



Kilcoole

Local Area Plan
2008 - 2014



Proposed modifications
September 2008

Kilcoole Local Area Plan 2008

Introduction

The proposed modifications to the draft Kilcoole Local Area Plan 2008-2014 constitutes a further stage in the making of the new Kilcoole Local Area Plan as set out in the Planning and Development Acts 2000-2006.

Process to Date

The most recent stages in the making the Local Area Plan leading to the publication of these modifications can be summarised as follows:

- A Background Issues Paper was prepared and made available to the public from 30th January 2008.
- Public consultation was carried out with local stakeholders and the general public on 12th February 2008.
- The Draft Local Area Plan (consisting of a written statement and a set of maps) was published by the Council and placed on display on Wednesday 21st May 2008.
- A 6-week period followed during which time members of the public and interested groups and bodies could make submissions/observations on the Draft Plan (concluding on 2nd July 2008).
- The County Manager prepared a report on submissions/observations received during the public consultation period. This report was submitted to the Elected Members of the Council for their consideration.
- Having considered the Draft Plan, the submissions/observations received during the public consultation period and the Manager's Report, the Elected Members of the Council resolved at the Council meeting of 8th September 2008 to make modifications to the Draft Local Area Plan.
- As these modifications constitute material alterations to the Draft Local Area Plan, the proposed modifications are hereby placed on public display for a period or not less than 4 weeks in accordance with the provisions of the Planning and Development Acts 2000-2006.

Display of proposed modifications to Draft LAP

The proposed modifications are available for inspection in Wicklow County Council Offices, Station Road, Wicklow during normal working hours i.e. 9.00 a.m.-3.30 p.m.

OR

On the Wicklow County Council Website

www.wicklow.ie/planning/planningpublications/towndevelopmentplans/Kilcoole

Identification of the proposed Modifications

Only those sections of the written statement which are proposed to be modified, are set out in this report. The report includes one map which will show and identify any proposed mapping modifications. Modifications to be written statement are identified in the following manner.

- deleted text in ~~blue strikethrough~~
- new text in red

Each of the proposed changes has a separate number and the location of the proposed modification will be identified at the start of each. The modifications are set out below in the order in which they appear in the draft plan.

Making written submissions/observations

Submissions or observations with respect to the proposed modifications to the Draft Plan must be made in writing to:

Ms. S O'Leary,
Senior Executive Officer,
Planning & Economic Development Department,
Wicklow County Council,
County Buildings,
Wicklow town

Submissions or observations may also be made by email to the following address:
planreview@wicklowcoco.ie

All submissions/observations should state the name (s) and address (es) of the person, group or public body from whom same is received.

Submissions/observations should be marked 'Kilcoole Local Area Plan'

The latest date for submissions/observations is: Wednesday, 15th October, 2008

It should be noted that **only submissions/observations relating to the proposed Modifications to the Draft Plan can be taken into consideration at this stage of the Local Area Plan making process** and submissions/observations that raised issues other than those proposed Modifications cannot be considered.

Submissions/observations should quote the relevant change number referred to below in this report.

Next steps

When the display period of the proposed modifications to the Draft LAP is completed, the County Manager will prepare a report on the proposed modifications and any written submissions or observations received within the prescribed period. This report will include the County Manager's opinion in relation to the issues raised in any submission and his recommendation in relation to the proposed modifications.

The report will be submitted to the Elected Members of the County Council for their consideration. Following consideration of the report, the local area plan shall be deemed to be made with the modification proposed or, if different from that modification, the modification as recommended in the Manager's report ***unless***, where such a recommendation for a different modification is so made, the Council members decide to make the plan otherwise than in accordance with that recommendation and the modification the Council members so decide upon shall be the original modification proposed by them subject to such amendment of it as they consider appropriate (***Section 20 (3) (g) (ii) of the Planning & Development Acts 2000-2006***).

In making the Local Area Plan the Members of Council are restricted to:

- Considering the proper planning and sustainable development of the area to which the Local Area Plan relates,
- The statutory obligations of the local authority and
- Any relevant policies and objectives for the time being of the Government or any Minister of the Government.

It is expected that the final plan will be made by the Council in December 2008.

PROPOSED MODIFICATIONS

Modification 1

Part A, Section 5.5 - Conclusion (p11)

Part B, Section 1 - Purpose and status of this plan (p3) & Part B, Section 10 - Heritage (p11)

Replace "~~Kilcoole Marshes SPA~~" with "Murrough SPA"

Modification 2

Part B, Section 4 - Residential development (p6)

Amend the last bullet point:-

- To provide for ~~social and affordable housing~~ a mixed housing development, including a range of tenure types (e.g. social, affordable and private housing) in the MU (Mixed Use) zone, subject to the agreement of a Master Plan for the entire zone.

Modification 3

(a) Amend Map 1 to include R3 zoning at Druids Glen

(b) Part B, Section 4 - Residential Development (p6)

Add new objective:-

- To provide for an especially high quality, discretely designed, 40-unit low-density golf resort related residential development to be effectively and permanently screened from an early date from public view (including from the R761 on the east and from Kilmullin Lane on the west).

Modification 4

Part B, Section 4 - Residential Development (p6)

Amend 5th bullet point:-

- ~~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~~
- The maximum size for any single residential estate is 100 houses / 200 apartments. Within each estate, a range of unit types / sizes shall be provided, within an overall unified design concept. Estates shall be differentiated from each other by the use of materially different design themes and name.

Modification 5

Part B, Section 4 - Residential Development (p6)

Add new objective:-

- New residential development shall have regard to the (draft) "Sustainable Residential Development in Urban Areas" guidelines (DoEHLG 2008)

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Modification 6

Part B, Section 5 - Employment (p7)

Amend the first paragraph as follows:-

In terms of 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 settlement.~~ Having regard to the quantum of existing employment zoned land in the settlement, limited additional zoning of land for employment is required to meet this objective.

Modification 7

Part B, Section 7 - Community Infrastructure - Sport/Play and Parks, Open Spaces and Green Amenity (p8)

Amend the third bullet point:-

- ~~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~~
- Active Open Space shall be provided in the MU zone, including an equipped playground of c. 200sqm, subject to the agreement of a Master Plan for the entire area.

Modification 8

Part B, Section 7- Community Infrastructure - Sport/Play & Parks, Open Spaces and Green Amenity (p8)

Add new objective:-

- To promote and facilitate the maintenance and improvement of the Mass path, as shown on Map 1.

Modification 9

(a) Map 1

- Omit proposed CE zoning (c. 2ha) to the rear of the Holy Faith Convent and revert this land to AG zoning
- Add new 2ha CE zone to north of Holy Faith convent

(b) Part B: Section 7 – Education (p9)

Amend 1st objective:-

- ~~Two 1.2ha sites (suitable for 16-classroom schools)~~ Two sites shall be reserved for primary school development – one to the ~~north-west~~ north of the ~~existing girls' school~~ Convent (to be served by proposed new link road west of R761/ Lott Lane junction) and one in Action Area 1.

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Modification 10

(a) Map 1 - Add new footpath objective along Sea Road between Main Street and the train station

(b) Part B, Section 8 - Transportation and traffic (p10)

Add new objective:-

- Provide footpath along the Sea Road between Main Street and the train station

Modification 11

Map 1 - Realign proposed link road north of the Convent to run directly west of Lott Lane, along northern boundary of proposed CE zone

Modification 12

Part B: Section 9 – Services Infrastructure (p11)

Add new objective:-

- Developments in excess of 1,000sqm must as a minimum reach a B1 Building Energy Rating

Modification 13

Part B, Section 10 - Heritage (p11)

Add new objective:-

- Where new development is adjoining surface waters, a minimum buffer zone of 10m shall be maintained between the riverbank and new development. The developer shall consult with the DoEHLG and the ERFB to determine the most appropriate layout, design and usage of the buffer zone.

Modification 14

(a) Map 1- Omit all zoning colours from AA1

(b) Part B: Section 11 – Action Area Plans (p12)

Amend AA1:-

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~~ c. 2.4ha shall be reserved for future primary school, provided for Community, Educational & Institutional uses, including reservation of c. 1.2ha for a future primary school, to be located at an easily accessible position,
- ~~c. 4ha~~ c. 3ha shall be developed as active open space,
- Any development proposals shall have regard to the setting and curtilage of Ballydonarea House, a protected structure.

Modification 15

(a) Map 1- show 1ha R2 zone in AA2 (R2 = low density)

(b) Part B, Section 11- Action Areas (p12)

Amend AA2:-

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

- A maximum of ~~6~~ 7 residential units shall be constructed within this area, on a site area not exceeding ~~0.5ha~~ 1ha. 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.
- **The development of this action area shall be phased such that the new park shall be dedicated to the use of the public prior to the construction of the dwellings.**

Modification 16

(a) Map 1- Increase TC zone by 0.5ha in AA3

(b) Part B, Section 11 - Action Areas (p12)

Amend AA3:-

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)~~ (c. 6.7ha) and town centre ~~(c. 2.4ha)~~ (c. 2.9ha) 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.~~ **The appropriate layout, design and landscaping of this park shall be determined following consultation with the DoEHLG and Eastern Regional Fisheries Board and in particular, landscaping should incorporate native species planting, any proposed paths should be suitably set back from the riverbank and left unmown so as not to interfere with the riparian zone and night lighting shall not be provided.**

Modification 17

Part B, Section 12 - Zoning (p15)
 Add new zoning objectives:-

Zoning Objectives

| | |
|---|---|
| R2: New residential Low-medium density | To protect, provide and improve residential amenities at low to medium densities of 10/ha max |
| R3: New residential | To provide for an especially high quality, discretely designed, 40 unit low density golf resort related residential development |
| AGR: Agriculture | To provide for agricultural uses. (Strictly without prejudice to the Council's right to make alternative land use zoning objectives, these lands are amongst those lands that the Council currently deems most likely to be considered in the next development plan if necessary during the period 2014-2020) |

Expand matrix to include R2, R3 and AGR (see Appendix 1 for revised matrix)

Modification 18

Part B, Section 12 - Zoning (p15)
 Amend land use matrix:-

- (a) Residential development shall be "permissible" "Y" in the TC zone.
 - (b) Residential institution shall be permissible "Y" in the CE zone.
- (see Appendix 1 for revised matrix)

Modification 19

Part B: Section 12 – Zoning (p15)
 Insert footnote in the land-use matrix stating that 'residential' development in AG zone is permissible only in the context of Policy SS9 of the County Settlement Strategy (see Appendix 1 for revised matrix)

Map changes**Modification 20**

Increase AT (Agri-tourism) zone by c. 4.3ha

Modification 21

Re-instate all AGR lands from 2002 plan

Modification 22

- (a) Change zoning of 5.7ha at Ballydonarea (Sea Road) from AG to AGR
- (b) Change zoning of 9.6ha at Ballydonarea (Sea Road) from AG to AOS

Modification 23

Change zoning of 0.1ha at Creowen from E to RE

Modification 24

Change zoning of 0.3ha at Ballyphilip from AOS to AG

Modification 25

Expand E zone at Ballycrone by 2.4ha

Modification 26

Expand plan boundary to include modifications 3, 10, 20, 21, 22 and 25.

Appendix I

Land Use Matrix

| Development Categories | R (RE, R1, R2, R3) | TC | MU | E | CE | OS, AOS | PU | AG /AGR | AT ¹ |
|----------------------------------|--------------------|----------------|----|---|----------------|----------------|----|----------------------------|-----------------|
| 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 ² | X | Y ¹ | N |
| Residential | Y | N ^Y | Y | X | X | X | X | X ^{N³} | X |
| Residential Institution | Y | N | Y | X | X ^Y | 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) ⁴ | 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 |

¹ 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

² A 'Recreational Building' shall be an ancillary use only.

³ Residential development is only permissible in the AG zone in accordance with the rural development policies of the County Development Plan

⁴ A Local Shop is one that primarily serves a local community and does not generally and does not generally attract business from outside that community