

**WICKLOW COUNTY COUNCIL
PLANNING DEPARTMENT**

**Newtownmountkennedy Local Area Plan 2002
Newtownmountkennedy Action Area Plan Z1**

Introduction

This agreement refers to the submission made on 02 June 2006 from Bernard J. Burke & Associates Architects, entitled "Proposals by Kineada Ltd for their lands identified within the Newtownmountkennedy Local Area Plan 2002 – Action Area plan (Z1) Map No. 2", in relation to Action Area Z1 as defined in the Newtownmountkennedy Local Area Plan 2002. The schedule of relevant documents, which form part of the approved Action Area Plan for this action area is contained in Appendix 1.

Any application within Action Area Z1 must take cognisance of this approved action area plan and also all relevant development control standards / policies within the Wicklow County Development Plan 2004 and any subsequent County Development Plans and the Newtownmountkennedy Local Area Plan 2002, as applicable.

1.2 Zonings

Section 4 of the Newtownmountkennedy LAP sets out the following objectives for Z1 action area:-

An action area plan has been identified for the lands of area Z1, which is to the west of Main Street and bounded to the north by road No. L 1037 and to the south by the Roundwood Road (R756). The purpose of this plan is to identify the principal parameters to govern its development for residential, open space and educational/community uses.

This land is to be the subject of a comprehensive (not piecemeal) integrated scheme of development to be phased over the plan period of six or more years. Separate applications for sections of this zoning will not be considered as conforming to the zoning objective unless the separate section includes appropriate proportions of open space, roads, community and residential land uses.

It is intended that the pace of house/apartment construction matches the provision of the necessary support residential and social services and engineering infrastructure.

By time related conditions, agreements or otherwise, the Council will attempt to 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 and Development Act, 2000 to effect this control.

The action plan provides lands for urban density housing for local growth (R2), open space (OS), education/community facilities (ECI), a low density residential urban/rural transition fringe for local growth (R3) at the higher elevations to the west and for a distributor western ring road between the L1037 and the Roundwood Road (R756). This road will distribute vehicular, cyclist and pedestrian movement on a north/south axis within Z1; provide alternative circulation to Main Street with the option of a second schools access from new housing areas to the west. It is intended that there will be cycling, pedestrian and visual links from R2/R3 to Main Street to integrate old and new effectively.

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The open space (OS) is designed to maximise the amenity/recreational utility of the resource that comprises the existing and proposed openness of the aggregate of schools, playing fields, and passive space. The proposed greenway will provide for extensive pedestrian circulation and wildlife continuity between urban and rural lands. This 'green' relief is deemed to be an essential element needed for and in large measure generated by extensive residential development in Z1.

Development applications are invited for all or practically all of the lands of Z1 so that permission may issue for a comprehensive, integrated, totally planned scheme of these uses and their engineering infrastructure. Separate applications for sections of this zoning will not be considered as conforming to the zoning objective unless the separate section includes appropriate proportions of open space, roads, community and residential land uses. Further details are contained in this plan, including at Table 11 and on Map No. 2.

Z1 is approximately 112 acres (45.4Ha) in size, made up of the following zones

Zoning	Objective	Area
OS	To preserve / provide open space	29.87 acres
EC1	To provide for educational, community and institutional uses	10.37 acres
R2	To provide for a new comprehensive integrated residential development, including adjoining open space and educational facilities (EC1) and R3	62.17 acres
R3	Low density residential urban / rural transition fringe	9.787 acres

1.3 Phasing

The development of these lands shall be phased as follows:-

- Phase 1 2007-2011**
- Up to a maximum of 600 units, not exceeding 200 units p.a.
 - Generally located on the southern part of the Action Area
 - Construction of the southern elements of the western distributor road including connection to the Moneycarroll Link
 - Provision of the 'by-pass' route of the existing houses along the Action Area southern boundary
 - Provision of improvements to the R765 as far as the Church and improvements to the access arrangements for the schools and community facilities
 - Provision of revised access arrangements for schools and existing sports grounds
 - Provision of water storage facilities
 - Satisfactory progress in the expansion of educational / community facilities e.g. sale / transfer of lands to educational organisation or community / sporting organisation
 - Completion of public park, including all landscape manipulation and landscaping

- Phase 2 2011-2016**
- No development shall be permitted in Phase 2 until all of the elements set out in Phase 1 above have been substantially completed, to the satisfaction of the Planning Authority
 - Up to a maximum of 350 units
 - Generally located to the north of Action Area
 - Construction of the northern elements of the western distributor road



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- e. Provision of an acceptable link between the western distributor road and the R772

1.4 Residential Development

1.4.1 General

Development of residential units shall be of a high standard of design and layout. To this end, any application should take cognisance of the Residential Development Control Standards of the current Wicklow County Development Plan and the Residential Density Guidelines for Planning Authorities published by the Department of Environment (1999).

In particular to achieve a sense of place and allow for visual diversity any residential application should provide for a number of identifiable and distinct housing estates, each containing materially different house designs within an overall unified theme. An appropriate mix of dwelling types should be proposed, not just within the overall development, but also throughout the development to:

- i. reduce the dominance of detached and semi-detached house types in suburban areas
- ii. provide for all aspects of the market.
- iii. enable householders to move into a smaller house in the immediate proximity when circumstances reduce the household size, and thus release a larger house to the market.

To ensure a high standard of design and layout, particular care should be taken given the sloping lands within the Action Area. To this end, it will be necessary to show that usable gardens and public open spaces and driveways with acceptable gradients can be provided.

Driveway gradients must be less than 1:7 and levels of the base and the top of the slope (allowing for a 1m shallow gradient area adjacent to the house, and footpaths/grass verges with a maximum 1:33 gradient) must be provided.

Rear gardens and public open space must have a slope less than 1:10 in any direction, and the heights of any retaining walls necessary to achieve this should be clearly shown. If it is proposed to terrace the rear garden with a slope of maximum 1:2, only half the plan length of the terrace-slope can be taken when computing the required 11m length of rear garden.

Rear garden boundary walls should not adjoin existing / proposed public roads and area of public open space.

1.4.1 Density / design

Density on R2 lands shall not exceed 20/Ha (typical house of 125sqm) for detached and semi-detached dwellings and 25/Ha (typical house of 125sqm) for terraced dwellings.

Density on R3 lands shall not exceed 12/Ha, but house sizes may be up to 200sqm.

A maximum gross floor area of 210sqm of apartment floor area and a maximum of 4 apartments may be permitted for each house permissible on the site

For clarity, duplex units are considered 'houses' for the purpose of density requirements.

Structures on the higher parts of the Action Area, shall be designed to minimise intrusion on the landscape, shall not break the skyline and shall not be particularly visible or prominent when viewed from approaches into Newtownmountkennedy or from the N11 to the east.

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1.5 Open space

- 1.5.1 A public park shall be provided, generally to be located on lands zoned OS in the Newtownmountkennedy Local Area Plan 2002. Where deviations from the OS zone boundaries are proposed, it shall be clearly shown that the public park proposed shall include a riverine park along the existing stream valley of approx 10 acres, that the total public park area shall not be less than 30 acres (including approximately 1.8 acres within the Dwyer Nolan development to the east) and that the lands proposed for such public park are similarly useable and suitable for public use as those lands designated in the Newtownmountkennedy Local Area Plan 2002
- 1.5.2 The riverine park shall be laid out to provide for useful and accessible spaces and should be provided with pedestrian and cycle paths of suitable gradients, seating areas, outdoor furniture and litterbins. Open spaces shall be attractively landscaped by contouring and planting of tree and shrubs and flowerbeds where appropriate.
- 1.5.3 The developer shall, in future planning application(s), submit full and detailed proposals for the active recreational use of the remaining parts of the public park. The developer shall clearly set out the proposed method by which these lands shall be made available for general public usage.
- 1.5.4 Residential public open space shall be required to be provided in tandem with each phase of residential development, at the rates set out in the current County Development Plan.
Currently, the County Development Plan 2004 (as varied) requires the dedication of 15% of the site area to be developed to public open space. **At least half** of this requirement must be provided within residential estates i.e. on land zoned residential. Any remainder may be off-set by the provision of the public park by the developer.
Should any residential estate depend on the provision of the public park to make up the required 15% public open space, no unit in that estate may be occupied until this large space has been provided. Estates which are dependent of the provision of the public park to make up a shortfall in immediate public open space must be provided with safe and direct pedestrian / cycle routes from the estate to the public park.
All public open spaces shall be dedicated to the use of the residents for residential, amenity and maintenance purposes.
- 1.5.5 Private open space shall be provided in accordance with the standards set out in the current County Development Plan.

1.6 Services

- 1.6.1 All water supply networks, surface water drainage arrangements and foul sewer networks shall be designed and constructed in accordance with the requirements of the Sanitary Authority of Wicklow County Council
- 1.6.2 All water supply networks, surface water drainage arrangements and foul sewer networks shall be laid out and designed to accommodate the development of all lands within the action area

1.7 Roads and Access

- 1.7.1 A distributor road shall be provided through the Action Area in accordance with the Newtownmountkennedy LAP 2002. This road shall form an effective link for vehicles, pedestrians and cyclists between the R772 at Moneycarroll (via the Moneycarroll link road),

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through the action area, across the river and onto the R772 north of Newtownmountkennedy town centre.

- 1.7.2 The design of the distributor road and associated link road shall include the 'by-pass' route of the existing houses along the Action Area southern boundary, effectively removing these houses from the regional road network
- 1.7.3 The design of the distributor road shall include effective and safe local links from the road into Newtownmountkennedy Main Street
- 1.7.4 Before any application for permission is made, the developer shall agree the road layout of the links detailed in (a)-(c) above with the Roads Authority of Wicklow County Council
- 1.7.5 This action area agreement shall not infer approval for the spur road shown off the western side of the proposed western distributor road on the northern part of the action area
- 1.7.6. All road, footpath and cycleway networks shall be laid out and designed to accommodate the development of all lands within the action area
- 1.7.7. All internal road layouts, width, gradients, paths and turning areas shall be designed in accordance with "Recommendations for the site development works for housing areas" DOE 1998

1.8 Transport

- 1.8.1 Cycleways (at least 1.5m in width) shall be provided on all spine routes through the development and along the public road frontage of the site.
- 1.8.2 Provision shall be made for bus bays along the public road boundaries of the site and along the Distributor road, with adequate pull-in and pull-out lanes. Provisions shall be made for footpaths of adequate width along bus bays to allow for the future provision of a bus shelters without impeding the pedestrian path or cycleway.

1.9 Educational / community facilities (EC1 zones)

- 1.9.1 Lands to the order of at least 10.37 acres shall be retained solely for educational / community uses, generally to be located on lands zoned ECI in the Newtownmountkennedy Local Area Plan 2002. Where deviations from the ECI zone boundaries are proposed, any future application(s) shall clearly show that the area to be devoted to ECI use shall not be less than 10.37 acres and that the lands proposed for such ECI uses are similarly useable and suitable for this use as those lands designated in the Newtownmountkennedy Local Area Plan 2002
- 1.9.2 Where lands of this order are not currently in the ownership / control of educational / community bodies, such additional lands to make up this quantum shall be made available for educational / community bodies during the period of this action area agreement
- 1.9.3 Upon agreement / identification of the lands to be transferred to educational / community bodies for their use, the developer of the action area shall be responsible for the provision of suitable boundary walls / fences along these lands

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1.10 Other issues

1.10.1 In the event of any significant alterations to ground levels being required to facilitate the development along site / application boundaries (~~significant being defined as in excess of 1m~~), any application for permission shall include a report from a suitably qualified professional setting out the full details of the level alterations required and the impact, if any, on adjoining properties and mitigation measures where necessary. *JP*

1.11 Disclaimer

The agreement to this Action Area by Wicklow County Council in its role as Planning Authority does not commit it to the provision of services.

The Planning Authority does not take responsibility for the accuracy of the documents submitted as part of this Action Area and listed under Appendix 1.

The Planning Authority reserves the right to agree modifications to the Action Area Plan, where appropriate, in the interest of proper planning and sustainable development.

JP



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APPENDIX 1

The following documents form part of the Action Area Plan for Z1 as defined in the Newtownmountkennedy Local Area Plan 2002.

- 1) Submission of 02 June 2006 from Bernard J. Burke & Associates Architects, entitled "*Proposals by Kineada Ltd for their lands identified within the Newtownmountkennedy Local Area plan 2002 – Action Area plan (Z1) Map No. 2*", in relation to Action Area Z1 as defined in the Newtownmountkennedy Local Area Plan 2002
- 2) Action Area Agreement document, Planning Department, Wicklow County Council

30 August 2006

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PROPOSAL
by
KINEADA LTD
For Their Lands
Identified within the
Newtownmountkennedy Local Area Action Plan 2002
Action Area Plan (Z1) Map No. 2



BBA Architecture
Issue No. 2
May 2006

RESIDENTIAL DEVELOPMENT AT NEWTOWNMOUNTKENNEDY, CO. WICKLOW

ACTION AREA PLAN (Z1)

1. INTRODUCTION

This submission for the development of the Z1 Area Action Plan in Newtownmountkennedy sets out in broad terms the approach being taken to achieve the objectives and aims set out within the Local Area Plan 2002. This issue no. 2 is the result of the Council's comments to Kineada on the original submission of November 2005, our reply on 13th April 2006 and the Council's feedback to same on 09/05/06.

2. LOCATION AND EXISTING LAND USE

The lands comprise of approximately 46.66 hectares (115.25 acres) and are located west of the existing town of Newtownmountkennedy and are bounded by the L1037 to the north and the R756 to the south. Currently the use of the land is for agricultural purposes to the north and south of the Action Area, and Educational & Community uses in the area behind the church. There exist a number of mature trees along the driveway to Monalin House, along with established hedgerows bounding the existing fields. There is an existing steep natural valley running east - west through the center of the site. Within the valley there are a number of listed trees.

3. LAND OWNERSHIP

The residential development lands and the open space areas are predominately within the ownership of Kineada Ltd. The distribution of land ownership is shown on the attached map 003A. Kineada are also currently negotiating/in the process of purchasing the balance of residential zoned lands in the AAP Z1.

4. CONSULTATION

This proposal for the development of the (Z1) Action Area lands has evolved following discussions & consultation between the Local Authority, the design team, the Local Community School bodies, local sports clubs and the principle stakeholder - Kineada Ltd.

5. LOCAL AREA PLAN 2002

The Newtownmountkennedy Local Area Plan 2002 sets out objectives for the Action Area (Z1) including:

- To provide a residential development with a wide range of house types to a high quality of design.
- To provide a western distributor road
- To improve the R756 link road to Roundwood and divert traffic away from the primary schools and church.
- To maintain hedgerows.
- To provide a public path along the stream to the west of main street.
- To preserve trees in the valley.
- To integrate old/new effectively.

6. THE PROPOSAL

The development proposed for the Action Area lands will include residential lands to the north and south. It will provide a central greenway along the existing stream enveloped by a large central public open space. This will be designed to provide a quality amenity for both the new and existing residents of Newtownmountkennedy and will represent a significant planning and environmental gain to the area as a whole. This new amenity area will include both passive and active open space. A proposed new distributor road will extend from the L1037 to the R756 to the south of the lands and the existing Moneycarroll link road. This proposed new distributor road will divert traffic away from the existing schools and St. Josephs Church. The proposed new development will provide a population base to cater for employment demands within the new business park to the south of the town along with the planned town center developments. A significant direct and early benefit from the proposed development will be that development contributions will be generated for the provision of infrastructure for the area as a whole. An Environmental Impact Statement will be included with the planning application.

7. ACCESS

Access will be by way of the extension of the existing western distributor road from the Moneycarroll link road to the L1037 at the northern end of the site. A link road will be provided to the R756 Roundwood Road with traffic calming measures to the existing severe and dangerous bends located near the church. The distributor Road will link through the Swanoak lands on the northern side of the Valley to Fishers Corner and on to the N11. A new access road to serve the primary schools is also proposed. Access to residential areas will be limited and these are indicated on the enclosed map 004A. Extensive traffic calming measures are intended to be provided to include cycle routes along the proposed new main roads. Roads layouts and improvements to the existing road network have been discussed with the Roads Section of Wicklow County Council with whom the design standards have been agreed. The proposed new distributor road will have a 7.0m wide carriageway with a cycle way in each direction being provided. Cycleways will be provided on roads to the school and to Fishers Corner and any other areas deemed necessary by the Local Authority. It has also been agreed that all other roads within the proposed estates can be reduced in carriageway width as and where appropriate.

8. DWELLING MIX

It is the intention to provide a wide variety of dwelling types, sizes, styles and layouts. The proposed mix will include a variety of two, three, four and five bed detached dwellings, semi-detached and terrace dwellings in two and three storey form. It is proposed to provide within the site two and three bedroom apartments along with a number of 2/3 storey duplex dwellings. It is also intended to separate each proposed estate in order to provide an individual sense of identity in each area. This will be achieved by the use of non-repetitive dwelling designs and mix between each estate. It is anticipated that there will be two estates to the northern area of the site to the rear of the existing Season Park estate, two to four separate estate areas between the existing Roundwood Road and the proposed new Distributor road and two estates located to the west of the proposed new Distributor Road and south of the Valley. It is the intention to strategically locate all proposed apartment and duplex units in order to achieve and provide a variety and mix of dwelling types, while also providing an opportunity to provide buildings within the estate that will be of a higher Architectural design that will break up the perception of one overall development.

9. WICKLOW COUNTY COUNCIL HOUSING STRATEGY

The requirements of Wicklow County Council's Housing Strategy will be met and proposals have been made to the Housing Section of Wicklow County Council in this regard.

10. URBAN DESIGN

The design of the individual residential areas will be to the highest standard, and the development aims to ensure the;

- Use a wide range of housing types/styles to cater for the full range of household needs.
- Use a variety in building heights and massing.
- Create a visually stimulating environment.
- Provide traffic calming.
- Maximise orientation and natural features.
- Provide hard and soft landscaping.
- Provide cycleways
- Include passive surveillance.

11. OPEN SPACE

It is intended to provide class one open space within and along the existing central valley area. All existing trees will be preserved where listed and also where possible, while also being enhanced by the provision of new and compatible trees and species. All existing hedgerows will also be maintained and reinforced as and where possible. A greenway will be provided along the existing stream within the valley. The proposed new quality central park area will provide a significant planning gain to the whole area of Newtownmountkennedy, by providing both passive and active open space areas. The Valley will be primarily open space with walkways provided in same. Adjacent areas will be used for more active activities. Additional playing fields areas will be provided adjacent to existing. Discussions are ongoing with the Diocese, local schools and soccer club with regard to expanding and consolidating open space around existing playing fields. This is dependent on the future requirements of the schools.

The proposed central park area represents a uniquely significant opportunity to provide a large and meaningful recreational facility that will be located within the centre of Newtownmountkennedy and will be easily accessible from both the new and existing residential areas, while also being easily accessible from the main street. Open space will be provided locally in each estate as the development is constructed. The area of open space proposed is in line with that in the AAP (Z1) in the LAP. Please refer to the attached drawing by Brady Shipman Martin in appendix 2.

The design team met with the Eastern Regional Fisheries Board regarding the approval to works which might impact on the stream in the Valley. A fish pass is being provided through the embankment to the Distributor Road.

12. ENVIRONMENTAL SERVICES

Foul Sewer – Indicative foul sewer routes are shown on map 005 enclosed. It is proposed that in the short term the foul wastewater will travel via the temporary link, constructed in 2004, from Newtownmountkennedy to Kilcoole to the existing wastewater treatment plant located in Greystones, and then ultimately divert to the proposed waste water treatment plant at Leamore Newcastle when this is constructed. The foul sewer proposals have been discussed with the Sanitary Services Section of Wicklow County Council.

Surface Water – Surface water will be designed to discharge in accordance with the Sustainable Urban Drainage System (SUDS). It is intended to provide local attenuation in accordance with the requirements of Wicklow County Council and ultimately discharge into the existing local watercourses. Please refer to map 005A. An attenuation lake has been included as a water feature to be located to the west of the proposed new Distributor Road embankment and also included within the Parkland proposals.

Water Supply – Newtownmountkennedy is currently supplied from the Dublin Corporation works at Varty and there is adequate existing capacity to cater for any new developments within the Newtownmountkennedy area. However, we are aware that at the moment there are no water storage facilities located within Newtownmountkennedy and it is proposed by Wicklow County Council, to provide a reservoir at Merepark. We understand that funding is available as part of the National Development Plan for the provision of this storage facility. In the interim our clients are proposing to provide temporary storage capacity and there is a possibility that this temporary facility could be made permanent. The facility will be provided on lands to the west of the AAP Z1. Pat O’Gorman & Associates have discussed water supply with Dublin City Council.

13. UTILITY SERVICES

It is intended that all utility services will be provided underground.

14. CHILDCARE

Childcare facilities and crèches will be provided in accordance with the requirements under Wicklow County Councils Development Plan, while also taking cognizance of other existing or planned childcare facilities within the area.

15. COMMUNITY/EDUCATIONAL

Additional lands for Community uses will be provided as shown on map 002B attached. The area of Community Lands and Open Space in the proposal by Kineada will not be any less than proposed for same in the LAP. These additional lands are strategically located around the existing primary schools. The provision of the additional lands will allow for enhanced use of these areas. It is also intended to provide improved access to the primary schools in order to alleviate and possibly to eliminate the traffic conflicts that exist at a number of bad and dangerous bends along the R756. The developer is proposing to reserve lands zoned ECI in the AAP for existing schools – should they require same. This may also involve a land-swap with the Diocese for the “Parish Field”. This land may then be amalgamated with existing and proposed open space lands to provide areas suitable for use as playing fields. These proposals are at an early stage as the schools are proposing to unite to form one School Body. They will then decide on their future building requirements. There is currently goodwill in these discussions from the schools, the parish, the Diocese and in particular our clients. The soccer clubs are also

enthusiastic about these proposals. The junior and senior soccer clubs are currently proposing to amalgamate and form one club. They will then look for a permanent home, with the lands noted above as the no. 1 contender to provide this base.

16. ROADS

It is proposed to provide the Western Distributor Road and improve access around the schools. The existing Roundwood road will be upgraded as required and a new link provided to the N11 via a new junction at Fishers Corner. This junction will be signalized. The provision of the northern link is outside of our clients control. The proposed route crosses a deep valley and a wooded area belong to Caoilte with a high amenity value. This route to the N11 is not a practical or realistic proposal. The L1037 from the northern end of the AAP is capable of being upgraded and provided with footpaths etc to Fishers Corner. A more direct route from the Western Distributor Road to the N11 is across the Northern side of the Valley south of Season Park to Fishers corner. This junction will need to be signalised. The EIS will demonstrate robustly that this junction when re-designed and signalised works well with a large amount of residual capacity.

All junctions and road design will be based on sound and robust engineering principles. These will be shown in Pat O'Gorman & Associates drawings and within the traffic section of the EIS by Arup Consulting Engineers. Cycleways and footpaths will be provided along major routes and elsewhere where required by the Local Authority. The existing roadway from the schools to main street will be upgraded as required.

17. PHASING

The development will be phased in accordance with the proposal as set out below. The proposed phasing has been prepared taking cognizance of the County Development Plan population projections to the year 2016.

Phase 1 *2007-2011*
600 units total at a maximum of 200 units per annum.

Phase 2 *2011-2016*
Up to 350 units.

Phasing will be dependent on services/infrastructure and open space being provided in tandem with residential development. Please refer to the phasing schedule in the appendices. Our clients will be seeking a ten year permission for this project.

18. LANDOWNERS

Please find attached in the appendices copies of letters from landowners in the AAP. The proposal for the AAP has also been submitted to Mr. Philip Kellys representative and Mr. Noel Gregory. Our clients are currently negotiating with these landowners regarding the purchase of these lands.

We have been unable to establish ownership of the land adjacent to St. Bridgets School.

All consents required for a planning application will be included with same.

Appendix 1 – Maps

- **Phasing**
- **Phasing Map**
- **Contours**
- **Land Usage**
- **Ownership**
- **Roads/Traffic**
- **Drainage**
- **Ariel Photographs**
- **O.S. Maps**
- **LAP map no. 2**
- **Land Ownership Agreements**

PROPOSED PHASING

Phase 1A **2007-2008**

1. Reduce site levels #1 #2 #7 and commence construction of embankment across the Valley.
2. Construct roads from A → B → C → D → E → F
3. Commence housing units in estates #1 and #2 at a rate of 200/annum.
4. Construct necessary parts of services layouts.
5. Provide temporary open space on ECI zoning, on #6 and where sports fields shown.

Phase 1B **2008-2011**

1. Complete embankment.
2. Provide attenuation lake feature.
3. Commence landscaping works to the Valley.
4. When embankment complete. Build roads and services from C → G → H and B → K → L
5. Complete estates #1, #2, #7, #5 and #6.

Phase 2A **2011-2015**

1. Construct road from G-J.
2. Construct estate #4.
3. Construct estate #3.
4. Complete services including water storage facility.
5. Complete landscaping works to Valley.

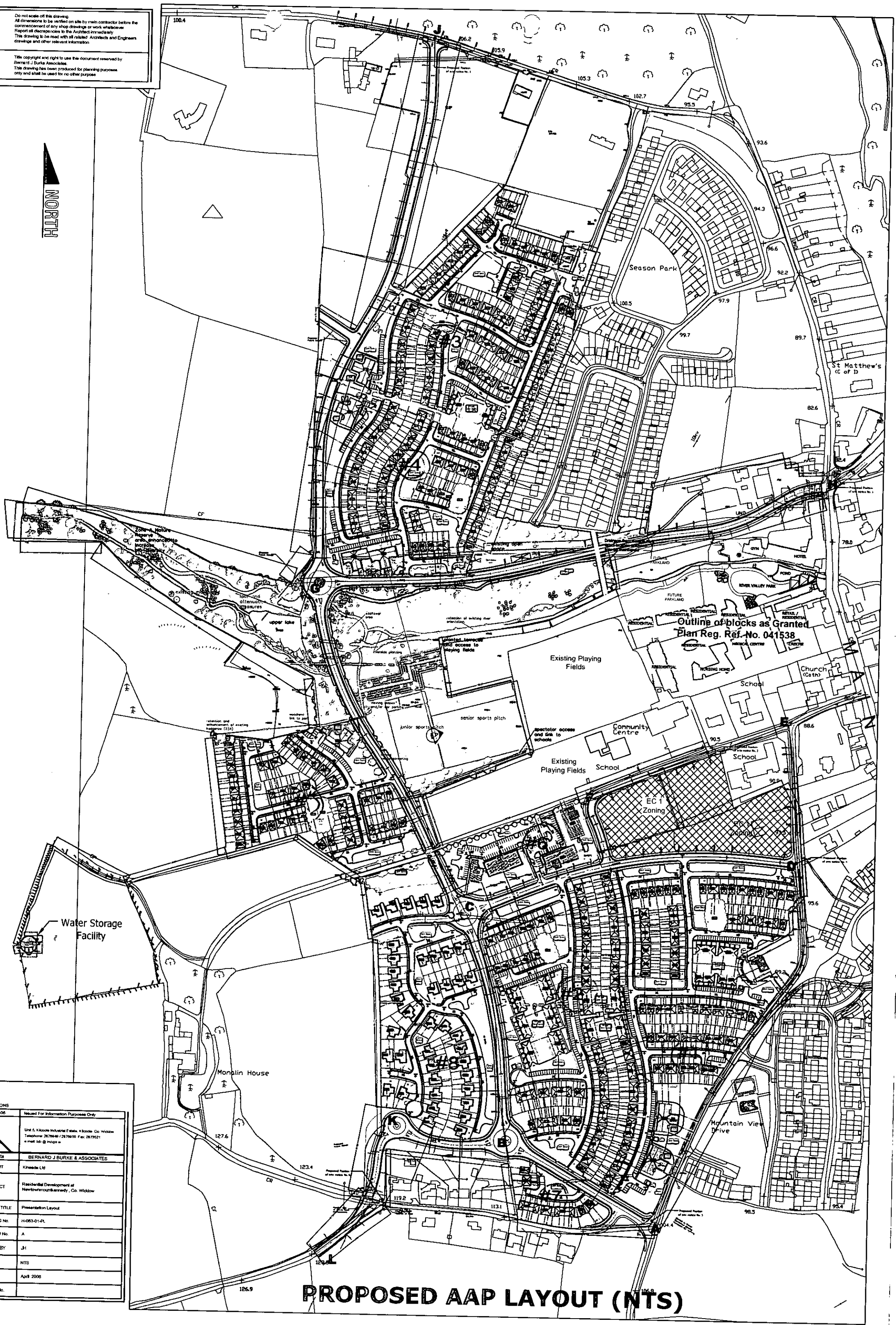
Phase 2B

1. Construct estate #8.

Do not scale off this drawing
 All dimensions to be verified on site by main contractor before the commencement of any shop drawings or work whatsoever
 Report all discrepancies to the Architect immediately
 This drawing to be read with all related Architects and Engineers drawings and other relevant information

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NORTH



Outline of blocks as Granted
 Plan Reg. Ref. No. 041538

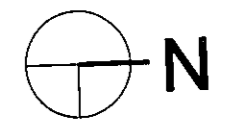
PROPOSED AAP LAYOUT (NTS)

REVISIONS

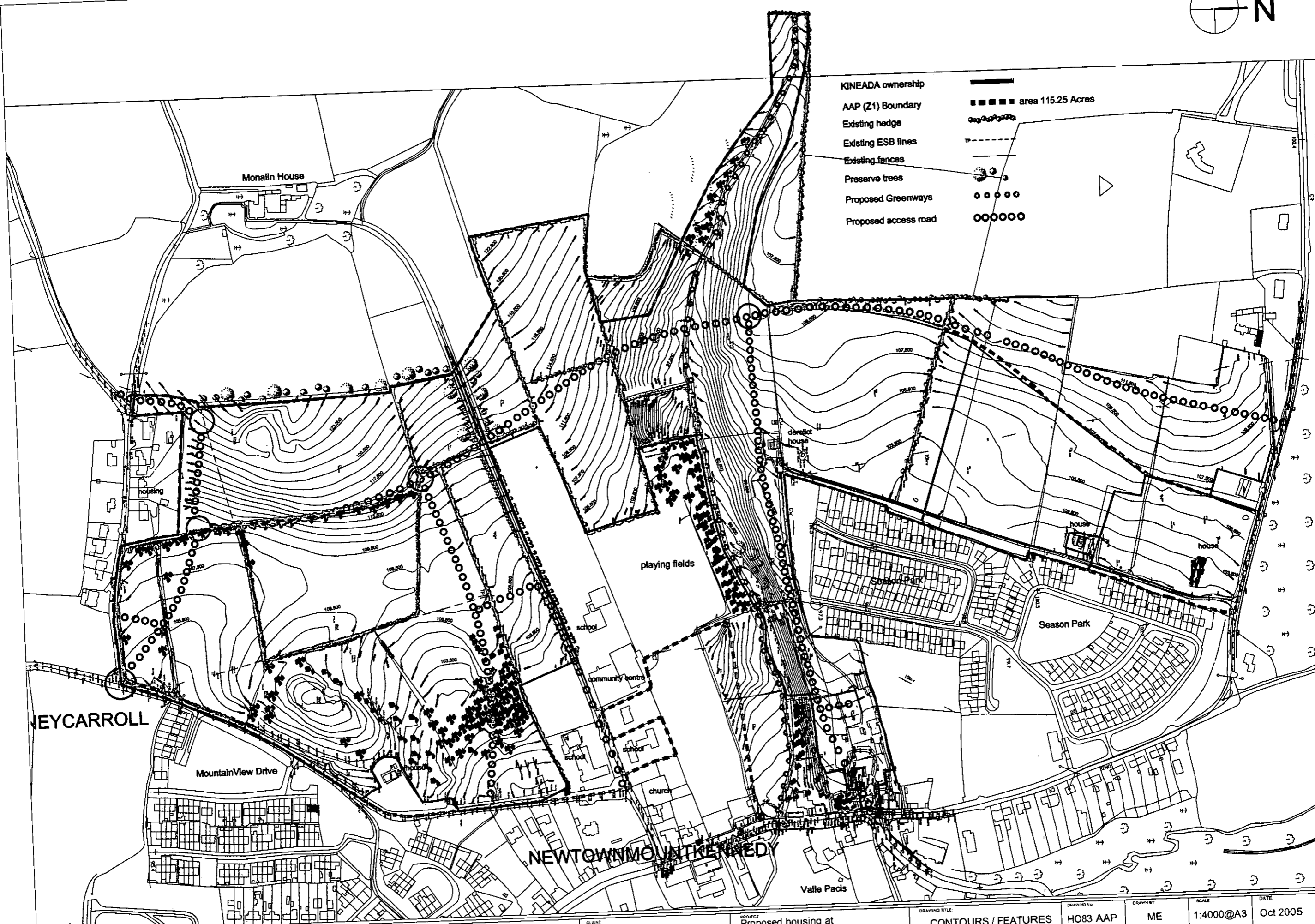
A. 27-4-06	Issued For Information Purposes Only
Unit 5, Kilsnoe Industrial Estate, Kilsnoe, Co. Wicklow Telephone: 2879940 / 2879950 Fax: 2879921 e-mail: info@bjba.ie	
Architects	BERNARD J BURKE & ASSOCIATES
CLIENT	Kineade Ltd
PROJECT	Residential Development at Newthorncumkenny, Co. Wicklow
DRAWING TITLE	Presentation Layout
DRAWING No.	H-063-01-PL
REVISION No.	A
DRAWN BY	JH
SCALE	NTS
DATE	April 2006
SHEET No.	

AREA ACTION PLAN

CONTOURS / FEATURES



- KINEADA ownership
- AAP (Z1) Boundary
- Existing hedge
- Existing ESB lines
- Existing fences
- Preserve trees
- Proposed Greenways
- Proposed access road



<small>Do not scale off this drawing. All dimensions to be verified on site by main contractor before commencement of any work. Drawings or work shall be reported to the architect immediately. This drawing to be read with all related Architects and Engineers drawings and other relevant information.</small>	<small>Site copyright and right to use this document reserved by Bernard J Burke Associates. This drawing has been produced for planning purposes only and shall be used for no other purpose.</small>	REVISED	CLIENT	PROJECT	DRAWING TITLE	DRAWING NO.	DRAWN BY	SCALE	DATE	SHEET No.
			KINEADA	Proposed housing at Newtownmountkenny, Co. Wicklow	CONTOURS / FEATURES	HO83 AAP	ME	1:4000@A3	Oct 2005	001

Unit 5, K. K. Industrial Estate, Kilskeer, Co. Wicklow
 Telephone: 2878949 / 2878950 Fax: 2873521
 e mail: bja@indigo.ie

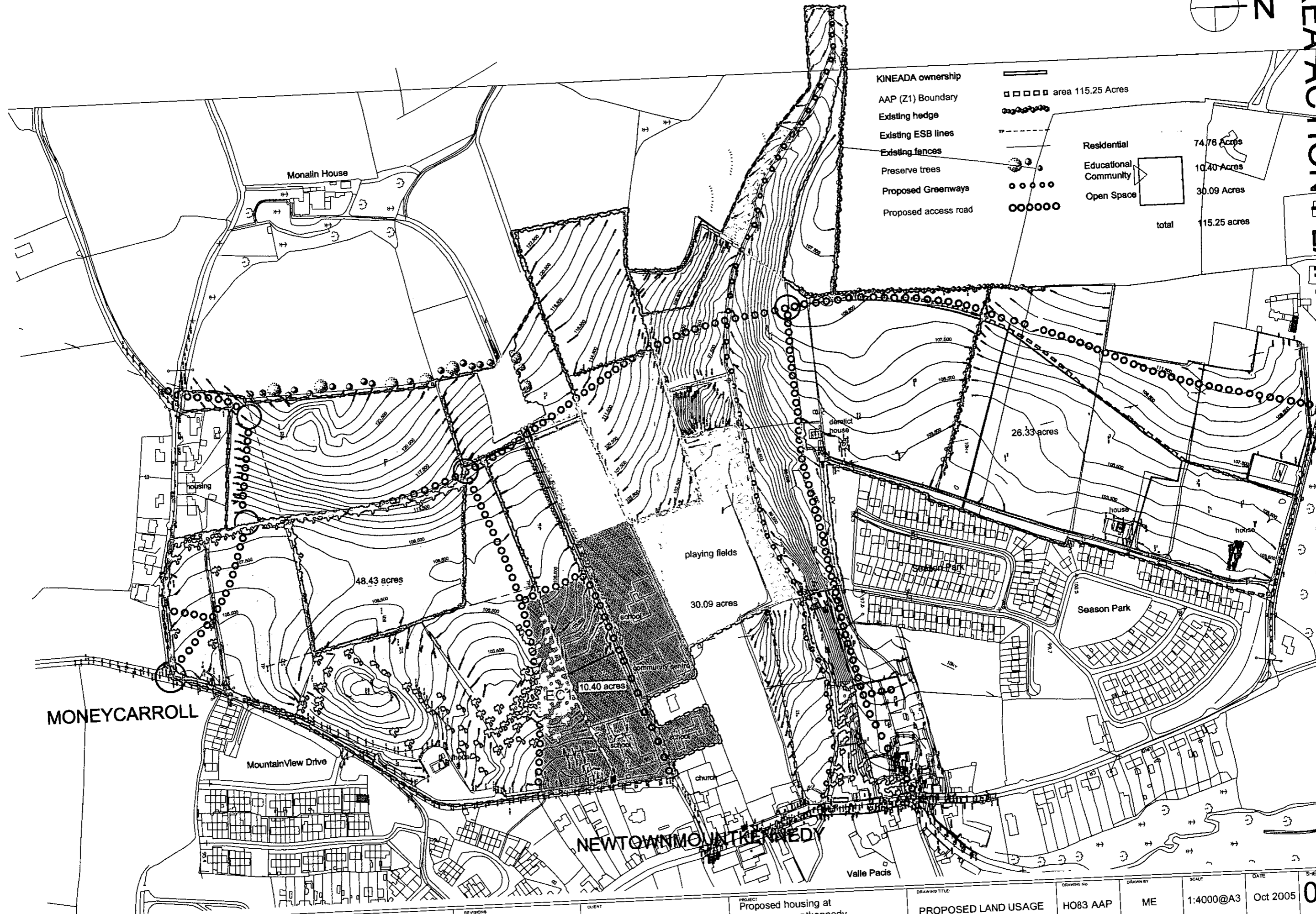
BERNARD J BURKE & ASSOCIATES

AREA ACTION PLAN

PROPOSED LAND USAGE

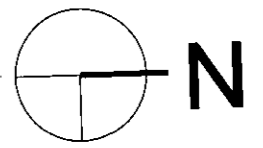


KINEADA ownership	□□□□ area 115.25 Acres
AAP (Z1) Boundary	—
Existing hedge	—
Existing ESB lines	—
Existing fences	—
Preserve trees	●●●●
Proposed Greenways	○ ○ ○ ○
Proposed access road	○ ○ ○ ○ ○ ○
Residential	74.76 Acres
Educational Community	10.40 Acres
Open Space	30.09 Acres
total	115.25 acres

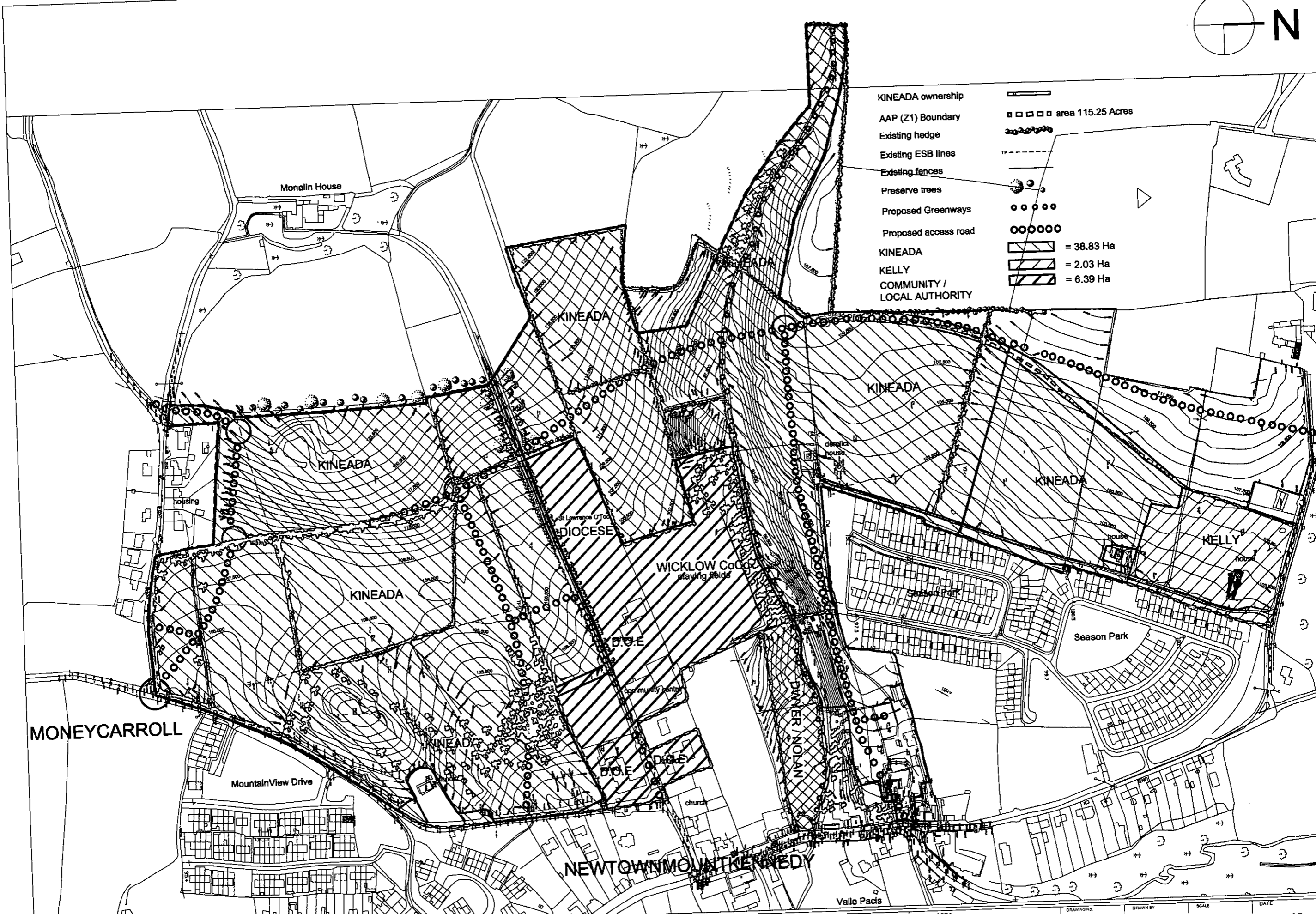


<p>Do not scale off this drawing. All dimensions to be verified on site by main contractor before the commencement of any site works or work whatsoever. Report all discrepancies to the Architect immediately. This drawing to be read with all related Architect and Engineer drawings and other relevant information.</p>	<p>The copyright and right to use the document reserved by Bernard J Burke Associates. This drawing has been produced for planning purposes only and shall be used for no other purpose.</p>	<p>CLIENT</p> <p>KINEADA</p>	<p>PROJECT</p> <p>Proposed housing at Newtownmountkenedy, Co. Wicklow</p>	<p>DRAWING TITLE:</p> <p>PROPOSED LAND USAGE</p>	<p>DRAWING No.</p> <p>HO83 AAP</p>	<p>DRAWN BY</p> <p>ME</p>	<p>SCALE</p> <p>1:4000@A3</p>	<p>DATE</p> <p>Oct 2005</p>	<p>SHEET No.</p> <p>002B</p>
		<p>REVISIONS</p>	<p>CONTACT</p> <p>Unit 5, Kilshee Industrial Estate, Kilshee, Co. Wicklow Telephone: 2876349 / 2879020 Fax: 2873021 e mail: hb@kings.ie</p> <p>BERNARD J BURKE & ASSOCIATES</p>						

AREA ACTION PLAN OWNERSHIPS / AREAS



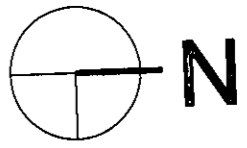
- KINEADA ownership
- AAP (Z1) Boundary area 115.25 Acres
- Existing hedge
- Existing ESB lines
- Existing fences
- Preserve trees
- Proposed Greenways
- Proposed access road
- KINEADA = 38.83 Ha
- KELLY = 2.03 Ha
- COMMUNITY / LOCAL AUTHORITY = 6.39 Ha



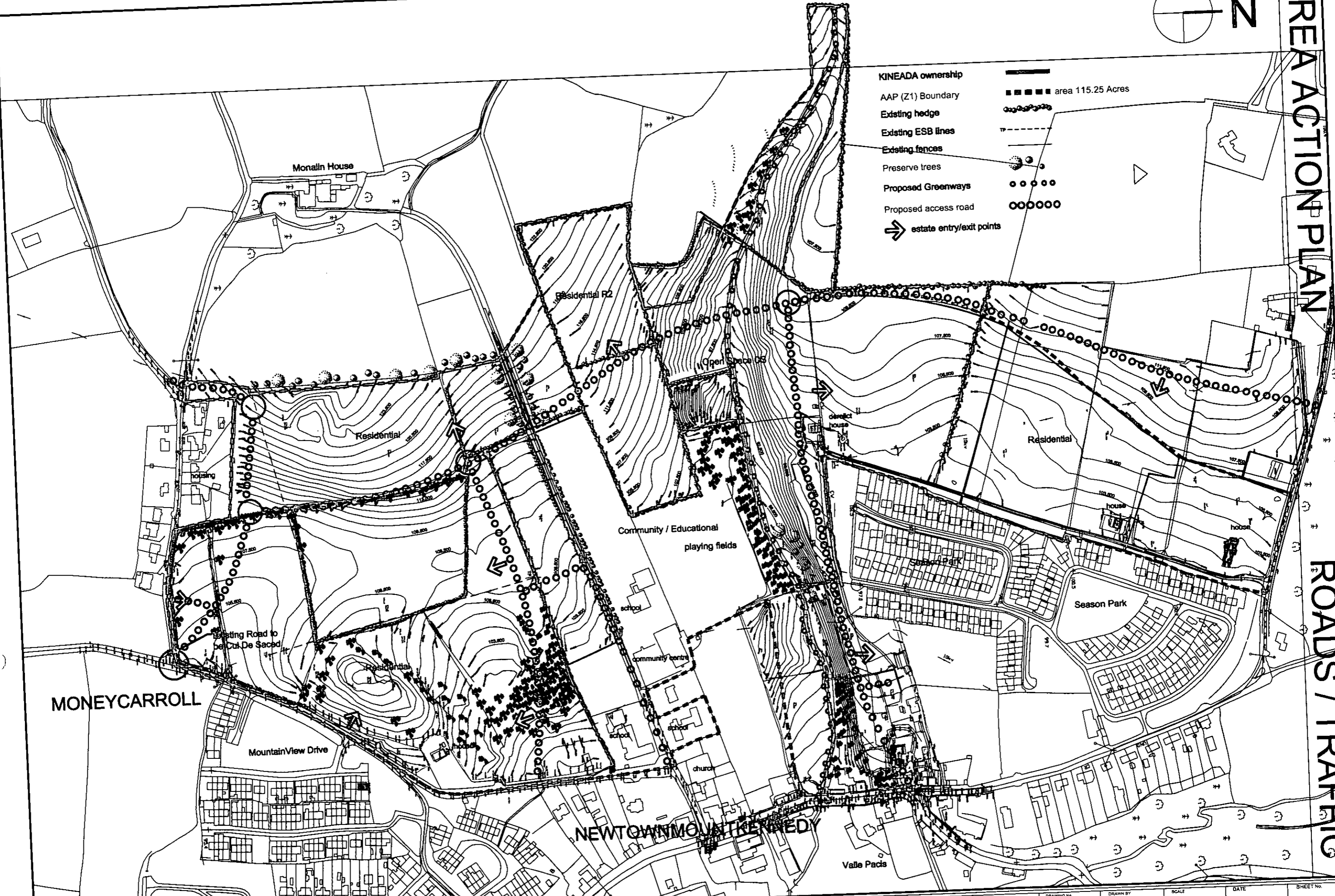
<p>Unit 5, Kineada Industrial Estate, Kildare Co, Wicklow Telephone: 2876240 / 2876550; Fax: 2872521 e-mail: jib@indigo.ie</p>	<p>Do not scale off this drawing. All dimensions to be verified on site by main contractor before the commencement of any shop draw right or work, whatsoever. Report all discrepancies to the Architect immediately. This drawing to be read with all related Architects and Engineers drawings and other relevant information.</p>	<p>THE COPYRIGHT AND RIGHT TO USE THE DOCUMENT REMAINED BY BERNARD J BURKE ASSOCIATES THIS DRAWING HAS BEEN PROVIDED FOR PLANNING PURPOSES ONLY AND SHALL BE USED FOR NO OTHER PURPOSE</p>	<p>CLIENT KINEADA</p>	<p>PROJECT Proposed housing at Newtownmountkenedy, Co. Wicklow</p>	<p>DRAWING TITLE OWNERSHIPS / AREAS</p>	<p>DRAWING No. H083 AAP</p>	<p>DRAWN BY ME</p>	<p>SCALE 1:4000@A3</p>	<p>DATE Oct 2005</p>	<p>SHEET No. 003A</p>
--	--	--	----------------------------------	--	--	---------------------------------	------------------------	----------------------------	--------------------------	----------------------------------

AREA ACTION PLAN

ROADS / TRAFFIC



- KINEADA ownership
- AAP (Z1) Boundary
- Existing hedge
- Existing ESB lines
- Existing fences
- Preserve trees
- Proposed Greenways
- Proposed access road
- estate entry/exit points
- area 115.25 Acres

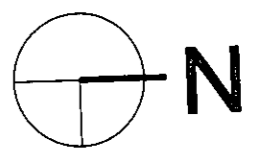


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			KINEADA	Proposed housing at Newtownmountkennedy, Co. Wicklow	ROADS / TRAFFIC	H083 AAP	ME	1:4000@A3	Oct 2005	004A

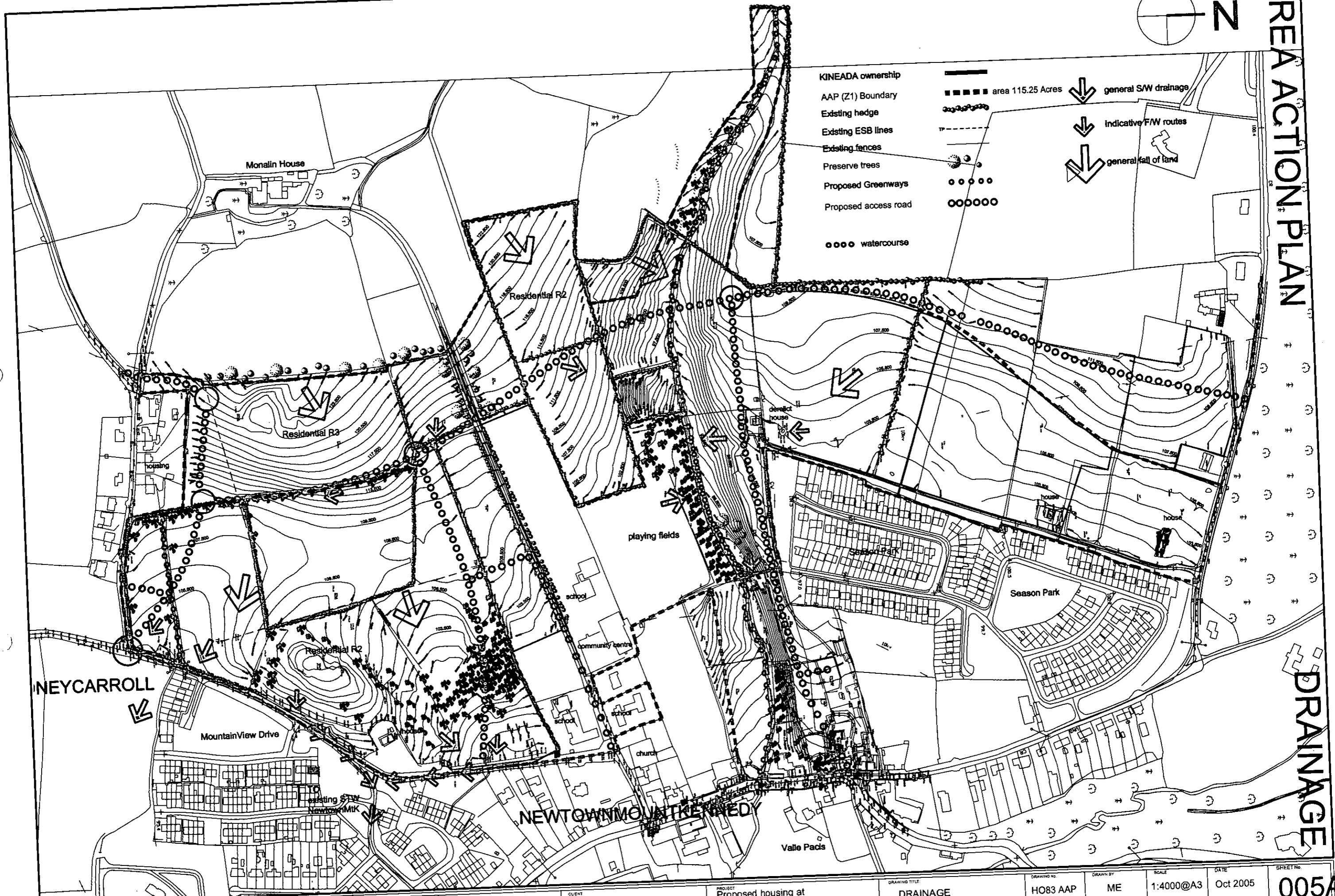
Unit 5, Kiboote Industrial Estate, Kiboote, Co. Wicklow
 Telephone: 2876949 / 2876950 Fax: 2875521
 e-mail: b@indps.ie

BERNARD J BURKE & ASSOCIATES

AREA ACTION PLAN



- KINEADA ownership
- AAP (Z1) Boundary
- Existing hedge
- Existing ESB lines
- Existing fences
- Preserve trees
- Proposed Greenways
- Proposed access road
- watercourse
- area 115.25 Acres
- general S/W drainage
- indicative F/W routes
- general fall of land



NEYCARROLL

MountainView Drive

NEWTOWNMOUNTKENNEDY

DRAINAGE

Unit 5, Kineada Industrial Estate, Kilsbuck, Co. Wicklow
 Telephone: 2876544 / 2876550 Fax: 2873621
 e-mail: info@kineada.ie

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 Report all discrepancies to the architect immediately.
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REVISIONS

CLIENT
KINEADA

PROJECT
 Proposed housing at Newtownmountkenedy, Co. Wicklow

DRAWING TITLE
DRAINAGE

DRAWING NO.
 HO83 AAP

DRAWN BY
 ME

SCALE
 1:4000@A3

DATE
 Oct 2005

SHEET NO.
005A



AAP BOUNDARY

Surveyed 1997-2000
Revised 2000-2004
Levelled

Rural PLACE Map



328764

207081

328604

207081

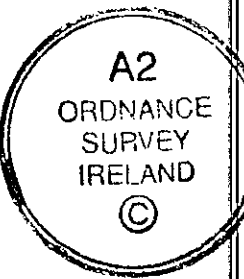
ITM CENTRE POINT COORDS

726102,708171

DESCRIPTION

MAP SHEETS

1:2500
3789-B 3789-A
3789-C 3789-D



Produced by National Map Centre,
34 Aungler Street, Dublin 2
On behalf of Ordnance Survey
Ireland, Phoenix Park, Dublin 8.

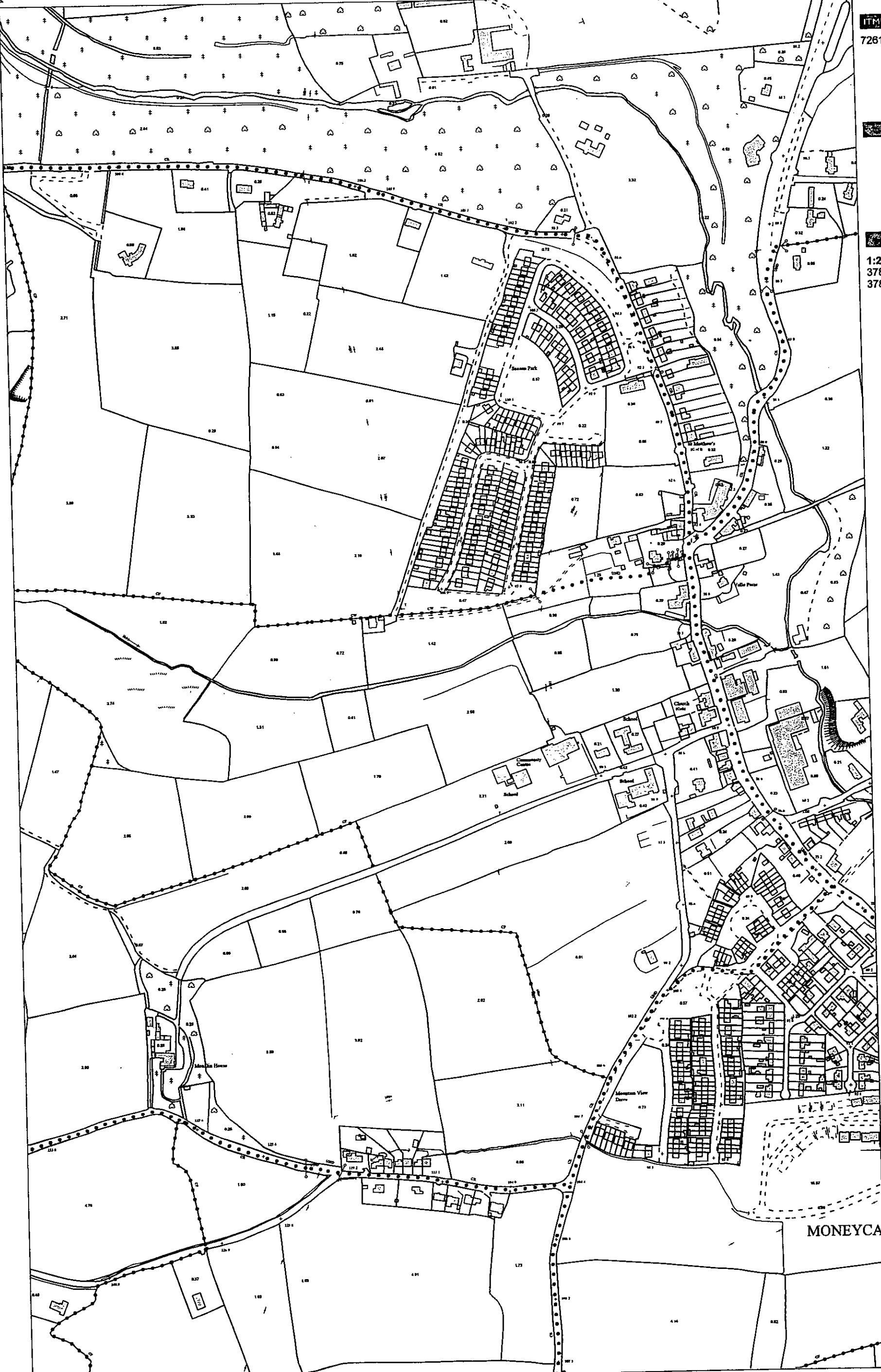
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205216

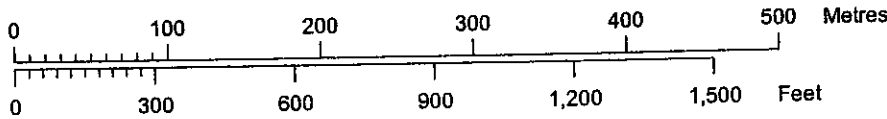
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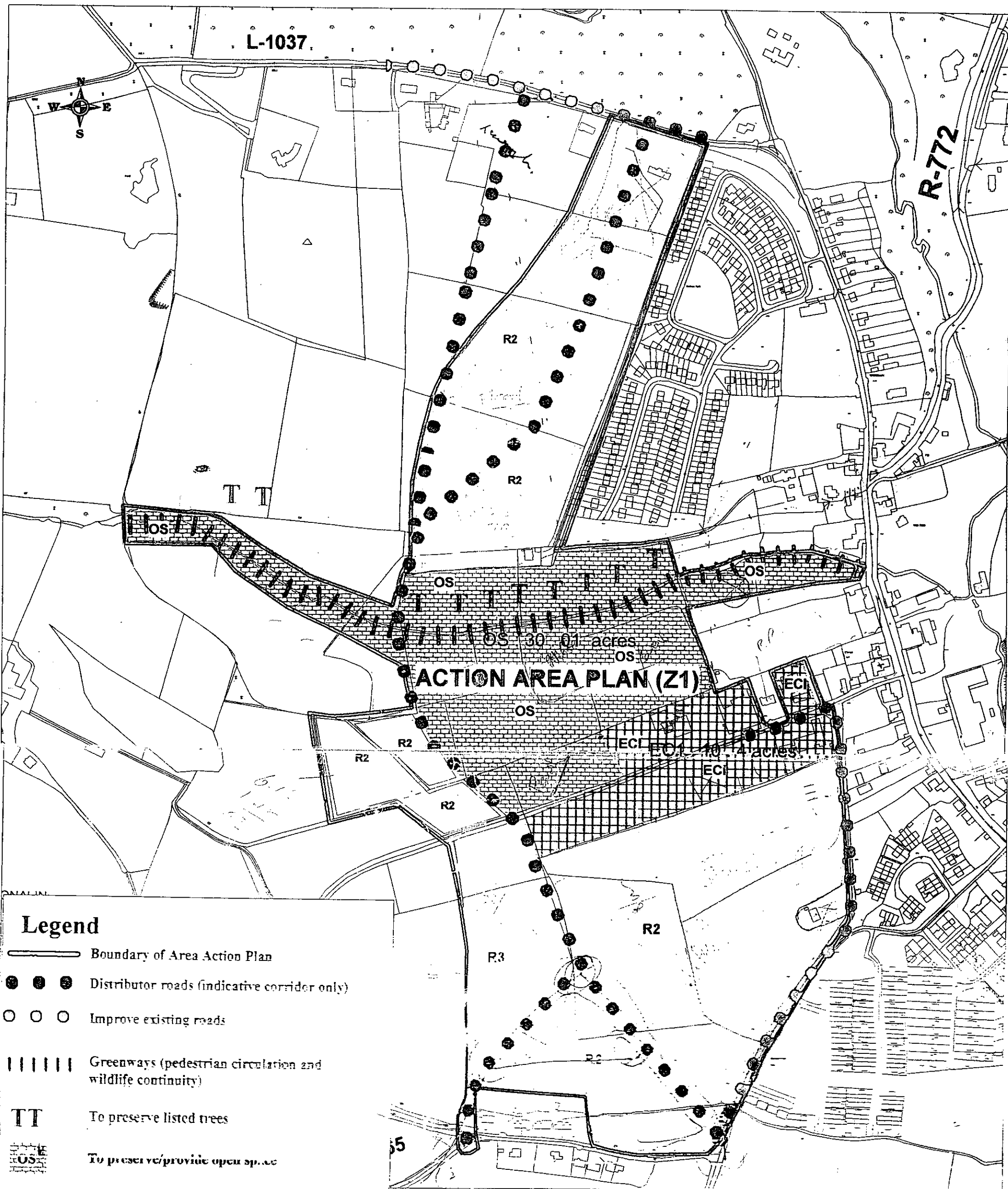
328604

Scale:- 1:5,000
Scála:- 1:5,000



Plot Ref. No. 1051506_1_1
Plot Date 03-OCT-2005





- Legend**
- Boundary of Area Action Plan
 - Distributor roads (indicative corridor only)
 - Improve existing roads
 - Greenways (pedestrian circulation and wildlife continuity)
 - To preserve listed trees
 - To preserve/provide open space
 - To provide for educational, community and institutional uses
 - To provide for new comprehensive integrated residential development for local growth, including adjoining open space and educational facilities (ECI) and R3.
 - Low density residential urban/rural transition fringe for local growth.



Wicklow County Council
 April 2002
 Eddie Sheehy
 County Manager

Kieran O'Malley
 & Co. Ltd.
 Consultants

Newtownmountkenny
 Local Area Plan

Date: April 2002

Map No. 2
 Action Area Plan (Z1)

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Directors:

E. O. Dwyer, A. O. Dwyer

STONEBRIDGE HOUSE, STONEBRIDGE CLOSE, SHANKILL, CO. DUBLIN.
TELEPHONE 2827200 FAX 282 7900

Ref:HO83LOA002


Wicklow County Council,
Planning Department,
County Buildings,
Station Road,
Wicklow Town,
Co. Wicklow.

10th March 2006

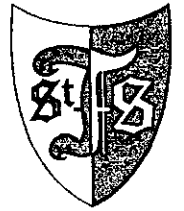
**RE: Proposal by Kineada Ltd for Area Action Plan (Z1)
Newtownmountkenedy Local Area Plan 2002**

Dear Sirs,

I Edward O'Dwyer confirm that I am in agreement with the proposals for the Area Action Plan (Z1) of the Newtownmountkenedy Local Area Plan 2002 as prepared by Bernard J. Burke & Associates on behalf of Kineada Ltd.

Signed: 

Date: 11/4/06



St. Brigid's Primary School
Newtownmountkennedy,
Co. Wicklow.
Telephone 2819142

ntmkygnsjas@eircom.net

St. Joseph's National School
Newtownmountkennedy,
Co. Wicklow.
Telephone 2810048

stjosephbns@eircom.net

Ref:HO83LOA002

Wicklow County Council,
Planning Department,
County Buildings,
Station Road,
Wicklow Town,
Co. Wicklow.

10th March 2006

**RE: Proposal by Kineada Ltd for Area Action Plan (Z1)
Newtownmountkennedy Local Area Plan 2002**

Dear Sirs,

Carmel Dempsey
I *Tina O'Rourke* confirm that I am in agreement with the proposals for the Area Action Plan (Z1) of the Newtownmountkennedy Local Area Plan 2002 as prepared by Bernard J. Burke & Associates on behalf of Kineada Ltd.

Signed: *Carmel Dempsey - Principal* Date: *26/4/06*
Tina O'Rourke, Principal St Jos. NS.

Ref:HO83LOA002

Wicklow County Council,
Planning Department,
County Buildings,
Station Road,
Wicklow Town,
Co. Wicklow.

10th March 2006

**RE: Proposal by Kineada Ltd for Area Action Plan (Z1)
Newtownmountkennedy Local Area Plan 2002**

Dear Sirs,

I KELLY O'DONOGHUE confirm that I am in agreement with the proposals for the Area Action Plan (Z1) of the Newtownmountkennedy Local Area Plan 2002 as prepared by Bernard J. Burke & Associates on behalf of Kineada Ltd.

Signed: [Signature]

Date: 12-04-06

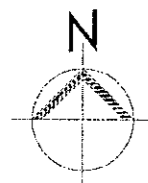
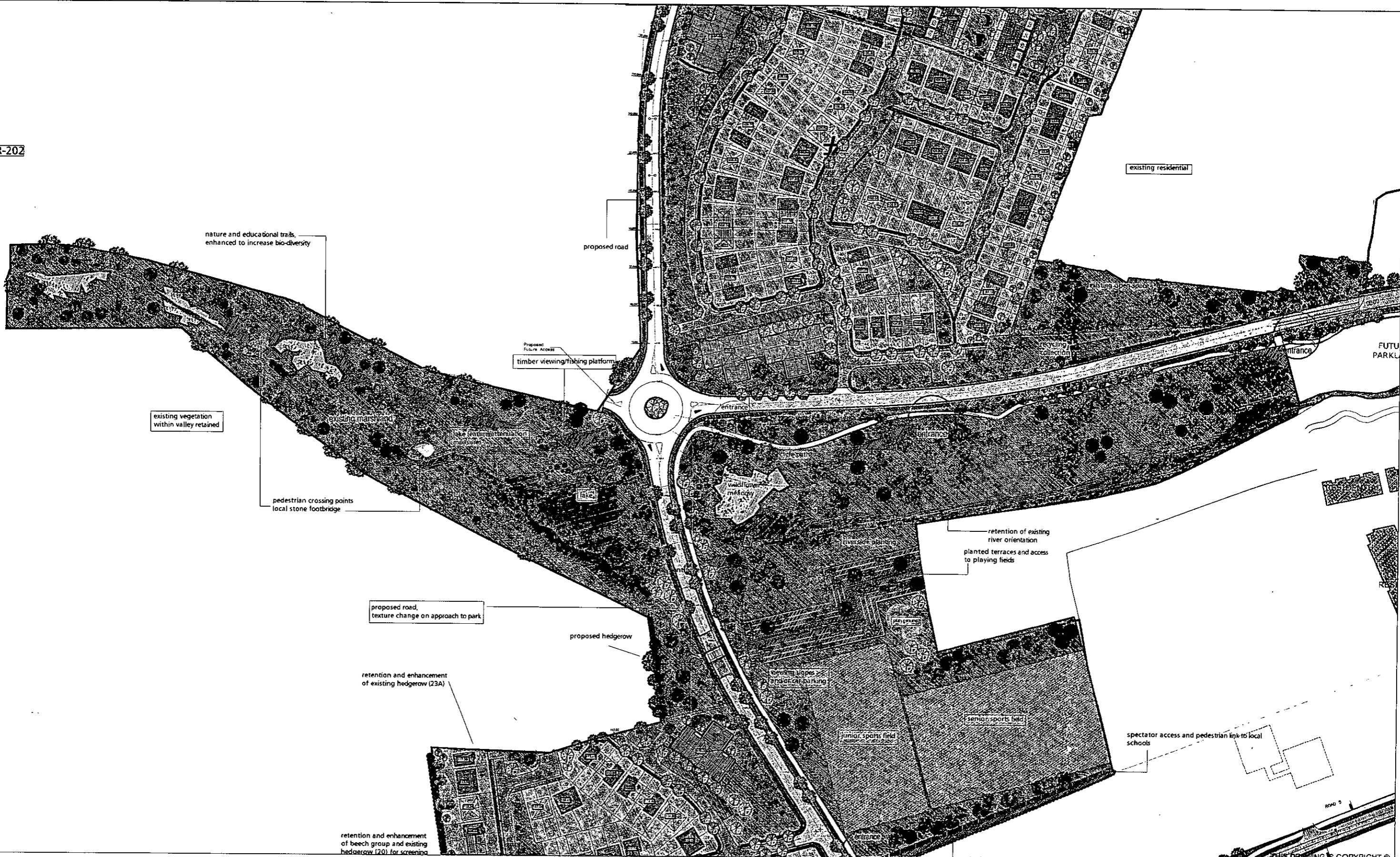
Bought out

Kelly
Gregory
Kavanagh
Parish

Appendix 2

- **Parkland Proposals**

5. DR-202



job Newtownmountkenny

Scales	nts	Status	Information/Review
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dra Draft landscape masterplan

Date	May 2006	Dr.	MS	Chd.	Passed
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Job No.	4803	Drawing No.	DR-206	Rev.	
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LANDSCAPE ARCHITECTS PLANNERS ENVIRONMENTAL CONSULTANTS
 BLOCK 5, RICHVIEW OFFICE PARK, DUBLIN 14
 Tel: +353(0)1 2081900 Fax: +353(0)1 2081911 email: mail@bamconsult.com