject to compliance with the criteria set out for each Action Area below.

Any residential development occurring within an action area must be matched with the appropriate community / social and engineering infrastructure necessary to serve that quantum of housing.

By time related conditions, agreements or otherwise, the Council will regulate the building programme to ensure that the needs of the population do not exceed the provision of essential support systems and the Council will use its powers under the Planning & Development Acts 2000-2006 to effect this control.

Action Area 1

This Action Area is located east of Lott Lane, immediately north of the Wellfield housing development, in the townland of Ballydonarea, as shown on Map 1. This Action Area measures c. 12ha and is bounded to the north by Ballydonarea Lane (Reese's Lane), to the west by existing houses on Lott Lane, to the south by existing houses on Sea Road and to the east by open farmland. This Action Area shall be developed as a mixed residential, community and educational and open space zone in accordance with the following criteria:-

- Access to the Action Area shall be provided from Sea Road, the road continuing as far as Ballydonarea Lane, with an east-west link road through to Lott Lane;
- c. 6.4ha shall be developed for residential use, of a high standard of design and layout, with c. 2ha being reserved for medium density development (10-15/ha), generally comprising medium-large houses on generous sites. Apartments/duplexes shall not be considered in this area;
- Dwellings shall be positioned and orientated to provide maximum passive surveillance of the new open space area;
- c. 1.2ha shall be reserved for future primary school, to be located at an easily accessible position;
- c. 4ha shall be developed as active open space;
- Any development proposals shall have regard to the setting and curtilage of Ballydonarea House, a protected structure.

Action Area 2

This Action Area is located east of Lott Lane and south of the Wellfield housing development, in the townland of Ballydonarea, as shown on Map 1. This Action Area measures c. 2ha. This Action Area shall be developed as a residential and public open space zone in accordance with the following criteria:-

- A maximum of 6 residential units shall be constructed within this area, on a site area not exceeding 0.5ha. The optimal location and configuration of this housing area shall be determined following an archaeological assessment of the Action Area. The design and orientation of houses shall reflect the setting of the existing the Church ruin;
- The remainder of the Action Area shall be provided for a public park, including an equipped playground of c.900sqm;

- The existing Church site shall be maintained as a feature in the new open space area.

Action Area 3

This action area 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. 7.2ha) and town centre (c. 2.4ha) zonings.

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

- Vehicular access shall be provided from the proposed western distributor road, and the east-west linkage to Main Street. Only 50% of development shall be completed before the entire link between Main Street and the Newtownmountkennedy Road has been completed;
- Derelict buildings adjoining Main Street shall be removed and a new town square provided. New buildings shall be designed to enclose the new square
- 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, in particular a new library facility;
- 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. Suitable pathways and lighting / furniture shall be provided by the developer.

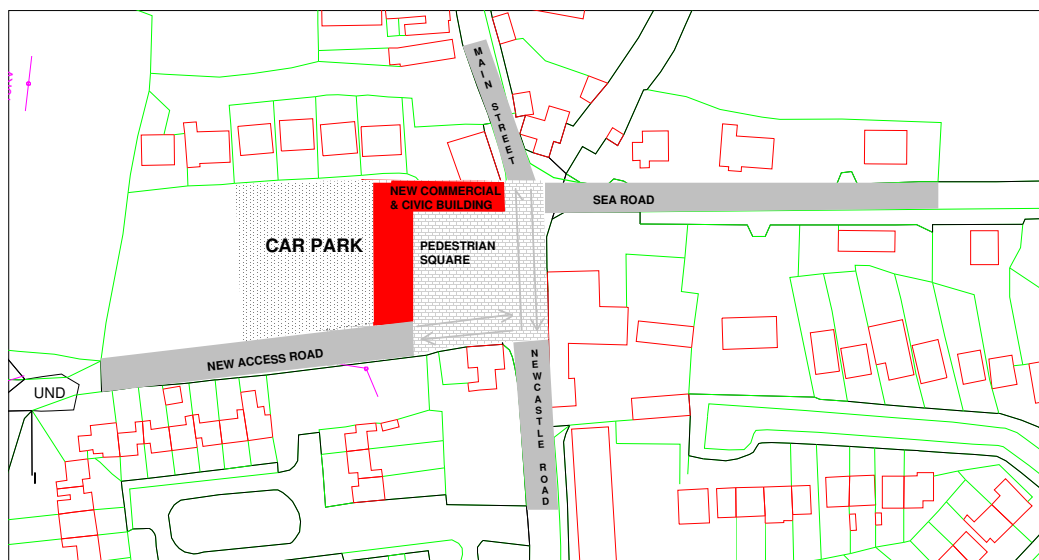


Figure 1: Possible layout for new town square

12. Zoning

The purpose of land use zoning objectives is to indicate the Council's intentions for all lands in the town. The various land use zones and their objectives are identified on the Maps of this Local Area Plan. Land use zoning objectives and the associated vision for each zone are as follows:-:

Zoning Objectives	
RE: Residential	Existing residential. To protect, provide and improve residential amenities of adjoining properties and areas while allowing for infill residential development that reflects the established character of the area in which it is located
R1: New residential	To protect, provide and improve residential amenities
TC: Town Centre	To provide for the development and improvement of appropriate town centre uses including retail, commercial, office and civic use, and to provide for 'Living Over the Shop' residential accommodation, or other ancillary residential accommodation. To consolidate and facilitate the development of the central area, and to identify, reinforce, strengthen and promote urban design concepts and linkages between town centre activity areas.
MU: Mixed use	To provide for the development of a mixed-use area, subject to the agreement of a Master Plan for the entire area
E: Employment	To provide for economic development, enterprise, industry, distribution, warehousing and employment
CE: Community & Education	To provide for civic, community and educational facilities.
OS: Open Space & Amenity	To preserve, provide and improve recreational amenity and passive open space.

Zoning Objectives	
AOS: Active Open Space & Amenity	To provide for active recreational open space
AG: Agriculture	To protect and provide for agriculture and amenity in a manner that protects the physical and visual amenity of the area and demarcates the urban and rural boundary
AT: Agri-Tourism	To protect and provide for agri-tourism uses at Glenroe Open Farm
PU: Public utility	To protect and provide for public services. "Public Services" include all service installations necessarily required by electricity, gas, telephone, radio, television, drainage and other statutory undertakers

The acceptability of certain uses in particular zones are self evident, as is the unacceptability of others. Over a wide range of uses, the degree of acceptability will be assessed on the basis of a specific planning application where its nature, extent, intensity and its incidental effects can be evaluated properly.

The following table indicates the acceptability levels for any use in each of the groups:

Acceptability of Uses	
Y	Permitted in Principle
N	Not Normally Permitted
X	Prohibited

‘Not Normally Permitted’ means a use is not acceptable in principle and will only be permitted in special cases where the Council is satisfied that the use would not conflict with the general objective for the zone and could be permitted without undesirable consequences for the permitted uses and which can be allowed subject to compliance with pertinent control criteria consistent with the proper planning and development of the area, having regard to the Local Area Plan.

Uses in the table which are not indicated as ‘Permitted in Principle’ or ‘Not Normally Permitted’ are material contraventions of the plan. Uses not recorded in the Land Use Matrix will be considered in relation to the general policies of the plan and the zoning objectives of the particular area.

Many uses exist where they do not conform to the designated use zoning objectives. When extensions to, or improvements of premises accommodating such uses are proposed, each shall be considered on its merits and permission may be granted where the development does not adversely affect the amenities of properties in the vicinity and does not prejudice the proper planning and development of the area. Development within the Agricultural zoning shall be strictly in accordance with the provision of the County Development Plan.

Land Use Matrix

Development Categories	R	TC	MU	E	CE	OS, AOS	PU	AG	AT ⁶
Bed & Breakfast/ Guesthouse	Y	Y	X	X	X	X	X	X	Y
Car Parks	N	Y	Y	Y	N	N	X	N	Y
Community Facility	Y	Y	Y	N	Y	N	Y	Y	X
Crèche/ Nursery school	Y	Y	Y	Y	Y	X	X	X	X
Halting Site	Y	N	N	N	N	N	Y	N	X
Doctor/Dentist etc/Health Centre	Y	Y	N	N	Y	X	X	X	X
Education	Y	Y	N	X	Y	X	X	X	N
Garden Centre	N	Y	X	N	N	X	X	N	Y
Heavy Vehicle Park	X	X	X	Y	X	X	X	X	X
Hospital/Nursing Home	Y	Y	X	X	N	X	X	N	X
Hotel	X	Y	X	X	X	X	X	X	X
Industry	X	N	X	Y	X	X	X	X	X
Motor Sales Outlet	X	Y	X	N	X	X	X	X	X
Offices	X	Y	X	Y	X	X	X	X	X
Petrol Station	X	Y	X	N	X	X	X	X	X
Public House	N	Y	X	X	X	X	X	X	X
Public Services	Y	Y	Y	Y	Y	Y	Y	Y	X
Recreational Building/ Facility	N	Y	Y	N	Y	Y ⁷	X	Y ¹	N
Residential	Y	N	Y	X	X	X	X	X	X
Residential Institution	Y	N	Y	X	X	X	X	X	X
Restaurant	N	Y	X	X	X	X	X	X	Y
Service Garage	X	Y	X	Y	X	X	X	X	X
Shops (Local) ⁸	Y	Y	X	N	X	X	X	X	X
Shops (Other)	X	Y	X	X	X	X	X	X	N
Retail Warehouse/ Cash and Carry	X	N	X	X	X	X	X	X	X
Warehousing/ Distribution.	X	N	X	Y	X	X	X	X	X

⁶ Any uses 'Permitted in Principle' or 'Not Normally Permitted' in the AT zone will only be considered on the basis of forming part of an integrated, comprehensive tourism facility, held in single ownership

⁷ A 'Recreational Building' shall be an ancillary use only.

⁸ A Local Shop is one that primarily serves a local community and does not generally attract business from outside that community.

13. Implementation

The Council is obliged to monitor the operation and implementation of the Plan. The successful implementation of the provisions of this Plan will require the combined involvement of the community, local business, statutory service providers as well as Wicklow County Council.

The achievement of the objectives of the Plan will be dependent on the availability of appropriate levels of finance. The Council will actively and innovatively strive to identify and secure resources from both public and private sectors, to implement the provisions of this Plan and facilitate private investment in the town, in accordance with this Plan.

To facilitate the implementation of roads and transportation, water and drainage, and community facilities infrastructure, the Council will require contributions from benefiting developers. Contributions shall be required in accordance with Wicklow County Council's Development Contribution Scheme 2005-2007, prepared under Section 48(1) of the Planning and Development Act, 2000.

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

14. Environmental Assessment

Purpose of the SEA

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.

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 & Local Government in November 2004.

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/revised Plan must be screened for its possible

significant effects and the designated environmental authorities⁹ should then be formerly consulted during, and as part of, the screening exercise.

As advised by the Regulations, a screening exercise was undertaken having regard to the criteria set out in Schedule A of the SEA Regulations 2004 and subsequently notice was given to the three Environmental Authorities. Responses were received from the Environmental Protection Agency, Department of Communications, Energy & Natural Resources, the Eastern Regional Fisheries Board and Department of Environment, Heritage & Local Government.

Having regard to the feedback received and the Councils consideration of the criteria set out in Schedule A, it has been concluded that the policies and objectives contained within the draft plan and the development that will result there from, are unlikely to give rise to any significant effects on the environment. It is concluded therefore that an SEA is not required for this plan.

⁹ The designated authorities are the Environmental Protection Agency (EPA), the Department of the Environment, Heritage & Local Government and the Department of Communications, Energy & 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.