

**PROPOSED VARIATION NO 2(i) TO THE WICKLOW COUNTY DEVELOPMENT PLAN  
2010-2016  
KILMACANOGUE SETTLEMENT PLAN**

**SUMMARY OF ISSUES RAISED DURING THE NON-STATUTORY PUBLIC  
CONSULTATION UNDERTAKEN**

**1.1 Introduction**

The Kilmacanogue Settlement Plan is to form part of the Wicklow County Development Plan (CDP) 2010-2016. The plan is to be adopted as a variation to the CDP under Section 13 of the Planning and Development Act 2000 (as amended).

In advance of the preparation of the Kilmacanogue Settlement Plan the Planning Authority undertook a non-statutory public consultation in order to get the views and opinions of the public and prescribed bodies on the future development of the area.

The public consultation was carried out over a four-week period from 10<sup>th</sup> January 2011 to 7<sup>th</sup> February 2011, during which time written submissions on the preparation of the plan were invited. The consultation also included a public meeting on 25<sup>th</sup> January 2011 at which members of the public and local stakeholder groups were invited to attend. In order to stimulate debate, an 'Issues Leaflet' was published.

This document includes a summary of the issues that were raised during the public consultation period and includes a brief response to each of these issues. The summary includes the issues raised in written submissions, and the issues raised during the public meeting and at the stakeholder meetings undertaken on 25<sup>th</sup> January 2011.

**2. Summary of submissions and evaluation**

**2.1 Heritage and Tourism**

*Summary of Issues Raised*

- The Plan should contain objectives to improve the natural and built environment of the Kilmacanogue area, which would consolidate the built form of Kilmacanogue in relation to its heritage assets.
- An architectural framework for Kilmacanogue should be developed which would create a strong element of urban design within the plan area.
- A small tourist office/shop should be facilitated within the settlement; a possible location of this is on lands opposite the church grounds on the south side of the road to Glendalough.
- The Roman Catholic Church and the adjoining cemetery are listed heritage sites. The old graveyard opposite the Glencormac Inn should be listed as a protected structure, which is on the grounds of the church that lies in ruin. These structures should be improved and opened to the public and maintained by the Office of Public Works.
- The following items / structures should be listed on the protected structure register:
  - The Lime Kiln at the back of the entrance to Glencormac
  - The 13<sup>th</sup> Milestone on the Quill road
- The Quill Wood and the Kilmacanogue Marsh, along with the stonewalls in the town's green, should be protected.
- The Snuggery Lane was once the road to Glendalough; however over time the Rocky Valley Road has replaced it. This old lane, which runs along the road, could be developed and cleared for use by walkers.
- The designation of the the Great and Little Sugarloafs as Special Amenity Areas (SAAO) could lead to problems for families who live and work on the lands that the proposed SAAO designation covers.

- The La Touche Water Trough should be restored and relocated within the town to provide a focal point.

### **Evaluation**

There are objectives in the County Development Plan (namely AR1-AR6, RPS1-RPS5, VA1-VA3 and HC1-HC5) and objectives contained in the draft Settlement Plan (KM5) that relate specifically to architecture/architecture features. Through the Development Management process the improvement and enhancement of heritage features within the plan will be achieved.

A number of submissions raised the issue of tourism facilities within the plan area. The proposed objectives in the Settlement Plan (namely KM2, KM11 and KM12) facilitate the provision of tourist related industries.

The old church, which lies in ruin, is listed on the protected structure register that is contained in the County Development Plan. The graveyard is on the same grounds as the church as a result it is considered that this graveyard is protected. It is outside the remit of the land-use plan to direct the Office of Public Works to take control of structures/buildings. In section 16.4.2 of the CDP "Other structures and Vernacular structures" items of interest are listed under objective VA1 which includes milestones, it is considered that this sufficient in terms of preserving structures under the development management process.

The Kilmacanogue Marsh is already designated at a national level as a proposed Natural Heritage Area (p NHA) and as such has its own environmental designation. The Quill Wood forms part of the Sugar Loaf, which is also a proposed NHA and as such has its own environmental designation. It is considered that this is sufficient in terms of protecting the Marsh and Quill Wood.

Consideration is being given at present to the designation of the Sugar Loafs as proposed SAAOs, and the creation walking routes and links to the town is an intrinsic part of that process. Notwithstanding this, objective KM4 in the plan encourages walking routes between Kilmacanogue and the Great Sugar Loaf.

In relation to specific walking routes within the plan area this land use plan will not identify these routes due to the fact that it is outside the remit of the land use plan to identify walking routes over privately owned lands. Notwithstanding this, objectives contained in the plan (namely objective KM4) aims to preserve and improve recreational facilities within the plan area where feasible and appropriate.

The location of the Water Trough is an issue that is outside the remit of a land-use plan.

## **2.2 Infrastructure**

### *Summary of Issues Raised*

#### **Transportation**

- Regard should be given to the provisions of Draft Planning Guidelines on Spatial Planning and National Roads, which was published by the National Roads Authority (NRA). Proposed zonings and development objectives adjoining or in proximity to the national road network should ensure compliance with the provisions of these draft Guidelines.
- The Plan should ensure that the general pattern of development should minimise local trip generation by encouraging integrated development and subsequent local trips are primarily catered for by routes and modes other than the national roads network. The Plan should seek to avoid the creation of development patterns that would lead to local trip generation on national routes.

- It is considered that there is poor road and footpath maintenance within the plan area and there should be a greater effort in linking the town to local transport links (bus stops), recreational areas and to the Glenview Hotel.
- The access to and from the Topaz and Texaco station needs to be realigned and access barriers should be erected to restrict vehicles from entering and exiting the local service stations directly onto the N11.
- Cognisance should be taken of the following two reports prior to the preparation of the plan - "M11/N11 Merging Study Report" and the "N11 Corridor Review-Fassaroe Junction to Kilmacanogue".
- The Glencap Road is the access road for the local GAA pitch, due to its narrow width and poor alignment there is severe difficulty at match and training times. Traffic calming measures should be implemented in the form of passing bays at the lower part of the road.
- Traffic calming measures should be considered at strategic locations in and around the town, these measures should be in the form of pedestrian crossings, yellow boxes, zebra crossings and bubbled pavements.
- Signage needs to be improved and maintained, e.g. directional signage to major tourist attractions, signage required for all of the housing estates within the settlement.

### **Sewerage**

- Inland Fisheries Ireland has indicated that the treatment capacity of the sewage system should be adequate to cater for the projected growth of the plan area in order that the ecological integrity of local streams and receiving waters are protected.

### **Flooding**

- Flooding occurs in the plan area, a small stream that comes from the base of the Great Sugar loaf and Rocky Valley Area contributes to the flooding of the local area in the past. The poor maintenance of the culverts along the local streams contributes to this flooding.

### **Evaluation**

The Council will undertake the maintenance and upgrade of transportation networks in accordance with the infrastructural works programme for the County. Objectives contained in the County Development Plan and this Settlement Plan (namely KM7) will facilitate the provision of public services and public utility installations. Objective KM 6 of the Settlement Plan will promote the safe movement of traffic and pedestrians in and around the plan area. However it is considered that the provision of a footpath to the Glenview Hotel is not warranted, as the hotel is a considerable distance from the settlement boundary.

The access arrangements to and from the service stations are on the N11 and the NRA has carried out studies recently on improving the road network on the N11; however no firm plan has been formulated by the NRA at this time. The Local Authority will facilitate any works being proposed by the NRA that would improve the access arrangements to the service stations.

In the case of Kilmacanogue there are no new zonings proposed along the N11 and the objectives contained in the Settlement Plan will facilitate the promotion of safe and accessible pedestrian and traffic routes (objective KM6). If the National Roads Authority (NRA) are proposing relief works or traffic calming measures (namely in close proximity to the Service Stations) on the N11, the Council will facilitate these works.

The wastewater generated in Kilmacanogue is collected via a mains collection system, which is directed to the wastewater system in Bray via a pumping station. It is planned that wastewater from the Kilmacanogue and Bray areas will be treated in the upgraded Shanganagh WWTP by the end of 2012. The implementation of objectives of the Wicklow County Development Plan (namely WW1, WW2 and WW7) and the objectives of this

Settlement Plan (Objective KM7) will ensure that the ecological integrity of local streams and receiving waters are protected.

There are a number of areas in Kilmacanogue which are not connected to the mains sewage system and properties are served by individual on-site effluent disposal systems. In order to avoid adverse ecological impacts on ground water the implementation of objectives of the Wicklow County Development Plan (namely Objectives WW3, WW4, WW5, WW6, WW7 and WW8) and objectives of this Settlement Plan (namely objective KM7) will militate against such impacts.

In accordance with the Guidelines for Planning Authorities “The Planning System and Flood Risk Management”, an assessment of flood risk has been formally taken into account in the preparation of this plan. The Flood Risk Assessment is included in Appendix A.

## **2.3 Education and Community**

### *Summary of Issues Raised*

- An additional thirty-one primary school places or two classrooms is required for the settlement based on the projected growth in population of Kilmacanogue up to 2022.
- The grounds surrounding the school should remain the property of the parish to facilitate the play area and for any future expansion of the school.
- Parking for the school and community is severely restricted with little or no over-spill car-parking in the area. A green area on the Rocky Valley side of the roundabout opposite the Church gate should be developed into an overspill car park for both the church and the school.

### **Evaluation**

Based on the analysis undertaken in Appendix A of the plan it is considered that the existing primary school campus can accommodate the extra classrooms that will be required up to 2022.

The purpose of a land–use plan is to facilitate development by means of specific land-use objectives. The safe movement of traffic and pedestrians in the primary core area is included in objective KM17 of the Settlement Plan. Any review of the car parking arrangements in the area can be examined under this objective and the objectives contained in the County Development Plan.

## **2.4 Environmental Issues**

### *Summary of Issues Raised*

- The plan area is traversed by the Kilmacanogue River, in addition to smaller associated surface water channels, these all flow into the River Dargle a short distance downstream.
- The plan should not have a negative effect on the aquatic life in the River Dargle system, which has a significant population of Brown Trout and at the lower end, a population of Atlantic Salmon and Sea Trout.
- In determining the issues for incorporation into the Settlement Plan consideration should be given to the following issues:
  - Water Quality
  - Surface Water Hydrology
  - Fish spawning and nursery areas
  - Passage of migratory fish
  - Areas of natural heritage importance including geological heritage sites
  - Biological Diversity

- Ecosystem structure and functioning
  - Amenity and recreational areas
- Due to the importance of the River Dargle catchment as one of the key salmonid systems on the east coast the following should be incorporated into the final Settlement Plan  
*“There should be an undisturbed buffer zone between the development area and river bank and this should be maximised (10m minimum). Riparian vegetation should be retained in as natural state as possible. The protection and conservation of the salmonid system should be a key goal of the Settlement Plan”*

### **Evaluation**

It is considered that objectives in the County Development Plan in Chapter 12 ‘Water Infrastructure’ (WS1, WS2, WW1-WW8 & FL1-FL9) and Chapter 17 ‘Natural Environment’ (Objectives WT1-WT5) and the objectives in the Settlement Plan (namely KM7 & KM10) provide sufficient protection for the local watercourses in terms of Water Supply & Demand, Waste Water, Flooding, and Water Systems.

Specifically objectives WW1 of the CDP and KM 7 of the Settlement Plan will ensure that any new water source that may be required will not cause significant environmental effects. In accordance to objective WT4 of the County Development Plan there is a minimum buffer of 10m along watercourses that should be provided free of built development, with riparian vegetation being retained in as natural state as possible.

### **2.5 Submissions that relate to the zoning of specific land and/or requests to extend the settlement boundary**

- 2.5.1 Submission No.11 requests the zoning of approximately 1.4ha of land for residential / light industrial use at Kilmacanogue South. The subject lands have vehicular access onto the N11 and Quill Road. The land is serviced with sewage and water services.

#### **Evaluation**

The analysis carried out in Appendix A of this plan has found that only a small quantum of new development land is required up to 2022. The Planning Authority duly considered various locations for new development lands, including the lands described in this submission. It was determined that more suitable lands would be available for development in closer proximity to the settlement boundary than the lands proposed which are somewhat remote from the town and therefore they are not proposed for designation.

- 2.5.2 Submission No.14 requests the zoning of approximately 2.02ha of land at Glencormac South for residential and sports use.

#### **Evaluation**

The analysis carried out in Appendix A of this plan has found that only a small quantum of new development land is required up to 2022. The Planning Authority duly considered various locations for new development lands, including the lands described in this submission. It was determined that these lands would be suitable for future development given their proximity to the town.

- 2.5.3.1 Submission No: 19 requests the zoning of approximately 11.6ha of lands, which are located immediately north of Kilmacanogue settlement at Hollybrook as follows:

- The land-use objectives should facilitate employment, foster local enterprise and facilitate the provision of a football pitch and changing rooms for Glencormac United Football club.
- It is suggested that an action area plan approach would be appropriate for the lands in order to facilitate the coordinated development of employment and sport facilities.
- The subject site is the most appropriate and is the only sustainable option for the expansion of the town to the north.
- No alternative lands within the existing settlement boundary, and it is considered that alternative lands are required to be zoned for employment purposes.
- Kilmacanogue is serviced by public sewerage and water services

2.5.3.2 This submission (10a/10b) relates to the lands at Hollybrook as described in submission No. 19 above.

- The local soccer club has in the past identified a potential site for a soccer pitch, a number of issues have arisen that would impact on the site being developed for sporting facilities.
- As a result of this, the local soccer club supports this submission for employment / sports designation of the land at Hollybrook.

#### **Evaluation**

- The analysis carried out in Appendix A of this plan has found that only a small quantum of new development land is required up to 2022. In particular, this analysis found that having regard to the existing level of employment provision in Kilmacanogue, the proximity of Kilmacanogue to Bray, which is designated a Metropolitan Consolidation Settlement by the Regional Planning Authority, where various employment opportunities exists, there was no need to designate additional lands in Kilmacanogue for significant new employment development. Furthermore, the lands in question are located at some distance from the town core and residential areas and access to same would be totally car dependent and would be likely to result in significant new traffic movements onto the national road.
- The requirements of the local soccer club are noted. However as stated previously the zoning of additional lands for employment uses is not considered warranted at this stage and cannot be justified solely on the basis on a commitment of the development to provide land for sports use. The analysis that has been undertaken in the preparation of this plan identifies the need of designating 1ha of land for active open space. Objective KM 25 allows for development of up to 25 new dwellings on lands marked KM 25, which are contingent on the development on these lands of active open space. Therefore it is considered that this is sufficient in designating lands for active open space within the plan boundary.

2.5.4 Submission No:20 requests the residential zoning of approximately 1.01 ha of lands which are located south of Kilmacanogue at Moorpark for the following reasons:

- It is proposed that these lands would effectively be “infill sites” and would form a similar pattern of development to that in the immediate area.
- Lands are well served by public transport and pedestrian links and public infrastructure.
- The proposed extension of the settlement boundary would match the line of the existing boundary to the east of the N11

#### **Evaluation**

The analysis carried out in Appendix A of this plan has found that only a small quantum of new development land is required up to 2022. The Planning Authority duly considered various locations for new development lands, including the lands described in this submission. It was determined that more suitable lands would be available for development in closer proximity to the settlement boundary than the lands proposed which are somewhat remote from the town and therefore they are not proposed for designation.

2.5.5 The settlement boundary should be extended to include the local GAA grounds, which would encompass the Glencap Road for the following reason:

- The inclusion of the GAA grounds within the plan boundary will allow the lands to be accessed for amenity, recreational and sporting uses as the local GAA grounds and club are intrinsically linked to Kilmacanogue and therefore these lands should be included in the settlement boundary.

#### **Evaluation**

It is considered that the local GAA grounds are an intrinsic part of the Kilmacanogue community, however due to its geographical location and topography it is considered that it would not be in the interest of proper planning and sustainable development to extend the plan boundary to the local GAA grounds. The inclusion of the lands in the plan area would not in itself allow the lands to be accessed for amenity recreation and sporting use and would not in any way result in the improvement of the Glencap Road which is impeded from significant improvement by the existence of residential properties close to the road carriageway.

#### **2.6 Service Stations**

A number of submissions have requested the closing of the existing service stations:

- It is proposed that the existing service stations, which are currently on both sides of the N11, should be closed down and an alternative site on a green field site north of the town should be considered for the development of a petrol station.
- The south-bound filling station should be completely closed down and that the north-bound station should be redeveloped into one or two retail outlets.

#### **Evaluation:**

The purpose of the land-use plan is to facilitate development within a particular area / settlement. It is outside the remit of the land-use plan to close existing premises that are in operation, objectives contained in the Settlement Plan (namely objective KM2) provides for retail opportunities to meet the day-to-day needs of the local population.

#### **2.7 Council Housing**

Council houses are required to be constructed within the plan area; therefore land should be zoned appropriately

#### **Evaluation**

The purpose of the land use-plan is to facilitate development, including the development of new housing whether by the Council or private developers. The Council will provide new housing options as funding allows in accordance with the Wicklow Local Authorities–Social and Affordable Housing (Action Plan).

**Public Submissions on the Issues Leaflet to the Kilmacanogue Settlement Plan (Feb 2011)**

|       |  |  |
|-------|--|--|
| 1.    | Minister of Environment, Heritage and Local Government   | David Tuohy, Development Applications Unit |
|       | Elected Members  |  |
| 2     | Cllr.Brady   |  |
|       | <b>Prescribed Bodies</b>                                 |  |
| 3     | National Roads Authority                                 | Michael McCormack                          |
| 4     | Department of Education and Skills                       | Lorraine Brennan                           |
| 5     | Department Of Communications, Energy & Natural Resources | Colm O Conaill                             |
| 6     | Health and Safety Authority                              | Olivia Walsh                               |
| 7     | Department Of Agriculture. Fisheries & Food              | Kevin Galligan                             |
| 8     | An Bord Pleanala   | Bill Coleman                               |
| 9     | Inland Fisheries Ireland                                 | William Walsh                              |
|       | <b>Public Submissions</b>                                |  |
| 10(a) | Glencormac United F.C (25/01/2011)                       | Christy Devlin/Colm Milligan               |
| 10(b) | Glencormac United F.C (07/02/2011)                       | Christy Devlin/Colm Milligan               |
| 11    | Cyril Whyte  |  |
| 12    | Ellen Cunningham   |  |
| 13    | Monica Byrne   |  |
| 14    | Frank Nuthall  |  |
| 15    | John Donnelly  |  |
| 16    | Parents Association Kilmacanogue N.School                | Fiona Power                                |
| 17    | Elizabeth Mason  |  |
| 18    | Ann Vickers  |  |
| 19    | Walter Browne (Ardea Ltd)                                | Frank O'Gallachoir & Associates            |
| 20    | Joseph Whyte   | Malcolm Lane(PD Lane Associates)           |
| 21    | Peadar Smyth   |  |
| 22    | Clare Stephens   |  |
| 23    | Claire Chambers  |  |
| 24    | Richard Kennedy  |  |
| 25    | Carmel Vickers   |  |
| 26    | Kilmacanogue History Society                             | Heather O'Connell                          |