

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

KILMACANOGUE SETTLEMENT PLAN



July 2011

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



Disclaimer

The Strategic Environmental Assessment Screening Report and the Appropriate Assessment Screening Report were issued to the Environmental Authorities on the 13th May 2011 for comment. Since the publication of these documents, minor amendments have been made to the Settlement Plan. It is considered that these are minor amendments and not fundamental to the overall plan. As such, the determination of the planning authority, as set out in the SEA Screening Determination and AA Screening Determination are still applicable.

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

KILMACANOGUE SETTLEMENT PLAN

1. Purpose & status of this plan

The purpose of this plan is to put in place a structure that will guide the future sustainable development of Kilmacanogue. The plan, in conjunction with the County Development Plan (CDP) 2010-2016 will inform and manage the future development of the settlement.

The aim of this plan is to establish a framework for the planned, co-ordinated and sustainable development of Kilmacanogue, 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 objectives set out in the County Development Plan, that are relevant to the development of Kilmacanogue, it is an objective of this plan to identify the special characteristics of Kilmacanogue and accordingly craft objectives to meet the town's specific needs. As this plan will be part of and form a subset of the County Development Plan, it is not proposed to include a repetition of the objectives or strategies as set out in the County Development Plan. Unless standards or objectives for a particular development are included in this plan the provisions of the County Development Plan shall apply. The plan will however seek to formulate appropriate Kilmacanogue specific development objectives and guidance, compatible with those of the County Development Plan, to assist the Development Management process in managing sustainable progress for the town.

2. Context

2.1 Settlement Profile

The town of Kilmacanogue is located at the junction of the R755 to Roundwood and the N11, 5km south of Bray town centre. Kilmacanogue is located equidistant between the Little Sugar Loaf to the east and the Great Sugar Loaf to the west, in the north eastern foothills of the Wicklow Mountains.

Kilmacanogue had an enumerated population of 839 people the 2006 Census of population. The town of Kilmacanogue is spread out, with no real definition in terms of a town core and over the years the N11 has come to dominate the town. The properties on the east side of the N11 have become somewhat cut-off from the majority of services, which are located on the west side of the N11.

Existing services on the west side of the N11 comprise a post office, service station, public house, church, two crèches and primary school. While these facilities are all in close proximity and together would form the basis for a town 'core', the dominance of the N11 and associated roundabouts / slip roads has hindered the development and improvement of this core area and has impacted on town 'identity'.

There are two buildings on the record of protected structures in the County Development Plan 2010-2016. The local Roman Catholic church (St. Mochonog's) and the small ruined medieval church, which is of archaeological interest, and which is now surrounded by a graveyard. The town itself is named after St. Mochonog's who was an early Irish saint with strong associations with Glendalough. The location of the town at the foothills of the Great Sugar Loaf Mountain makes it a popular destination for recreational users.

2.2 Growth Parameters

Kilmacanogue is designated a “rural town” in the County Development Plan 2010-2016. These are strong rural towns, usually with a good range of infrastructural services and are suited to accommodating a significant element of urban generated housing demand, with necessary controls in place to ensure the local demand can also be met. These towns are differentiated in this plan from Small Growth Towns (Level 5) having regard to their more rural character and the rural nature of their catchments. Such rural centres have the potential to consolidate rural development needs and support the maintenance of essential rural social and community infrastructure such as schools, shops, public houses, post offices and local sporting organisations.

The County Development Plan includes targets for the future population growth of Kilmacanogue. The targets indicate that the population of Kilmacanogue can grow to a maximum population of 1,000 people by 2016 and a maximum population of 1,100 people by 2022. Based on the calculations and assumptions set out in Appendix A attached hereto, the settlement can grow by a maximum of an additional **43** residential units between 2010 and 2022.

2.3 Engineering Services and Infrastructure

Water Supply

The water supply to Kilmacanogue is directly from the trunk main between the Vartry Reservoir and Stillorgan. There is no pumping in the system, the water flows by gravity. There is no storage reservoir for water in the Kilmacanogue area.

Waste Water Treatment

There is sufficient capacity in the public sewer network and wastewater flows to a pumping station in the town where it is finally pumped into the main Bray collection system. Currently works are ongoing to construct the new Shanganagh Waste Water Treatment Plant that is due to be completed by mid 2012 and the connection of the Bray area to same is envisaged for late 2012.

Roads

The town of Kilmacanogue lies on the junction of the R755 to Roundwood and the N11, 5km south of Bray town centre. There are a number of slip roads and roundabouts within the plan area linking the town to regional roads and the main N11/M11. There is a high volume of traffic using this N11 junction as the R755 is the primary route from the north of the County to Roundwood and the busy tourist area of Laragh / Glendalough. The layout of the junction also results in conflicting traffic movements at some locations.

While there is a pedestrian bridge over the N11 linking both sides of the settlement, pedestrian facilities in the settlement as a whole are somewhat lacking and pedestrian needs and safety generally are compromised by the high volumes of traffic, excessive speeds at some locations and a general lack of footpaths, particularly away from the R755.

3. Settlement Strategy

Settlement vision

For the town of Kilmacanogue to be a cohesive community of people enjoying distinct but interrelated town and rural environments; where natural surroundings are protected and enhanced; where opportunities abound to live and work in the town; allowing people to enjoy the benefits of rural living and at the same time consolidate rural development needs and support the maintenance of essential social and community infrastructure within the town.

Settlement Objectives

Unless objectives and policies are not covered directly by this plan, the objectives and policies of the Wicklow County Development Plan 2010-2016 apply. All development proposals shall comply with the qualitative and quantitative development standards set out in the County Development Plan.

The objectives included herein shall apply to all lands that are located within the development boundary, as shown on the map.

It is an objective of the Council to

- KM 1 Facilitate the population growth of the settlement up to a maximum of 1,000 people by 2016 and 1,100 people by 2022. No permission shall be granted that would increase the population of the settlement (i.e. the area within the plan boundary) above 1,000 people or 390 residential units (which ever is reached first) by 2016 and 1,100 people or 478 residential units (which ever is reached first) by 2022. The Council will control the development of residential units in accordance with this growth target and occupancy objectives as set out in the settlement strategy.
- KM 2 Provide for an expansion in the variety of retail facilities so that the town includes a range of retail outlets that provide for the day-to-day needs of the local population and the needs of tourists.
- KM 3 Facilitate the development of a range of high quality community and recreational facilities that meet the needs of the local population.
- KM 4 Preserve and improve public and private open space and recreation facilities, including walking routes linking the town of Kilmacanogue to the summit of the Great Sugar Loaf and reinforcing the role of the town as a service base for recreational users.
- KM 5 Protect and enhance the character, setting and environmental quality of heritage, including natural, architectural and archaeological heritage.
- KM 6 Promote the development of a safe and accessible pedestrian and traffic routes.
- KM 7 Provide for a reliable and effective water, drainage, energy, waste management and communications infrastructure to service the existing and future development needs of the settlement, in an environmentally friendly manner, and to allow for the improvement of public services and public utility installations.
- KM 8 Ensure that the density, design, scale and use of developments shall reflect the scale and context of the area.
- KM 9 Protect the amenity of existing residential properties.
- KM 10 To restrict the types of development permitted in Flood Zone A and Flood Zone B to the uses that are 'appropriate' to each flood zone, as set out in Table 3.2 of the Guidelines for Flood Risk Management (DoEHLG, 2009). The planning authority may consider proposals for development that may be vulnerable to flooding, and that would generally be inappropriate as set out in Table 3.2 of the Guidelines, subject to all of the following criteria being satisfied:

- The planning authority is satisfied that all of the criteria set out in the justification test as it applies to development management (Box 5.1 of the Guidelines) are complied with.
- The development of lands for the particular use is required to achieve the proper planning and sustainable development of the settlement, and complies with at least one of the following:
 - i. The development is located within the 'primary lands' and is essential for the achievement of the 'vision' or for the achievement of a specific objective for these lands.
 - ii. The development comprises previously developed and/or under-utilised lands/sites,
 - iii. There are no suitable alternative lands for the particular use, in areas at lower risk of flooding.

Zoning Objectives

The following table indicates the vision and objectives for each of the different areas that are within the settlement, as identified on the map.

Primary Lands: Town Core Zone	
Zoning Objectives: To create a consolidated and vibrant mixed use settlement centre that is the focal point for the delivery of the retail, commercial, social and activity needs of the local population and its hinterland, and to promote this area for tourist uses and for supervisory residential use, with an animated and high quality streetscape, whilst ensuring the protection of the special character and heritage of this area	
Objectives:	
KM 11	To support existing uses and facilitate the development of new uses that add to the vitality and vibrancy of the primary core and to promote these lands for the development of 'people' intensive employment generating developments, including retail, local services, commercial developments, office, civic, institutional and tourist uses.
KM 12	To promote the development of a range of retail and retail services outlets, including a variety of small-scale convenience units, a small number of comparison outlets and shops to provide for the tourist market (i.e. 'tourist retail').
KM 13	Mixed use applications which comprise a housing element will be accepted, although loss of active commercial or retail floorspace to residential use will be not be permitted and to generally require new development with street frontage to include non-residential uses at ground level e.g. retail, services, commercial and community uses, and to promote the use of upper floors for "Living over the Shop" and office accommodation.
KM 14	All shop fronts shall be strictly traditional in design, with strict use of traditional materials.
KM 15	Development in this area shall have a maximum plot ratio of 1.0.
KM 16	Promote the safe movement of traffic and pedestrians in and around this area with particular emphasis on footpaths.

Secondary lands: Mixed Use Zone

Zoning Objectives: To provide for the sustainable development of a mix of uses including residential, employment, community and recreational uses that provide for the needs of the existing settlement and that allows for the future growth of the settlement.

Objectives:

- KM 17 Allow for the limited extension or “spill-over” of the primary core area onto the secondary lands that immediately adjoins the primary core. New development of this type should be compatible with or reinforce the function of the primary core and shall be visually and physically linked with the primary core. No development will be permitted that prejudices the viability and function of the primary core.
- KM 18 Retail developments will generally not be permitted on these lands; however consideration will be given to the improvement / expansion of existing retail facilities or small scale retail facilities ancillary to tourist facilities.
- KM 19 In existing residential areas, to protect existing residential amenity and to provide for infill residential development at a density and design that reflects the established character of the area in which it is located.
- KM 20 To allow for new residential developments, including a mix of residential options within an attractive and accessible setting, at appropriate locations, which have safe access to the public road network, which have pedestrian links to the core area, and which are served by appropriate water services infrastructure and if possible are in proximity to community and public services.
- KM 21 Promote densities in the order of 15 dwelling units per hectare. A higher or lower density may be considered appropriate, having regard to the context of the site and the prevailing density in the vicinity of the site.
- KM 22 Protect and enhance existing employment areas to reach their full employment potential.
- KM 23 Protect and allow for the improvement of public and private open space and recreational facilities.
- KM 24 Allow for the development of new and improved community services, for health, welfare, community, education, civic and institutional uses including schools, childcare, nursing homes, community buildings, churches etc in close proximity to existing and planned residential communities as well as other ancillary services such as public services.
- KM 25 To allow for development of up to 25 new dwellings on lands marked KM 25 contingent on the development on these lands of public active open space measuring not less than 1 ha.
- KM 26 A full range of unit sizes, including smaller 2 and 3 bedroomed units shall be provided in all new housing developments (i.e. developments exceeding 4 units). No more than 50% of the units in any new development shall exceed 3 bedrooms or 120sqm in size.

Tertiary Lands: Peripheral Zone	
Zoning Objectives: 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.	
Objectives:	
KM 27	Allow for agricultural development and other rural uses and amenity uses such as playing field and parks.
KM 28	To allow for new and improved community facilities and service infrastructure.
KM 29	To allow for the development of existing and new tourism developments, particularly those of a recreational nature and that are of a low building density format.
KM 30	To allow for social housing provided it is located in accordance with firm planning principles especially with respect to proximity to services and connectivity to the settlement core.
KM 31	To restrict the residential development in this area to low density (max 5/ha) single house developments and multi house developments not exceeding 4 units (other than social housing developments). Multi-house development shall only be considered where they share a single road entrance, are sufficiently clustered together and are sufficiently set back from the public road.
KM 32	Prohibit development that would create an uneconomical or premature demand for infrastructural services.

Land uses not referred to in the above table will be considered on the merits of the individual planning application, the general objectives and policies for the area and considerations relating to the proper planning and sustainable development of the area. All areas should be considered as mixed development areas with primary uses, but not necessarily excluding all other types of development. Development proposals should be compatible with the objectives and policies set out, however consideration may be given to proposals that, in the opinion of the Council are necessary for the vitality and proper development of the settlement, which benefit the local community and which are in the interest of the proper planning and development of the area.

It is an objective of the Council that development is undertaken in an orderly and sustainable manner. Although it is recognised that it may be unduly restrictive to insist that development takes place in a rigidly phased manner, the Council may, in certain cases phase development where this is considered necessary for the following:

- (i) the promotion of an appropriate balance of employment, residential and service facilities (schools, shopping, community facilities etc.) and other uses that are required to increase the self sufficiency of the settlement, or
- (ii) ensuring the delivery of infrastructural services in tandem with development, including water, sewerage and road infrastructure, that is required to safeguard the environmental quality and public safety of the area.

Notwithstanding the fact that all areas are designated for mixed use development, at locations where different types of land uses adjoin, the Council shall ensure that the amenity and visual integrity of these areas are protected. At these locations, developments shall be designed in order to avoid abrupt transitions in scale and use, through incorporating design solutions including landscaping, screening and appropriate layout of site, that provide buffer areas between different land uses. This is particularly important where there are adjoining residential and employment uses.



WICKLOW
COUNTY
COUNCIL

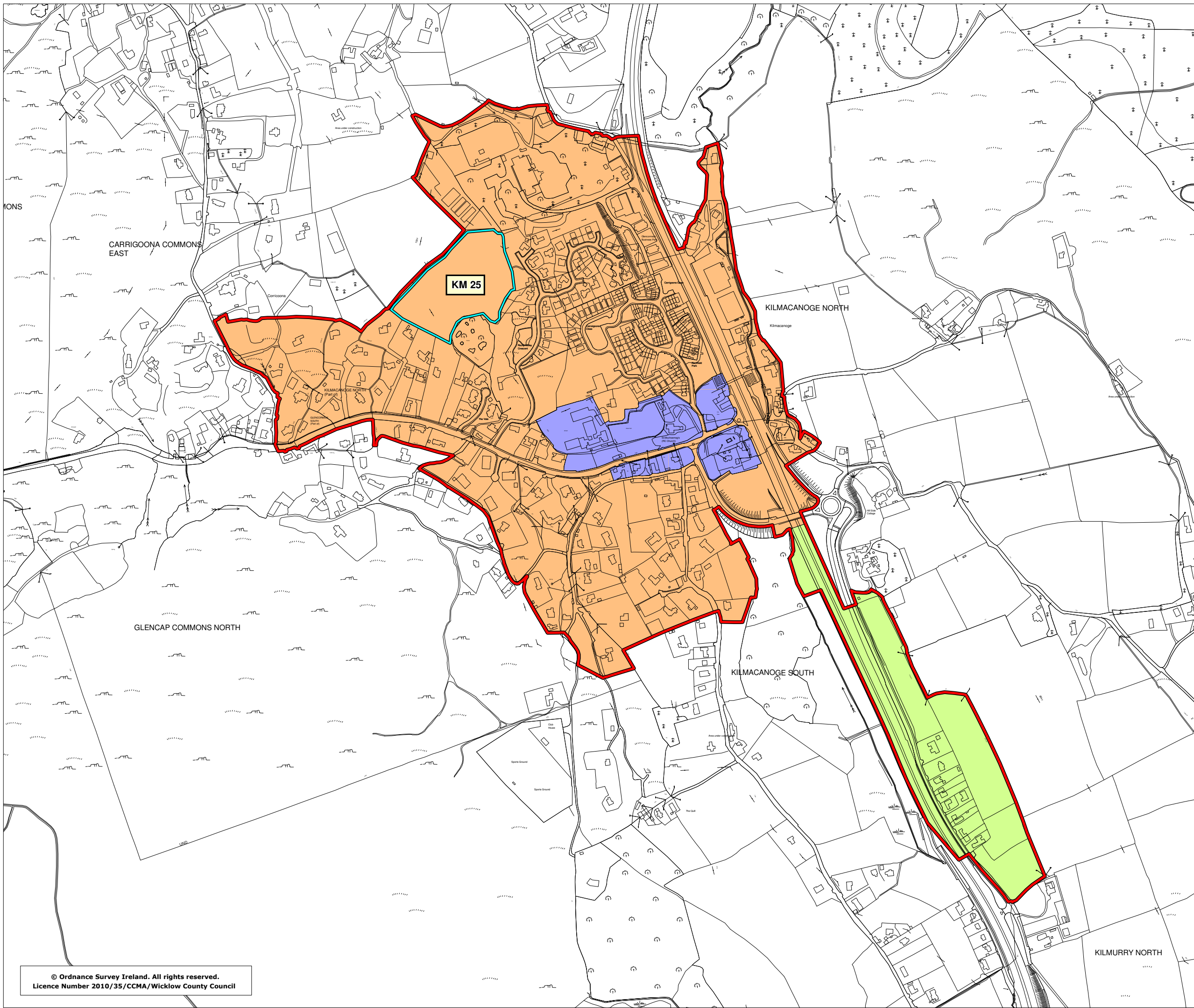


11/05/2011





PROPOSED KILMACANOGUE SETTLEMENT PLAN

KILMACANOGUE SETTLEMENT PLAN 2011 - 2016

**PROPOSED VARIATION TO WICKLOW
COUNTY DEVELOPMENT PLAN 2010 - 2016**



LEGEND

-  PRIMARY LANDS
-  SECONDARY LANDS
-  TERTIARY LANDS
-  SETTLEMENT BOUNDARY

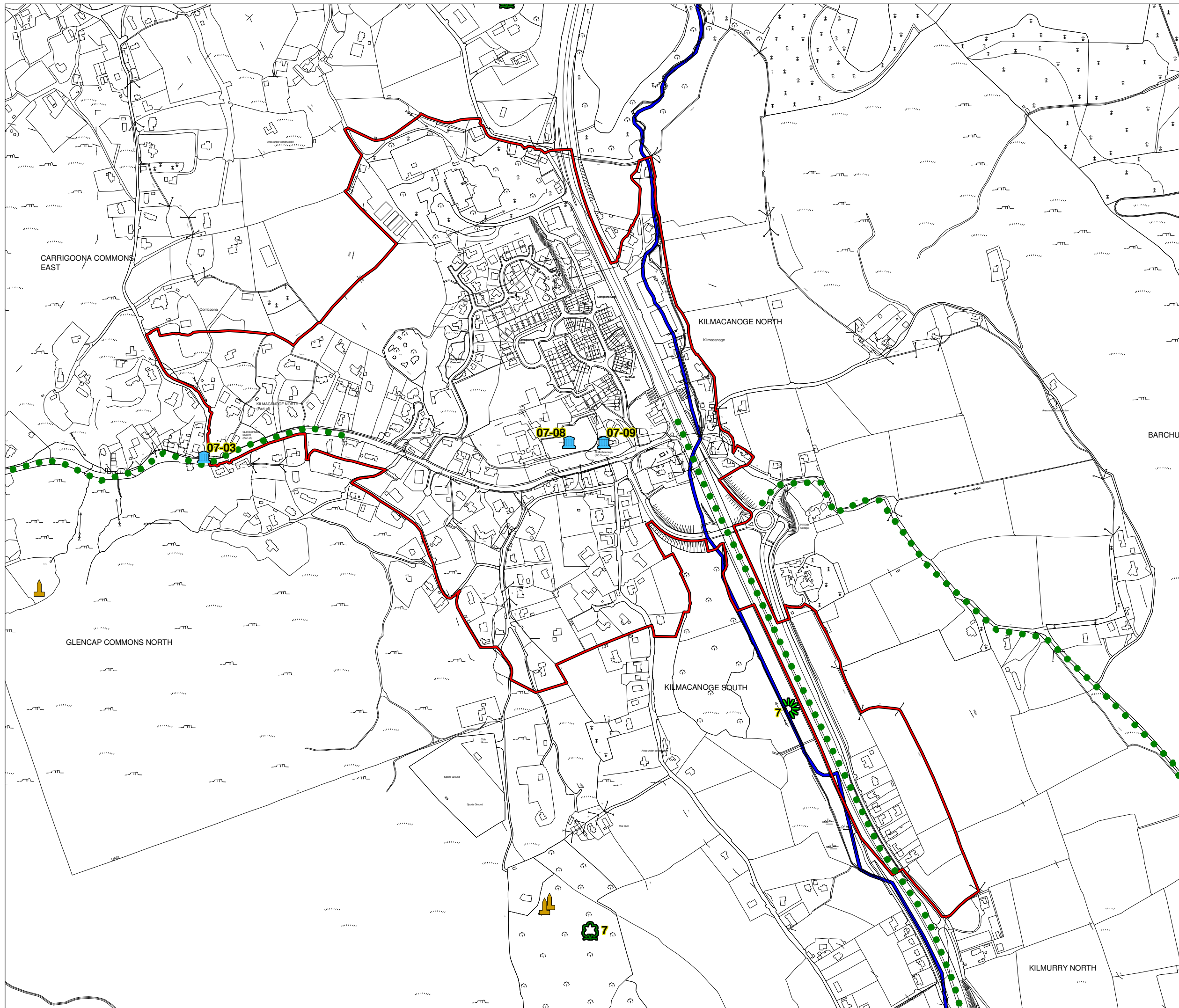
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WICKLOW COUNTY COUNCIL










11/05/2011



Proposed Kilmacanogue Plan

PROTECTING HERITAGE FEATURES
KILMACANOUGE SETTLEMENT PLAN 2011 - 2016
PROPOSED VARIATION TO WICKLOW COUNTY DEVELOPMENT PLAN 2010 - 2016

LEGEND

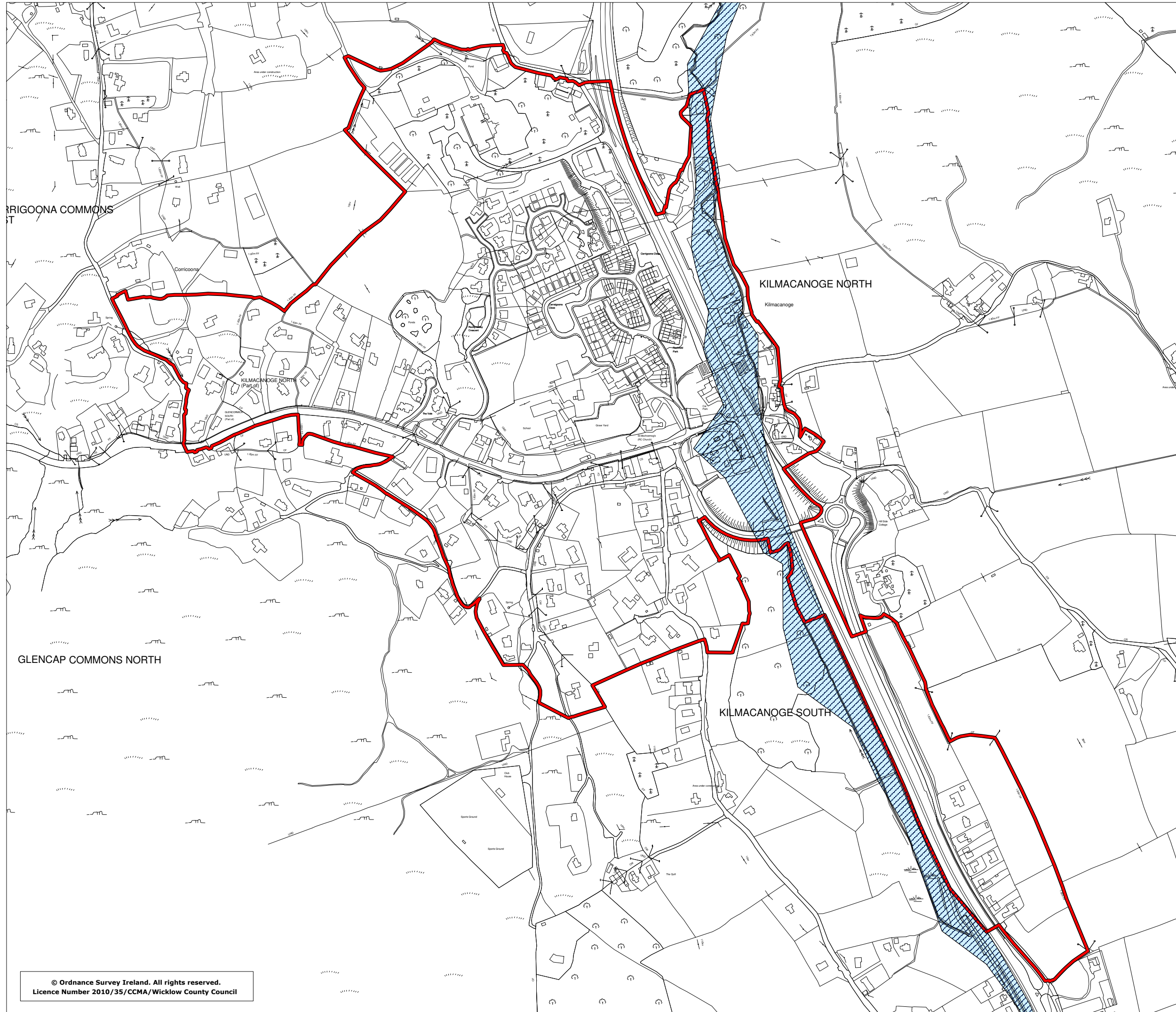
-  VIEWS
-  TREES CONSIDERED FOR PRESERVATION
-  PROTECTED STRUCTURES
-  NATIONAL MONUMENTS
-  PROSPECTS
-  RIVERS
-  SETTLEMENT BOUNDARY



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11/05/2011



INDICATIVE KILMACANOUGE FLOODING MAP
KILMACANOUGE SETTLEMENT PLAN 2011 - 2016
PROPOSED VARIATION TO WICKLOW COUNTY DEVELOPMENT PLAN 2010 - 2016

LEGEND

 FLOOD ZONE A

 FLOOD ZONE B

 SETTLEMENT BOUNDARY

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KILMACANOQUE SETTLEMENT PLAN APPENDIX

This appendix forms part of the Kilmacanogue Plan. It includes the background analysis for the designation of lands and the formulation of objectives within the plan boundary

The settlement of Kilmacanogue is designated a Level 6 'rural town' under the Wicklow County Settlement Hierarchy. The plan will aim to facilitate the development of the settlement so that it performs the housing, economic, and service functions of a 'rural town', as set out in the Settlement Hierarchy, Economic Strategy and Retail Hierarchy of the County Development Plan.

Population and Housing

The Rural Settlement Hierarchy, as set out in Chapter 6 of the CDP includes targets for the future population growth of Kilmacanogue. Based on the figures set out in this Settlement Hierarchy, the table below provides an analysis of the housing and population targets up to 2022, for the plan area.

Population targets (Source: Wicklow County Development Plan)

Year	2006	2016	2022
Population	818	1000	1100

Household Size

The average household size has been steadily falling in Co. Wicklow, from 3.23 in 1996 to 2.89 in 2006, a fall of 0.033 per annum over the 10 year period. 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 and 2.3 persons per household in 2022.

Based on the Census enumerated population of 818 in 2006 and an average household size of 2.89, there were 283 households in 2006 in Kilmacanogue. Using the 2016 and 2022 household sizes as per the RPGs, Kilmacanogue will require to accommodate 390 households in 2016 and 478 households in 2022.

The number of households in the town in 2010 can be estimated from the An Post Geo-Directory which shows all addresses receiving post, and includes a breakdown for buildings with multiple units. The difference between the 2006 and 2010 figures as shown in the table below does not generally arise because of the new house construction, but because the town boundaries from the Census were not as extensive as the settlement boundaries in the Wicklow County Development Plan.

Household targets

Year	2006	2010	2016	2022
No. of housing units	283	466	390	478

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 settlement will result in the formation of a new "household" as (a) the new occupants may have previously resided in the settlement, 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 population targets for Kilmacanogue are derived from the total County population

allocated to Wicklow in the Regional Planning Guidelines for the Greater Dublin Area 2010-2022, wherein an 'excess factor' of 6.5% is utilised. This is the figure that 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 by 2016 is 415; however this figure has already been reached and exceeded according to the Geo-directory figures for 2010.

The number of new houses / residential units required by 2022 is **(478 + 6.5% - 466) = 43 new houses.**

This plan shall make provision for adequate designated housing land for these 43 additional units although no additional units are likely to be required until post 2016. This allows for longer term planning to allow for the strategic planning of infrastructural, retail and community services

Headroom

This is the amount of extra land that should be designated for development 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 designated land that may not be released to the market for housing purposes during the plan period.

As there is no need to designate land for new housing development up to 2016, there is no need for this plan to provide for such 'headroom'. However, the plan will designate the land required for development 2016-2022 in order to provide a long term robust development strategy.

Locations of designated housing land

Primary lands

It is not considered likely that development in the primary lands would generate a significant number of new housing units, given the extent and configuration of this zone, and the preference that this area would be developed for commercial, retail or community uses.

Secondary Lands

These lands are considered the most suitable to accommodate the bulk of the new housing development that will be required in the settlement up to 2022. It is considered that there would be opportunities for infill of existing developed area in this area for up to 10 units. There is therefore a necessity to identify new 'greenfield' housing land for a minimum of 25 further units. The land identified as most suitable and therefore designated in this plan are those shown as 'KM25' of the plan map (c. 2 ha).

Tertiary Lands

While low-density housing is allowed in these lands, it is not considered that significant number of housing would be generated from these lands, with perhaps up to 10 units being deliverable.

Economic Development and Employment

The employment objectives set out in the Kilmacanogue Settlement Plan have been prepared having regard to the Economic Development Hierarchy as set out in Chapter 7 of the County Development Plan.

Having regard to the objectives of the Strategy and the context of the settlement, it is considered unrealistic that all Kilmacanogue residents would be able to live and work in the settlement, particularly having regard to the proximity to Bray, which is designated a Metropolitan Consolidation Settlement by the Regional Planning Authority, where various employment

developments exist. However, it is assumed that in the right conditions, up to 25% of people in the labour force in the Kilmacanogue 'catchment' could potentially work in the settlement. For the most part, job opportunities would be probably be in retail, services and manufacturing.

By 2022, it is estimated that Kilmacanogue and its 'catchment' would be in the order of 2,084 persons. Assuming the same County Labour Force Participation Rates that exist currently continue into the future, this population would generate c. 1,688 people in the Labour Force, giving a jobs requirement in the town and its catchment of 266.

It is estimated that there are currently approximately 170 jobs within the town and its catchment. It is considered that there would be sufficient opportunities to provide for the remaining 96 jobs in the retail and services sector, as these sectors are significantly under-provided in the settlement at present and will be the main focus of growth in employment in the future. There are a number of offices and commercial units in the local business park that could accommodate the majority of the remaining job requirements and the development of new retail and retail services developments in the settlement core will be particularly encouraged in this plan.

Retail and retail services

Kilmacanogue is included as a 'Local Centre-small town' in Level 4 of the 'Retail Hierarchy for County Wicklow'. Shops in the town are expected to be one-supermarket/two medium sized convenience stores (up to 1,000sqm aggregate) and a number of smaller shops.

The day-to-day service needs of the settlement are currently served by two petrol service stations with a retail floor area of proximately 330sqm. In addition to these two retail units there is also a post-office.

There is an existing planning permission for a retail development under planning reference 10/2816 which is located in the settlement core. This development consists c. 820sqm of total floor area and has permission for a variety of retail and retail services uses.

Retail Zoning

Approximately 330 sqm of space within 2 retail units is currently available for the day to day shopping needs of the local population. It is considered that there are insufficient retail and tertiary services to meet the needs of the settlement's population. Accordingly it is considered that approximately 1,000sqm of retail should be facilitated within the town core, however if the planning application that was granted under planning reference 10/2816 was to proceed it would utilise a quantum of floor space and provide a number of retail units in the primary core area of the town. Accordingly the progress of this permitted scheme will be monitored through the life of the plan and if it does not come on stream or does not provide for the level of retail / retail services envisaged, further retail development may be considered for permission.

Social and Community Infrastructure

The Kilmacanogue Area has the following social and community assets:

- 1 primary school
- Community centre (old School hall) 240sqm
- 2 crèches
- Catholic Church
- GAA pitch
- Post Office
- 2 petrol stations with ancillary retail units
- Playground

Active Open Space

It is an objective of the Council to ensure the provision of Active Open Space (AOS) at a rate of 2.4ha of land per 1,000 population. For the target population of 2,084 people (Kilmacanogue settlement and its catchment) up to 2022 this will require c. 5ha. In accordance with the adopted Active Open Space objectives of the Council, this should be divided into:

66% for outdoor play space (3.3ha)
8.3 for equipped play space (0.45 ha)
25% for casual play spaces (1.25 ha)

Outdoor sport areas: Kilmacanogue GAA occupies a site of approximately 2ha

Equipped play spaces: There is currently one equipped play space located in Carrigoona Close, Kilmacanogue

Casual play spaces: Informal open spaces in the settlement are mainly associated with housing areas. Informal 'kick-about' areas or open space will continue to be provided in new housing developments, in accordance with the normal public open space requirements for housing developments.

Education

There is one primary school in Kilmacanogue.

	2010	2022	Growth
Population within settlement boundary	915 people	1,100people	185
Population within Hinterland	893 people	984 people ¹	91
Total	1,808	2,084	276

The plan should provide for a total growth in the school catchment of 276 people including people within the hinterland of the settlement. Assuming that 12% of this population will be primary school going age, it is anticipated that the school will grow by approximately 33 pupils up to 2022. This would require one additional classroom. Given the substantial site occupied by the school (c. 1.184ha), it is likely that it would be possible to the existing primary school.

Other community facilities

Kilmacanogue has a well-used community centre that provides indoor space and activities for the various groups. There are a number of childcare facilities in the area.

¹ Allowing for a 13% increase in the number of 'rural' dwellers, based on an estimate population of 38,002 in 2010 and a population of 43,002 in 2022.

Total land designation needs up to 2022

As calculated above, outside of the core town centre, a total land area of c. 3ha is required for future residential development (45 units) and 2ha for future open space development. This gives an overall requirement for 5ha. This is provided as follows:

Location	Development potential
Infill on secondary lands	10 housing units
Low density development on tertiary lands	10 housing units
New development on land KM22	25 housing units and min 1ha active open space