



Newtownmountkenedy

**Local Area Plan
2008 - 2014**



Managers Report

**on submissions to the
Draft Plan
August 2008**

Newtownmountkennedy Local Area Plan 2008

Manager's Report on submissions to the draft Local Area Plan following the 1st public display period

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PART 1

1.0 Introduction

This Manager's Report is submitted under Section 20(3) of the Planning & Development Acts 2000-2006; it is part of the formal statutory process of the preparation of a local area plan.

This report contains the following:

- (i) A list of the persons or bodies that made submissions;
- (ii) A summary of the issues raised by them;
- (iii) The response of the Manager to the issues raised taking into account the proper planning and sustainable development of the County and any relevant policies or objectives of the Government or Government Minister

This report is now formally submitted to the Council for consideration. This report will be on the agenda of the County Council meeting on the 1st September 2008.

1.1 Draft Consultation Process

Following the issuing of Background Issues Paper and consultation with local stakeholders and the general public, the Draft Newtownmountkennedy Local Area Plan was placed on display during the period of Wednesday 14th May 2008 to 25th June 2008.

The aim of the consultation process was to enable the public and interested parties to give their observations on the draft Local Area Plan.

A total of 31 written submissions were received. The written submissions are held on file and are available for Council and public inspection.

The list of persons or bodies who made submissions is contained in Part 3 of this Report.

1.2 Considering the Submissions

The written submissions have been analysed by the Forward Planning Unit of the County Council. The individual submissions are summarised and the opinion and recommendations of the County Manager are given in Part 4 of this report.

This report is submitted to the Council Members for consideration.

1.3 Next Steps – Draft Local Area Plan Timetable

Following the distribution of this report, the Council will consider the report and decide whether to make the Local Area Plan with or without modifications or not make the plan.

Formally making the Local Area Plan is done by resolution of the Council.

During the entire plan-making process, the Council is restricted to considering the proper planning and sustainable development of the area. It must also take into account statutory obligations and any relevant Government policies and objectives in force.

Local Area Plan timetable

14 th June 2008 – 25 th June 2008	Draft plan on public display, submissions accepted
26 th June 2008 – 5 th August 2008	Evaluation of submissions and preparation of Manager's Report
6 th August 2008-31 st August 2008	Consideration by Council of Manager's Report and Draft Plan
1 st September 2008	Council meeting – adopt or amend plan

PART 2 Summary of Manager's recommended amendments (in the order they appear in Part 4 of this report)

Amendment 1 (submissions 2 & 8)

Part B, Section 5: Employment – policies / objectives

add new bullet point

- Notwithstanding the zoning of land for employment purposes, the Development Management process shall monitor the granting of permission on employment lands, and shall phase and restrict, where necessary, the granting of employment planning permissions to ensure that such development is sustainable and meets the needs of the area

Amendment 2 (submissions 2 & 3)

Part B, Section 7 – Parks, open space and green amenity, amend 4th and 5th bullet points as follows:-

from

- New development shall generally be set back a minimum of 5m from the river bank along the proposed river bank amenity walk area, as shown on Map 1 (pink line)
- All new public parks shall be provided with safe pedestrian routes, as well as appropriate lighting and furniture

to

- *New development shall generally be set back a minimum of 10m from the river bank along the proposed river bank amenity walk area, as shown on Map 1 (pink line)*
- *The appropriate layout, design and landscaping of the proposed river bank amenity walk area, as shown on Map 1 (pink line) shall be determined following consultation with the DoEHLG and Eastern Regional Fisheries Board and in particular, landscaping should incorporate native species planting, any proposed paths should be suitably set back from the riverbank and left unmown so as not to interfere with the riparian zone and night lighting shall not be provided.*

Amendment 3 (submission 3)

Part B, Section 9: Infrastructure – policies / objectives

Amend second bullet point

from

- Collect foul water sewerage from within the town and its environs and discharge it after treatment in a safe and sustainable manner. Commission the new WWTP at Leamore

to

- *Collect foul water sewerage from within the town and its environs and discharge it after treatment in a safe and sustainable manner. Ensure no new development is permitted unless there is adequate capacity in the wastewater collection and treatment systems. Commission the new WWTP at Leamore*

Amendment 4 (submission 6)

Amend AA3 as follows (omitted text in blue strikeout and new text in red):-

AA3

This action area is located on the east side of the Main Street, mainly following the river valley, in the townland of Kilmacullagh, as shown on Map 1. This action area measures c. 5ha and includes residential (c. 4.3ha) and town centre (0.7ha) zonings.

This action area shall be developed as a town centre, residential and public open space zone in accordance with the following criteria:-

- Vehicular access shall be provided from the Main Street to the west of the action area, with pedestrian access being provided on the north and south sides to the R772 and Kilcoole Road (if possible)
- Lands zoned ~~R3~~ **R2** in the action area shall be developed strictly as a low-medium density housing development, of mainly medium-large houses on generous sites (not exceeding 10/ha). Apartments shall not be considered in this zone. Higher density mixed use development shall be considered on lands designated TC in the action area.
- A public riverine park shall be provided from the bridge at Main Street, linking to the R772 at the northern side of the action area and to the Kilcoole road to the south (if possible). This public park shall be designated a public park, not exclusive to the residents of the development and shall be maintained open at all times. Suitable pathways and lighting / furniture shall be provided by the developer
- Dwellings shall be positioned and orientated to provide maximum passive surveillance of the new park
- Any development proposals shall include suitable proposals for the redevelopment of the old mill **and a range of uses other than residential use shall be permissible for this structure (generally those uses allowable in the TC zone), subject to the normal planning controls**
- Any development proposals shall have regard to the setting and curtilage of Valle Pacis, a protected structure

Amendment 5 (submissions 7 & 15)

Part B, Section 4: Residential development – policies / objectives

Amend 6th bullet point as follows:-

From:-

The maximum size for any single development is 100 houses / 200 apartments and any development larger than this shall be developed as a number of separate 'estates' with materially different house types, sizes and appearance

To: -

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

Amendment 6 (submissions 7 & 15)

Correct matrix in Part B, p20 so that 'residential' is 'permissible' (Y) in the TC zone

Amendment 7 (submissions 7, 14 & 30)

Omit 100m buffer from final map

Amendment 8 (submission 12)

Insert footnote in the land-use matrix on p17 of Part B of the plan, making clear that 'residential' development in AG zones is permissible only in the context of Policy SS9 of the County Settlement Strategy

Amendment 9 (submission 13)

Map 1 – change AOS zone at Kilmacullagh to AG

Amendment 10 (submission 13)

Amend Part A: 8 – Social & community infrastructure – “Play” as follows (omitted text in blue strikeout and new text in red):-

Zoning: There is a shortfall of approximately 3.1ha of open space for the target population of 6,000 (or 6.3ha for wider catchment). This shortfall will be felt most around the periphery of the town, where quick, safe pedestrian access to the community centre / AA1 / town centre park lands may not be available. In order to ensure the delivery of public open spaces, it is considered that areas of new residential / employment development should generally be tied with new areas of public open space by way of new Action Plans, namely at AA2 and AA5, which between them could provide up to 13ha. It is also considered that additional land is required to be zoned adjacent to the GAA club for possible future expansion (c. 3.5ha) ~~and to the immediate east of the town centre (c. 5ha), for other sports clubs~~. It will be an objective of this plan to ensure lands are reserved either side of the main river (and associated tributaries) for a riverine linear park

Amendment 11 (submission 13)

Map 1 – amend boundaries of CE zone

Amendment 12 (submission 13)

Amend Part A: 8 – Social & community infrastructure – “Education” as follows (omitted text in blue strikeout and new text in red):-

Zoning: The current Newtownmountkennedy Local Area Plan has designated land (c. 4ha) for *Community & Education Use* directly adjacent to the existing primary schools. The agreed Action Area Plan for the 2002 LAP Z1 area allows for the exact configuration and layout of this zoned land to be altered to suit the needs of the school, subject to the area devoted to school use not being reduced. This zoning maintains opportunities for the existing school to enlarge to 32 classrooms if this is the option pursued.

It is considered necessary to designate an additional site of 1.2ha for another primary school to the south of the settlement in Moneycarroll, an area of past and future housing growth. There is already 3.85ha of land zoned C&E in Moneycarroll, which does not meet minimum size recommended for a secondary school as per Department of Education guidelines (~~4.3ha~~ 3.7ha). In order to ensure that this zoning could

accommodate both a primary and secondary school, this zoning shall be enlarged to ~~5.5ha~~ 4.7ha in total

Amendment 13 (submission 14)

Amend the Land use Matrix on p20, Part B of the plan to allow 'petrol stations' in E zone

PART 3 List of persons and bodies who made submissions

No	Name	Agent/representative
1	DCENR	F Heaslip
2	DoEHLG	P O'Sullivan / T Halloran
3	Eastern Regional Fisheries Board	P Doherty
4	Geological Survey Ireland (GSI)	Dr S Gatley
5	National Roads Authority (NRA)	M McCormack
6	Ashe, R & Heffernan, J	Reid Associates
7	BBA Architecture	
8	Bishop, Craig (Dr.)	
9	Bourke, Richard	
10	Burke, William	BBA Architecture
11	Byrne, Niall on behalf of Killadreenan Residents Association	
12	Byrne, Paul & Margaret	The Padraig Smith Partnership
13	Foley, T. J.	Frank O Gallachóir Associates Ltd
14	Hampton Properties (Bernard Burke & George McGarry)	Graham Kennedy
15	Kineada Ltd	Mc Gill Planning
16	Kirwin, Jonathan	
17	McDonagh, Brian, Maurice & Ken	Whitney Moore Solicitors
18	McDonagh, Brian, Maurice & Kenneth	Auveen Byrne Associates
19	Molloy, Gary	
20	Newtown F.C.	Rory Hackett
21	Newtownmountkennedy & District Tidy Towns Association	Alan Stephens
22	Newtownmountkennedy GAA	BBA Architecture
23	Norpark Developments Ltd	BBA Architecture
24	Ogilvy-Watson, Donald	Theo Phelan Design Ltd
25	O'Rourke, Mona & Comyn, Raymond	
26	Profile Properties Ltd	Mc Gill Planning
27	Shortt, T & Lacey, R	Clodagh Holmes & Associates
28	Shortt, Tom	Frank O Gallachóir Associates Ltd
29	Stanley, B	
30	Tougher Oil, Tommy Tougher	Theo Phelan Design Ltd
31	Town Park Estates	Stephen Little & Associates

PART 4 Considering the submissions

No. 1
Department of Communications, Energy & Natural Resources
Submission receives indicates that the DCENR has nothing further to add to those comments provided during the SEA screening process.
Manager's response
An assessment of the issues raised by the Department during the SEA screening process and the Council's response to them are already set out in Part A of the draft LAP.
Manager's recommendation
No change to LAP

No. 2
Department of Environment, Heritage & Local Government
<ol style="list-style-type: none"> 1. The Department considers that the draft plan provides a reasonable framework for managing the development of the town over the plan period. However, the plan should also include objectives with regard to energy and greenhouse gas minimisation 2. The Department considers that an excessive amount of land is proposed for employment zoning and that a market factor of 33.3% rather than 100% should be applied. 3. Employment zoned lands should be located away from the interchange and in locations that are more closely integrated with the main town area to avoid negatively impacting on the efficiency of the junction. This approach would support more sustainable travel, minimising energy consumption through additional and unnecessary private vehicle movements. The Department's view is based on the fact that zoning at such a scale and at an interchange location would primarily serve a wider metropolitan market whereas employment zoning should be orientated towards providing for local needs and for those of a modest hinterland. Provision of employment zoning of this extent and at this interchange location would hinder employment growth in the nearby towns along the southern development corridor, which are designated growth towns in the Regional Planning Guidelines hierarchy. 4. The proposed riverine parks in AA1 and AA3 should incorporate native species planting in any landscaping. 5. Any proposed paths should be suitably set back from the river so as not to impinge on the riparian zone which should be left unmown to prevent disturbance to species such as otters and nesting kingfishers which are protected species. 6. The river and its associated riparian zones should not be lit at night to prevent disturbance to species such as bats. 7. In relation to Morepark reservoir, there should be planting with native species and no flood lighting used. 8. Hedgerows should be maintained where possible and incorporated into estates and developments due to their importance as wildlife corridors, habitats for nesting birds, habitat for woodland flora, wild animals and enabling bats to roost if there are suitable trees present in the hedgerow. 9. The rocky escarpment in AA5 is believed to provide a foraging ground for protected species Buzzards and Barn owls

Manager's response

1. Noted. It is considered that issues relating to energy and greenhouse minimisation are more properly addressed in the County Development Plan and Building Regulations.
2. It is the stated purpose of this Plan to establish a framework for the planned, co-ordinated and sustainable development of Newtownmountkennedy. The aim of the Plan is 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. Furthermore, the Regional Planning Guidelines for the Greater Dublin Area 2004-2016 state that its economic function should be as an 'attractor for substantial investment' and it must achieve a level of sustainability corresponding with its Moderate Growth Town status. In light of these goals, it is considered that the plan must make provision for a high level of employment opportunities. In this regard, as land has traditionally been slow to be released to the market, it is considered prudent to allow for 100% market factor for employment land. This does not imply that it is the aim of the plan that twice as much employment will be developed than needed; it is simply to ensure sufficient land is released to provide for high levels of employment in the town. In this regard, it is recommended that this position be re-inforced by the addition of the policy controlling the growth of employment
3. This point appears to refer specifically to the proposed new zoning south of Garden Village. While the issues raised are noted, the Manager's has recommended this zoning for the following reasons:-
 - (a) A 'satellite' of Newtownmountkennedy already exist at this location i.e. Garden Village housing development. This development is cut off from the town by the N11 and the new zoning aims to re-integrate this area back into the town by providing a more complete and integrated development in this area, with services and employment for the residents of the area and the town as whole.
 - (b) The development of these lands will provide for a much needed piece of road infrastructure, which will link Garden Village directly to the Kilcoole Road. This would provide opportunities for those living / working in the area to access Kilcoole and Newtownmountkennedy without having to use the N11, thereby potentially removing 'local' traffic from this interchange as desired by the DoEHLG
 - (c) There are limited employment opportunities for residents of Newtownmountkennedy in their own town. A large proportion would commute to employment elsewhere and apart from the limited number that may work in Kilcoole and can access Kilcoole from the Ballyronan Road, access to work would be via the N11 and its associated interchanges. Therefore again a reduction in need to use the N11 may result
 - (d) Dublin Bus serves this site, with services from Newtownmountkennedy to Kilcoole, Greystones and Dublin stopping at this interchange.
4. Noted
5. Noted
6. Noted
7. The Merepark Reservoir is outside of the draft plan area and therefore the plan does not include specific policies / objectives in relation to its development. As approval and funding for the reservoir will come from the DoEHLG, they will have input into the final design of the facility, including landscaping and lighting

8. Noted. This is addressed already in the County Development Plan - Policy HL19 of the County Development Plan 2004: *The Council will encourage the protection of hedgerows and stone walls which are important features of traditional farming practices, which provide a unique corridor habitat for wildlife and which contribute to the visual amenities of the countryside. In particular the Council will expect all new developments to comply with the requirements for the protection of hedgerows and field boundaries and the inclusion of same within the overall development in Chapter 5 Design and Development.*
9. Part B, Section 11: Action Area 5 includes the following objective - *Land designated OS on the east side of the action area, which include a rocky escarpment, shall be reserved as a natural amenity*

Manager's recommendation

Make the following amendments to the LAP:-

1. Part B, Section 5: Employment – policies / objectives
add new bullet point
- Notwithstanding the zoning of land for employment purposes, the Development Management process shall monitor the granting of permission on employment lands, and shall phase and restrict, where necessary, the granting of employment planning permissions to ensure that such development is sustainable and meets the needs of the area
2. Part B, Section 7 – Parks, open space and green amenity, amend 4th and 5th bullet points as follows:-
- from
- New development shall generally be set back a minimum of 5m from the river bank along the proposed river bank amenity walk area, as shown on Map 1 (pink line)
 - All new public parks shall be provided with safe pedestrian routes, as well as appropriate lighting and furniture
- to
- *New development shall generally be set back a minimum of 10m from the river bank along the proposed river bank amenity walk area, as shown on Map 1 (pink line)*
 - *The appropriate layout, design and landscaping of the proposed river bank amenity walk area, as shown on Map 1 (pink line) shall be determined following consultation with the DoEHLG and Eastern Regional Fisheries Board and in particular, landscaping should incorporate native species planting, any proposed paths should be suitably set back from the riverbank and left unmown so as not to interfere with the riparian zone and night lighting shall not be provided.*

No. 3
Eastern Regional Fisheries Board
<ol style="list-style-type: none"> 1. The LAP zone is located in the Newtownmountkennedy River catchment. This river supports significant populations of Brown Trout and further downstream provides spawning habitat for Sea Trout. The ERFB has concerns in relation to available capacity within the sewerage network both locally and downstream. It is believed that the Newtownmountkennedy pumping station is under substantial hydraulic pressure with overflows of raw sewage being reported on an intermittent basis. The uncertainty of the timing of the planned upgrade for Newtownmountkennedy and Kilcoole is a cause for concern. The sustainability of ongoing development in an area served by an already overloaded sewerage network with no timetable for upgrade is questionable. Infrastructural development should precede actual development at all times. A commitment to upgrading the pumping station system should be implemented immediately. 2. The disturbance of riparian zones habitats should be minimised. An undisturbed buffer zone between the development area and river bank should be maximised (10m minimum). 3. The ERFB would welcome the designation of lands along surface waters as areas of open preservation allowing protection / enhancement of biological diversity while providing open space and recreational amenity for river users. 4. The ERFB is strongly opposed to development on floodplain lands
Manager's response
<ol style="list-style-type: none"> 1. The capacity of the area sewage networks are under constant review by the Area Engineer and Sanitary Services Section of the Council. The Council ensures that capacity is available prior to the granting of any new permissions. However, it is recommended that this be re-iterated in the plan. Adjustments have been made recently to the pumping station and further improvements are planned including the installation of a new screen and telemetry, which will significantly improve its operation and reduce the risk of malfunction. 2. Noted. Please see Manager's response and recommendation to Submission No. 2 above. 3. Noted. There are a number of locations in Newtownmountkennedy where existing development is already in close proximity to surface waters. In such situations, it is not possible to implement new set backs. However, where surface waters traverse new development areas, the Council will require consultation with the environmental authorities and the implementation of protective measures and it is recommended that this be included as a requirement in the plan (see Manager's response and recommendation to Submission No. 2 above.) 4. Chapters 9 and 10 of the County Development Plan 2004 set out the Council's policies with regard to flood plains i.e. Policy W7: Within the variety of watercourses that the Council considers may be susceptible to flooding, developers may be required to provide hydraulic and flood impact information in support of their planning application. In such cases, developers must show the measures they will take to minimise flood risk, including attenuation in situ and downstream of their development to the satisfaction of the Council. Policy HL 14: The Council will discourage proposals for development that are in, or would interfere with the natural flood plain.

These policies will be implemented in Newtownmountkenedy and will afford the required protection to flood risk zones.
Manager's recommendation
<p>Make the following amendment to the LAP:-</p> <p>Part B, Section 9: Infrastructure – policies / objectives Amend second bullet point</p> <p>from</p> <ul style="list-style-type: none"> • Collect foul water sewerage from within the town and its environs and discharge it after treatment in a safe and sustainable manner. Commission the new WWTP at Leamore <p>to</p> <ul style="list-style-type: none"> • <i>Collect foul water sewerage from within the town and its environs and discharge it after treatment in a safe and sustainable manner. Ensure no new development is permitted unless there is adequate capacity in the wastewater collection and treatment systems. Commission the new WWTP at Leamore</i>

No. 4
Geological Survey of Ireland
There are no geological heritage sites located within or near the LAP area. The GSI requests that a copy of any reports detailing site investigations carried out in the area and information on any proposed ground excavations be sent to their office in order to update their database.
Manager's response
Submission noted
Manager's recommendation
No change to LAP

No. 5
National Roads Authority
<ol style="list-style-type: none"> 1. The NRA is disturbed that the proposals for the growth of Newtownmountkenedy is apparently dependent on the use of the private car and the provision of access to the national road network. The NRA advocates that the demand for additional development should be framed within solutions whereby local traffic generated by developments is catered primarily within the framework of the local road network rather than overloading the national roads with such local traffic 2. The NRA is of the opinion that the draft LAP does not fulfil the Regional Planning Guidelines objectives for moderate growth towns, which require that only modest expansion should occur in towns with inadequate internal public transport links and poor public transport links to the Metropolitan Area 3. The NRA is particularly concerned about the proposed extensive land zoning on the eastern side of the N11 4. The NRA is concerned about the following roads objectives set out in Section 8,

in terms of the potential impact on the national road network and the Ballyronan Interchange:-

- new western link road between R765 (Roundwood Road) and L1037 (Season Park), continuing (if deemed necessary on traffic grounds) to the N11 interchange across Coillte lands (AA1)
- improve the Ballyronan Interchange, including N11 eastern off-ramp (AA2 & Kilpedder Employment Zone developments)
- new link road between Garden Village interchange and Kilcoole Road (AA2)

The NRA wishes to state in particular that it is not supportive of the improvements indicated for the Ballyronan Interchange. It reminds the Council that there will be a presumption by the NRA against further junctions / interchanges or improvements on the motorway / high quality dual carriageway network which do not serve major inter-urban and inter-regional traffic

5. The NRA requests that the LAP includes a specific objective that all planning applications for significant development proposals be accompanied by a transport and traffic assessment

Manager's response

1. It is not agreed by the Manager that the draft plan would increase dependency on private car transport or use of the N11. New zoning recommendations were made of the basis of proximity to the existing town centre and established housing areas, in order to attempt to reduce the need for car borne transport. All proposed employment areas are served by the public transport network (Dublin Bus) including the proposed new zoning at Garden Village. New road infrastructure proposed in the plan area is designed to improve the operation and safety of the interchange thereby increasing the theoretical capacity of both the interchange and the N11. Furthermore, the proposed local road improvements will provide better linkages within and between existing settlements and between settlement and the N11, (thereby facilitating long distance travel) and not encouraging use of the N11 for local trips.
2. The Manager is satisfied that the draft plan is fully in accordance with the Regional Planning Guidelines for the Greater Dublin Area 2004-2016
3. This is addressed under Submission No. 2 above
4. The 'western link road' is not a new objective and in fact, part of it has been granted permission (currently on appeal). The NRA did not appeal this decision. It is unfortunate that the NRA cannot offer its support to improvements to the Ballyronan Interchange particularly given that the eastern side of the interchange is hazardous and given that new developments benefiting from the improvements would contribute to the cost. With regard to the new road from Garden Village to the Kilcoole road, as set out above, this new link has the potential to remove traffic from the N11 and the remove Kilcoole bound traffic from the Kilquade junction. The NRA presumption against new / improved interchanges in Wicklow could have severe consequences for the accessibility and economic future of the County as a whole.
5. All large scale applications, or those likely to generate significant amount of traffic, are generally required to submit traffic impact assessment and are, as a matter of course, referred to the NRA for their input at planning application stage. It is not considered necessary to include a policy to this effect

Manager's recommendation

No change to LAP

No. 6 (mapped)**Ashe, Robert & Hefferon, John**

Mr. Ashe and Mr. Hefferon are the owners of the land at Valle Pacis and the old Mill in the centre of Newtownmountkennedy, on the east side of the Main Street.

These landowners are generally happy with the draft zoning objectives for the lands in question but have requested two minor amendments:-

1. The old Mill is located on the landholding and is located in a proposed land-use zone R2, within AA3. The owner is concerned that this residential zoning will limit the use option for the Mill in the event of its redevelopment / restoration. It is requested that the following text be included in the plan "Any development proposals shall include suitable proposals for the restoration and redevelopment of the old mill and a wider range of uses for the AA3 lands to include a craft centre, tourism uses, retail uses, café use, restaurant use, life style, recreation, café/bar will be facilitated
2. It is drawn to the Council attention that within the AA3 area, the map shows the residential lands are zoned R2 (low density) while the text states that they are zoned R3 (high density). It is requested that it be clarified and confirmed that the lands are zoned for higher density development. It is put forward that a higher density development would be more appropriate given the town centre location and mix of uses desired. It is also requested that the restriction on apartments be removed

Manager's response

1. The use restriction presented by the residential zoning of the old Mill is noted and it is agreed that the plan should be amended to allow a greater range of uses for the Mill than purely residential. However, there is no requirement to change the description of the all the allowable uses within AA3. AA3 already includes 0.7ha (1.7 acres) of land zoned for town centre uses which would already allow for a wide range of uses in the action area.
2. It is noted that there is a typing error in the text of the plan that states these lands are R3 rather than the R2 shown on the map. However, the text actually states "*Lands zoned R3 in the action area shall be developed strictly as a **low-medium density** housing development, of mainly medium-large houses on generous sites (**not exceeding 10/ha**). Apartments shall not be considered in this zone. Higher density mixed use development shall be considered on lands designated TC in the action area*". Therefore it is clear that it is the intention that these lands are to be development for lower density type development. These lands are sloping, bisected by a river and contain a significant number of mature and valuable trees and are considered more suitable for a lower density, high quality type development, which is needed in this settlement in order to provide a counter balance the higher density development that has occurred / is planned to occur elsewhere in the settlement. It is therefore recommended that no change be made to the density proposed for this land.

Manager's recommendation

Make the following amendment to the LAP:-

Amend AA3 as follows (omitted text in blue strikeout and new text in red):-

AA3

This action area is located on the east side of the Main Street, mainly following the

river valley, in the townland of Kilmacullagh, as shown on Map 1. This action area measures c. 5ha and includes residential (c. 4.3ha) and town centre (0.7ha) zonings.

This action area shall be developed as a town centre, residential and public open space zone in accordance with the following criteria:-

- Vehicular access shall be provided from the Main Street to the west of the action area, with pedestrian access being provided on the north and south sides to the R772 and Kilcoole Road (if possible)
- Lands zoned ~~R3~~ R2 in the action area shall be developed strictly as a low-medium density housing development, of mainly medium-large houses on generous sites (not exceeding 10/ha). Apartments shall not be considered in this zone. Higher density mixed use development shall be considered on lands designated TC in the action area.
- A public riverine park shall be provided from the bridge at Main Street, linking to the R772 at the northern side of the action area and to the Kilcoole road to the south (if possible). This public park shall be designated a public park, not exclusive to the residents of the development and shall be maintained open at all times. Suitable pathways and lighting / furniture shall be provided by the developer
- Dwellings shall be positioned and orientated to provide maximum passive surveillance of the new park
- Any development proposals shall include suitable proposals for the redevelopment of the old mill **and a range of uses other than residential use shall be permissible for this structure (generally those uses allowable in the TC zone), subject to the normal planning controls**
- Any development proposals shall have regard to the setting and curtilage of Valle Pacis, a protected structure

No. 7

BBA Architecture

1. The objective restricting the maximum size of any estate to 100 units / 200 apartments is unduly restrictive and it is suggested that the number be increased to 300 houses or apartments or both. It is put forward that there are other means of creating 'sense of place' apart for the number of units in an estate. This restriction could also result in an oversupply of crèche facilities if one were required to be provided in every estate
2. There is an error in the land-use matrix stating that residential development is "not normally permitted" in the Town Centre zone.
3. Clarification is requested regarding the N11 buffer zone which is 100m for residential development and 20m for employment development

Manager's response

1. The number 100 houses / 200 apartments was derived after undertaking review of new estates and large developments in the area. It is considered reasonable and any number of above this has tended to result in excessively large, monotonous and repetitious developments with no sense of identity. There appears to be an unwillingness or inability of the part of designers / developers to alternative design, materials, height and layout to provide for visual diversity in housing

areas, and market demand for standard houses is often cited as the reason. It is considered that this objective will require developers to be more imaginative in the designs and layout and foster strong new communities with a sense of identity. The requirement that no estate be larger than 100 houses / 200 apartments does not impact on the application of childcare policy. If a developer proposes a larger scale development of say 500 units, 1-2 larger crèches will still be considered as compliant with the childcare policies. The only difference is that the 500 units must be broken up into a number of district estates.

In light of this submission and a number of following submissions, it is recommended that the wording of this policy be slightly altered to make it clearer.

2. This error is noted. The matrix will be amended to make residential development "permissible" in the TC zone
3. This is correct. The 100m buffer is shown on the plan map for informational purposes only but it will be removed in the final map.

Manager's recommendation

Make the following amendments to the LAP:-

1. Part B, Section 4: Residential development – policies / objectives

Amend 6th bullet point as follows:-

From:-

The maximum size for any single development is 100 houses / 200 apartments and any development larger than this shall be developed as a number of separate 'estates' with materially different house types, sizes and appearance

To: -

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

2. Correct matrix in part B, p20 so that 'residential' is 'permissible' (Y) in the TC zone
3. Omit 100m buffer from final map

No. 8

Bishop, Craig (Dr)

1. The planned growth of the town to 6,000 is excessive and does not consist in environmentally sustainable development
2. The plan should address the issue of CO2 emissions
3. A SEA should have been carried out given the growth levels anticipated, the impact of sewage discharge to watercourse and the short supply of water from Vartry
4. The plan does not address 'social balance' given the growth levels anticipated, the required expansion in school places necessitated, the location of new playing pitches, the development of new houses on the outside of the 'ring road' and the lack of non-cart transport modes
5. Excessive employment zoning is proposed in the draft LAP and no cognisance

- has been taken of the Employment Zone in Kilpedder
6. Supports the proposed new zoning AA3 and the aim to provide parks along river courses

Manager's response

1. The population target of 6,000 is set out in the County Development Plan 2004. This target was adopted by the elected members of Wicklow County Council having regard to the overall settlement strategy for the County and Government and Regional guidelines. The LAP must be in compliance with the County Development Plan. Obviously population growth will only occur when development occurs, and the location and timing of development is influenced by the market. The purpose of the plan is to put in place a framework for the growth of the town up to 6,000 along with the necessary infrastructure and social / community services that would be required for a population of this size
2. As set out above, this issue is more appropriately addressed in the County Development Plan and Building Regulations.
3. The reasons for not carrying out a SEA are set out in Part A of the plan.
4. The rationale for the quantum and location of community / social / open space zoning is set out in Part A of the plan and are in accordance with (a) Department of Education guidelines for schools, (b) the adopted open space and recreation policy of the Council. While new playing pitches are proposed in AA2 at Garden Village, active open space and park land is also designated in AA1 and AA5. It is considered the numerous opportunities have been proposed, in proximity to residential areas, for play areas. The zoning of land on either side of the western ring road is considered a more sustainable and efficient use of the investment in the road infrastructure.
5. The rationale for employment zoning is set out in Part A of the plan. More employment land is zoned than it considered necessary for the needs of the town alone in order to allow for 'market factor'. As set out above in response to Submission No. 2, it is recommended that a new provision be added to the plan to control excessive employment development
The employment zone in Kilpedder (Map 16C of the County Development Plan 2004) is not located in Newtownmountkennedy and was never intended to be the location for all employment for this town.

Manager's recommendation

Make the following amendment to the LAP:-

Part B, Section 5: Employment – policies / objectives

add new bullet point

- Notwithstanding the zoning of land for employment purposes, the Development Management process shall monitor the granting of permission on employment lands, and shall phase and restrict, where necessary, the granting of employment planning permissions to ensure that such development is sustainable and meets the needs of the area

Submission no. 9 (mapped)
Bourke, Richard
This submission relates to AA5. AA5 measures 10.8ha comprising 5.8ha R2, 3.1ha AOS and 1.9ha OS. It is requested that the AOS area be amended to R2. It is put forward that area is not required by the expansion of the GAA.
Manager's Response
<ol style="list-style-type: none"> 1. The population projections set out in the draft plan (which accord with the County Development Plan 2004) and the calculation of required land zoning are set out in Section 7 of Part A of the draft plan. The quantity of zoned land required takes into account the 2006 census population, permissions granted and constructed since 2006 and existing permissions, which have yet to begin construction. These sections clearly set out the process under which it was determined what land requirements were needed in order to accommodate the projected population in 2016. The calculations also provide for an "excess factor" and substantial "headroom", given the strategic location of the settlement of Newtownmountkennedy, its designation as a Moderate Growth Town in the Regional Planning Guidelines and the demand for housing. The draft plan has proposed new residential zoning on the basis of the need identified by these calculations. No further residential zoning is required to meet the current populations targets and the excessive zoning of land may lead to population targets being exceeded, to the overall detriment of the settlement. 2. The AOS zone in AA5 was not proposed for zoning solely for the purpose of expansion of the GAA. Its location adjacent to the existing GAA and its topography would appear to render it suitable for such usage; however, the zone would be suitable for any sporting group. Sufficient AOS is required to be maintained in the plan for the needs of future residents. The OS zone already provided for in AA5 is a rocky escarpment that it not suitable for intensified amenity use
Managers Recommendation
No change to LAP

Submission no. 10 (mapped)
Burke, William
This submission relates to lands measuring c. 6ha on the Roundwood Road, outside of the proposed plan boundary. It is requested that these lands be zoned for health care / continuing care community campus which includes a nursing home, sheltered units for the active aged, independent and assisted living units and community facilities including recreational and exercise facilities, dining, library and shops, medical therapy, health and beauty facilities and outdoor landscaped area. It is indicated that up to 200 living units could be provided
Manager's Response
<ol style="list-style-type: none"> 1. The site in question is currently zoned 'Integrated tourism, leisure and recreational complex' Map 32, County Development Plan 2004. Permission has already been granted on this land to Norpark Ltd and this particular site includes part of the permitted Golf course. This application is currently going through the pre-development compliance system and preparatory works have already been undertaken on foot of the permission granted. Therefore to consider this zoning would (a) be in conflict with the County Development Plan and (b) be in conflict

with the existing permission and therefore cannot be considered.

2. While it is noted that this type of accommodation is different from 'normal' family type housing estates, such a development would also contribute to population growth in the town. The population projections set out in the draft plan (which accord with the County Development Plan 2004) and the calculation of required land zoning are set out in Section 7 of Part A of the draft plan. The quantity of zoned land required takes into account the 2006 census population, permissions granted and constructed since 2006 and existing permissions, which have yet to begin construction. These sections clearly set out the process under which it was determined what land requirements were needed in order to accommodate the projected population in 2016. The calculations also provide for an "excess factor" and substantial "headroom", given the strategic location of the settlement of Newtownmountkennedy, its designation as a Moderate Growth Town in the Regional Planning Guidelines and the demand for housing. The draft plan has proposed new residential zoning on the basis of the need identified by these calculations. No further residential zoning is required to meet the current populations targets and the excessive zoning of land may lead to population targets being exceeded, to the overall detriment of the settlement.

Managers Recommendation

No change to LAP

Submission no. 11

Byrne, Niall on behalf of Killadreenan Residents Association

1. The Killadreenan Residents Association is opposed to the zoning of any additional employment lands to the south of the settlement
2. The LAP has made no provisions for recycling facilities.
3. Major residential developments should be preceded by a northern link road on to the N11 to avoid traffic chaos.
4. Additional thought is required in relation to the provision of town car parking spaces
5. The town requires an open space area for all ages, preferably not beside a river
6. The provision of a playground and library close by each other should be a precondition of TC development.

Manager's Response

1. Some expansion of employment zoning is proposed in the draft plan, but this expansion is only to accommodate existing developments / permitted developments.
2. This is not a matter that the plan addresses, as it is more appropriately addressed by the Environment Section of the Council and new developments. Recycling facilities are generally open for consideration in any land use zone and where a need is identified, such facilities can either be required of developers or provided by the Council
3. The link road is included in the plan as an objective.
4. On-street car parking has recently been formalised on the Main Street. New developments will be required to provide on-site car parking for the use of residents and users of their development, for example, the new town centre development includes a large underground car park adjacent to the retail area and a large surface car park adjacent to the hotel.

<p>5. A large town park is required to be provided in AA1 and permission has in fact been granted for same (application currently on appeal). This park is centrally located and will, if permitted, contain a wide range of facilities ranging for active playing fields to playgrounds and more informal walks.</p> <p>6. Playgrounds are required to be provided in AA1, AA2 and in the R3 zone at Springmount. The library is likely to be constructed on the Main Street.</p>
Managers Recommendation
No change to LAP

Submission no. 12 (mapped)
Byrne Paul & Margaret
<p>This submission relates to a landholding of c. 37ha on the southern side of the settlement in the townlands of Trudder and Killadreenan. The lands adjoin the R772 on the east side (south of the existing Moneycarroll employment area) and adjoin local road L-1051 (that serving the GAA) to the west.</p> <p>In the draft LAP, the following zones are proposed for this land</p> <ul style="list-style-type: none"> - 0.75ha CE (southern part of future secondary school site) - 3.6ha AOS (north-east of GAA) - 3.2ha E (Castlebrook furniture site) - 29.5ha AG (remainder) - <p>1. It is requested these land be rezoned as follows</p> <p>(a) AOS zone (c. 3.6ha) to be zoned R2</p> <p>(b) c. 2.5ha AG to be zoned AOS (to south-east of GAA)</p> <p>(c) c. 2.25ha AG to be zoned RE (along R772) along with 0.3ha of OS at same location</p> <p>Therefore in total, the proposals would entail 5.85ha of new residential zoning, 0.3ha of new OS zoning and a loss of 1.1ha of AOS zoning.</p> <p>It is put forward that the housing calculations in the draft plan are very conservative and that a higher headroom and excess factor should be employed. This would allow for the proposed rezonings, without breaching population targets.</p> <p>2. It is also requested that the plan clarifies that SS9 housing is allowed in the AG zone</p>

Manager's Response
<p>1. The population projections set out in the draft plan (which accord with the County Development Plan 2004) and the calculation of required land zoning are set out in Section 7 of Part A of the draft plan. The quantity of zoned land required takes into account the 2006 census population, permissions granted and constructed since 2006 and existing permissions, which have yet to begin construction. These sections clearly set out the process under which it was determined what land requirements were needed in order to accommodate the projected population in 2016. The calculations also provide for an "excess factor" and substantial "headroom", given the strategic location of the settlement of Newtownmountkennedy, its designation as a Moderate Growth Town in the Regional Planning Guidelines and the demand for housing. The 'excess factor' of 6% applied is considered appropriate to the characteristics of Newtownmountkennedy, which would have very limited unoccupied housing stock, either second homes or 'pieds à terre' and until recently, very few vacant units due to</p>

market frictional factors. The draft plan has proposed new residential zoning on the basis of the need identified by these calculations. No further residential zoning is required to meet the current populations targets and the excessive zoning of land may lead to population targets being exceeded, to the overall detriment of the settlement.

New residential zoning shall have regard to the following spatial criteria:-

- Unzoned lands closest to the existing town centre shall be considered first for new zoning (the 'town centre' being taken as the RC church). Within this context the choice of zoned land will be informed by the natural topography of the town, in particular the escarpment to the east of the river, as this effectively blocks direct pedestrian linkages to the town centre. This features results in the town being almost invisible from the N11. New zoning shall not extend the town into this higher land.
- Lands adjacent to community and social infrastructure such as school and open space sites / zones
- Lands zoned AGR in the 2002 LAP, along with other lands that fit in with these above criteria, shall then be considered

The lands that are the subject of this submission are not considered to accord with these criteria and would lead to an excessive spread of the settlement on its southern side

2. The Manager recommends against the reduction in AOS, which is required to meet the needs of existing and future residents. AOS requires to be located close to residential areas, in order to ensure reduce car-based travel and to provide visual breaks in the 'urban' part of the town.

3. In accordance with the County Development Plan, Policy SS9 applies to rural areas, which includes all lands designated AG in this plan.

Managers Recommendation

Make the following amendment to the LAP:-

Insert footnote in the land-use matrix on p17 of Part B of the plan, making clear that 'residential' development in AG zones is permissible only in the context of Policy SS9 of the County Settlement Strategy

Submission no. 13 (mapped)

Mr. Foley, T.J.

This submission relates to two sites

Site A

This site is located at Kilmacullagh and measures c. 5ha (on the Kilcoole Road). This site is proposed for AOS zoning. It is requested that this site should be zoned for residential development. It is put forward that there is no justification for this AOS zoning, given the Councils own Open Space Policy, other AOS zones proposed and other areas of open space not considered in calculations at Garden Village, Rossmore and Season Park. It is requested that this land be zoned for R use, in conjunction with AA3 which should be expanded to include this land and another parcel of c. 2.25ha to the east of AA3. It is indicated that a new link road could be facilitated from the R772 north of the town and the Kilcoole Road.

Site B

This site is located in Moneycarroll, on the south side of the newly constructed link road. This site is zoned CE and measures 5.5ha, of which Mr. Foley owns c. 4.84ha. It is requested that the size of the CE zone be reduced to c. 4ha to reflect the fact that demand will not exist for an 800 pupils school or an additional 16-classroom primary school. It is requested that the left over land after this reduction be zoned R1

Manager's Response

1. Part A of the draft identified a need for c. 6ha of additional AOS in the settlement. However, a total of 21.5ha was proposed for AOS zoning in the draft plan, in order to ensure that sites were marked for the longer term and to ensure delivery of sites. However, it is agreed that there is no necessity for this additional 5ha site on the Kilcoole road, being peripheral to the settlement, on a poorly aligned stretch of road, with poor linkages back to the town. It is recommended that this AOS zone return to the existing AG zoning
2. The population projections set out in the draft plan (which accord with the County Development Plan 2004) and the calculation of required land zoning are set out in Section 7 of Part A of the draft plan. The quantity of zoned land required takes into account the 2006 census population, permissions granted and constructed since 2006 and existing permissions, which have yet to begin construction. These sections clearly set out the process under which it was determined what land requirements were needed in order to accommodate the projected population in 2016. The calculations also provide for an "excess factor" and substantial "headroom", given the strategic location of the settlement of Newtownmountkennedy, its designation as a Moderate Growth Town in the Regional Planning Guidelines and the demand for housing. The draft plan has proposed new residential zoning on the basis of the need identified by these calculations. No further residential zoning is required to meet the current populations targets and the excessive zoning of land may lead to population targets being exceeded, to the overall detriment of the settlement.

New residential zoning shall have regard to the following spatial criteria:-

- Unzoned lands closest to the existing town centre shall be considered first for new zoning (the 'town centre' being taken as the RC church). Within this context the choice of zoned land will be informed by the natural topography of the town, in particular the escarpment to the east of the river, as this effectively blocks direct pedestrian linkages to the town centre. This features results in the town being almost invisible from the N11. New zoning shall not extend the town into this higher land.
- Lands adjacent to community and social infrastructure such as school and open space sites / zones
- Lands zoned AGR in the 2002 LAP, along with other lands that fit in with these above criteria, shall then be considered

The lands that are the subject of this submission were assessed for development potential at pre-draft stage and were rejected on the basis of (a) visual impact, being located above and to the east of the hill ridge that encloses Newtownmountkennedy on the eastern side, (b) the lack of connectivity to the town centre, there being no footpaths along the Kilcoole Road, (c) the poor alignment of the Kilcoole Road at this location (this site was assessed by Council road engineers and it was deemed unlikely that a safe entrance could be provided on the Kilcoole Road), (d) development at this location would lead to the undesirable spread of the settlement on its eastern side and may set a precedent for

- future development between the town centre and N11
3. The link road proposed but would not be possible to realise due to the alignment of the existing public roads at either end.
 4. The Department of Education recommends that 3.7ha is site size required for a 500 pupils secondary school. If the populations of Newtownmountkennedy, Kilcoole, Newcastle and surrounding areas meet the populations targets set out in the County Development Plan 2004, a new school will be required in Newtownmountkennedy. Furthermore, the calculations set out in Part A of the draft plan show that it would be prudent to reserve sufficient land for 40 primary classrooms. There is sufficient land zoned in AA1 to expand the existing 16-classroom school to 32 classrooms and therefore a need for one additional 8-classroom school may arise. The desirability of having such a large primary school in AA1 is also questionable, particular given that the majority of primary school going children travel to school by car potentially leading to hazardous traffic volumes and movements at certain times of the day. An 8-16 classroom school would require a site of c. 1-1.2ha. Combined with the secondary school site in a campus type development, it is recommended that an area of c. 5ha is maintained. If the zoning were reduced the existing field boundaries, this would result in CE zoning of c. 4.8ha. This is considered a reasonable approach. The lands that constitute the southern part of this zone as set out in the draft shall revert to AG use.
 5. As set out above, there is no rationale for increasing the amount of residential zoned land in the settlement

Managers Recommendation

Make the following amendments to the LAP:-

1. Map 1 – change AOS zone at Kilmacullagh to AG
2. Amend Part A: 8 – Social & community infrastructure – “*Play*” as follows (omitted text in blue strikeout and new text in red):-
Zoning: There is a shortfall of approximately 3.1ha of open space for the target population of 6,000 (or 6.3ha for wider catchment). This shortfall will be felt most around the periphery of the town, where quick, safe pedestrian access to the community centre / AA1 / town centre park lands may not be available. In order to ensure the delivery of public open spaces, it is considered that areas of new residential / employment development should generally be tied with new areas of public open space by way of new Action Plans, namely at AA2 and AA5, which between them could provide up to 13ha. It is also considered that additional land is required to be zoned adjacent to the GAA club for possible future expansion (c. 3.5ha) ~~and to the immediate east of the town centre (c. 5ha), for other sports clubs.~~ It will be an objective of this plan to ensure lands are reserved either side of the main river (and associated tributaries) for a riverine linear park
3. Map 1 – amend boundaries of CE zone
4. Amend Part A: 8 – Social & community infrastructure – “*Education*” as follows (omitted text in blue strikeout and new text in red):-
Zoning: The current Newtownmountkennedy Local Area Plan has designated land (c. 4ha) for *Community & Education Use* directly adjacent to the existing primary schools. The agreed Action Area Plan for the 2002 LAP Z1 area allows

for the exact configuration and layout of this zoned land to be altered to suit the needs of the school, subject to the area devoted to school use not being reduced. This zoning maintains opportunities for the existing school to enlarge to 32 classrooms if this is the option pursued.

It is considered necessary to designate an additional site of 1.2ha for another primary school to the south of the settlement in Moneycarroll, an area of past and future housing growth. There is already 3.85ha of land zoned C&E in Moneycarroll, which does not meet minimum size recommended for a secondary school as per Department of Education guidelines (~~4.3ha~~ 3.7ha). In order to ensure that this zoning could accommodate both a primary and secondary school, this zoning shall be enlarged to ~~5.5ha~~ 4.7ha in total

Submission no. 14 (mapped)

Hampton Properties (Bernard Burke & George McGarry)

This submission relates to AA4. This action area is proposed for E zoning (in the 2002 LAP, this land was zoned U- utilities, H – hotel and AG1)

1. Request that the existing planning permission for a petrol filling station be recognised in the permitted uses for AA4.
2. Request that the reference to the proposed landmark building to the northern section of AA4 be removed as existing infrastructure in this area i.e water mains and transmission lines run through this section of the site.
3. Contend that the 100m buffer zone from the N11 should only apply to residential development and that a reduced buffer of 20m be applied for employment purposes. Request that this be stated in the plan as the lands within AA4 if developed in accordance with this 100m buffer and the necessary buffer required for transmission lines would be reduced to 0.98ha of development land.

Manager's Response

1. The zoning matrix set out in Part B: Section 12 of the draft plan indicates that the provision of a petrol filling station is “Not Normally Permitted” but in certain circumstances may be considered to be acceptable. Given the fact that an existing permission exists for petrol filling on these lands and that employment land are generally considered suitable for such development, it is considered reasonable to amend the matrix to make petrol stations ‘Y’ – “permissible”
2. This issue has been noted, however the objective included in Action Area 4 states that the provision of a landmark building of high architectural quality should be located at the ‘northern’ section of the site does not mean that this development must be located on the northern boundary of the site where the land may not be developable but that the northernmost building on the site i.e. the first building that one encounters when entering Newtownmountkennedy at this location, is a building of the highest quality design that makes a statement about the town.
3. It is correct that the set back for employment development is 20m not 100m (as per Chapter 9, Section 6.1.6. of the County Development Plan 2004). The 100m set back only applies to residential development. The 100m buffer is shown on the plan map for informational purposes only but it will be removed in the final map.

Managers Recommendation

Make the following amendments to the LAP:-

1. Amend the land-use matrix on p20, Part B of the plan to allow ‘petrol stations’ in

E zone
2. Omit 100m buffer from final map

Submission no. 15 (mapped)

Kinaeda Ltd

<p>This submissions refers to two no. parcels of land located at Seasonpark and Monalin: Area 1 – located with AA1, zoned R2 in draft plan (zoned AGR in 2002 plan) Area 2 – located within draft LAP boundary, but outside AA1, proposed for AG zoning (zoned AGR in 2002 plan)</p>
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| <ol style="list-style-type: none"> 1. Requested that the AG lands should be zoned for residential purposes (R1) in keeping with the adjoining lands. 2. Requested that the R2 lands be rezoned R1 to allow for higher densities 3. Highlight the fact that the zoning matrix indicates that residential development is 'not permitted' within the town centre. Propose that the zoning matrix be amended appropriately. 4. Consider that the objective set out in Section 4 of the LAP which relates to maximum size of individual developments is inappropriate and should be replaced with the term "character areas" as set out in the sustainable residential development in Urban Areas: Draft Guidelines and associated Urban Design Manual. Propose that Action Area 1 objectives as set out in the plan be amended to also refer to "character areas" as set out above in place of the current wording. It is put forward that the wording of this restriction is also contradictory, as it requires 'materially different' house designs within an overall 'unified theme'. |
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Manager's Response

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| <ol style="list-style-type: none"> 1. The population projections set out in the draft plan (which accord with the County Development Plan 2004) and the calculation of required land zoning are set out in Section 7 of Part A of the draft plan. The quantity of zoned land required takes into account the 2006 census population, permissions granted and constructed since 2006 and existing permissions, which have yet to begin construction. These sections clearly set out the process under which it was determined what land requirements were needed in order to accommodate the projected population in 2016. The calculations also provide for an "excess factor" and substantial "headroom", given the strategic location of the settlement of Newtownmountkennedy, its designation as a Moderate Growth Town in the Regional Planning Guidelines and the demand for housing. The draft plan has proposed new residential zoning on the basis of the need identified by these calculations. No further residential zoning is required to meet the current populations targets and the excessive zoning of land may lead to population targets being exceeded, to the overall detriment of the settlement. 2. The suitable densities for proposed new zoned land was determined on the basis of location and suitability. These lands are located at the far western fringe of the settlement, bounding undeveloped agricultural lands and lower density development is considered the most appropriate to allow for a suitable transition from the rural to the urban area. This method has been employed in the previous plan and in other plans and accords with Government guidelines ("Sustainable residential development in Urban Areas: Consultation draft guidelines for planning authorities" (Feb 2008) "<i>Offering alternatives to urban generated housing: In some limited circumstances, notably where pressure for development</i> |
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of single homes in rural areas is high, proposals for lower densities of development may be considered acceptable at locations on serviced land within the environs of the town or village in order to offer people, who would otherwise seek to develop a house in an unserviced rural area, the option to develop in a small town or village where services are available and within walking and cycling distance". p38

3. This error is noted. The matrix will be amended to make residential development "permissible" in the TC zone
4. The number 100 houses / 200 apartments was derived after undertaking review of new estates and large developments in the area. It is considered reasonable and any number of above this has tended to result in excessively large, monotonous and repetitious developments with no sense of identity. There appears to be an unwillingness or inability of the part of designers / developers to alternative design, materials, height and layout to provide for visual diversity in housing areas, and market demand for standard houses is often cited as the reason. It is considered that this objective will require developers to be more imaginative in the designs and layout and foster strong new communities with a sense of identity.

Managers Recommendation

Make the following amendment to the LAP:-

1. Correct matrix in Part B, p20 so that 'residential' is 'permissible' (Y) in the TC zone

2. Part B, Section 4: Residential development – policies / objectives

Amend 6th bullet point as follows:-

From:-

The maximum size for any single development is 100 houses / 200 apartments and any development larger than this shall be developed as a number of separate 'estates' with materially different house types, sizes and appearance

To: -

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

Submission no. 16

Kirwan Jonathan

This submission relates to the density of lands within the town centre and the provision of an R3 zoning on the edge of the town centre. Put forward that providing higher density zonings on edge of centre lands, which exceed that allowable within the town centre is not sensible or sustainable.

Manager's Response

As set out on p14 of Part A of the draft plan, a density of 40/ha is assumed on TC zoned lands; however, the plan sets no density limit on TC zoned lands as the densities achievable on an TC site will be determined by adherence to plot ratio, site coverage, height, car parking and open standards (as set out in the County Development Plan). The R3 zone allows for 28/ha.

Managers Recommendation

No change to LAP

Submission no. 17 (mapped)**McDonagh, Brian, Maurice & Ken**

This submission refers to the lands zoned for employment purposes between Kilpedder and Newtownmountkennedy (Map 16C, County Development Plan 2004)

It is stated that the landowners have serious concerns in relation to the draft plan for the following reasons:-

1. Contend that the draft LAP is inconsistent with the Wicklow County Development Plan and therefore is contrary to Section 19 (2) (a) of the Planning & Development Act 2000.
2. Contend that the plan in zoning lands for employment highlighted AA2 & AA4 and ignoring the existing lands zoned to the north of the plan boundary is *ultra vires* and given the fact that the subject lands were purchased by the current landowners with a reasonable expectation for development the lands zoned for employment purposes within AA2 and AA4 should be removed.

Manager's Response

1. The employment zoning in question forms part of the County Development Plan 2004. It is a 'stand alone' zoning not related to any settlement, being located outside of the adopted boundaries of Newtownmountkennedy or Kilpedder. While the 2002 LAP makes reference to this zoning, it at no time formed part of the Newtownmountkennedy LAP and does not form part of the draft LAP. Therefore there is no inconsistency with the County Development Plan 2004.
2. Lands are proposed for zoning within the boundaries of the Newtownmountkennedy draft LAP on the basis of the calculations and rationale set out in Part A of the plan and are based on the needs of the population of that settlement. It is considered unsustainable to direct all future employment to a location outside of the town boundaries.

Managers Recommendation

No change to LAP

Submission no. 18 (mapped)**McDonagh, Brian, Maurice & Ken**

This submission refers to the same lands described under Submission No. 17 above,

1. It is contended that the subject lands to the north of the plan boundary zoned under the 1999 County Development Plan for employment purposes should be included within the plan boundary. The submission sets out the background behind the zoning of the subject lands and provides details of why they should be included within the plan boundary.
2. It is contended that the employment lands within Action Area 2 should be omitted from the plan as the existing zoned lands as mentioned in 1 above are sufficient to meet the employment needs of the Newtownmountkennedy projected population. Contend that zoning these lands is contrary to the provision of the County Development Plan Wicklow County Development Plan and therefore is contrary

to section 19 (2) (a) of the Planning and Development Act 2000.
Manager's Response
These points are addressed under Submission No. 17 above
Managers Recommendation
No change to LAP

Submission no. 19
Molloy, Gary
<p>This submission relates to a number of issues in the draft plan:</p> <ol style="list-style-type: none"> 1. Population - considers that Newtownmountkennedy requires a large increase in population in order to create and impetus to regenerate, create local demand for goods and services etc 2. Development contributions should be ring fenced and used for the benefit and improvement of the local area 3. Employment: Traffic implications of new and existing employment land need to be taken into consideration. Town centre business with demand for large vehicles should be relocated 4. Transportation & traffic: The new junction at the Moneycarroll link road / R772 is hazardous due to new railings constructed at the new business park 5. Retailing: Emphasises the need for increased retailing facilities in order to prevent leakage into other areas. 6. Community: Additional community facilities are required (e.g. playing pitches) and ease of access. The CE zoned lands south of Rossmore should be encouraged to be used a playing field until it is need for Educational uses. 7. Green amenity: The walk in the forest at Season Park should be publicised 8. Infrastructure: Need for increased infrastructure and pedestrian connectivity within the plan area. Need for more cycle routes. Need for speed ramps on Moneycarroll link road and Main Street. Need for designated car parking on the Main Street. 9. Heritage/tourism: The plan should include objectives which highlight and promote history of the town. 10. Visual Appearance: The plan should encourage the redevelopment and refurbishment of existing buildings, which are in poor repair. The appearance of the Local Authority housing on the Roundwood Road should be addressed. The litter problem needs to be addressed. New footpaths should have a co-ordinated design / finish. Signage needs to be addressed 11. Information: A more co-ordinated approach to delivery of information about planning issues is needed
Manager's Response
<ol style="list-style-type: none"> 1. Noted 2. The contributions received from developments within the Newtownmountkennedy area are added to the capital expenditure required for Roads, Transportation, Environmental & Community facility infrastructure throughout the County, as is the case with contributions received from developments in other areas. This policy was adopted by the Wicklow County Councils Development Contributions Scheme in December 2005 and crafted by virtue of it powers under Section 48(1) of the Planning & Development Act 2000. 3. One of the principle considerations in the zoning of new employment lands is

accessibility from the town centre / residential areas and access to the regional and national road network. Existing and proposed employment zones all have good access to these roads without needing to use the Main Street for access. The relocation of existing businesses is outside of the remit of a land-use plan – the plan sets a framework for this to occur if desired through the zoning of appropriate lands. Where it is considered that a proposed development will have traffic implications for the area a Traffic Impact Assessment will be required to be submitted demonstrating how these concerns can be addressed.

4. The point raised are noted and will be brought to the attention of the Area Engineer and planning enforcement
5. Noted.
6. The plan makes provision for considerable community and open space zones. The plan in itself has no role in the delivery of these facilities; again its set the framework for sports and community groups to expand existing facilities / provide new facilities. The land-use zoning matrix of the draft plan allows for sport use of land south of Rossmore (zoned CE)
7. Noted. The draft plan has emphasised this walk and the Local Authority has invested in the improvement of this walk. (Part B – Heritage: policies & objectives: *“To promote and facilitate the development of a riverine nature walk / trail through Coillte and Wicklow County Council lands (zoned F-Forestry), through AA1 and the new town centre development, through proposed AA3 and onto the N11 as shown on Map 1”*)
8. Noted. Traffic management and safety issues are addressed by the Area Engineer and though the development management process.
9. It is a stated objective of the plan to “protect Newtownmountkennedy’s natural and built environment”, which includes all building and features of historical interest. The plan has no role in the promotion of tourism / history; however, the County Tourism Board (under the aegis of the County Council) is active in this area.
10. The points raised are noted. The plan sets out a number of polices / objectives in order to improve the visual appearance of the town, namely:
 - the new western distributor road and new zoning of land at AA1 and AA5 will present an improved appearance at this entrance to the town. The Local Authority has a programme refurbishment and improvement of the local authority estate at Mountain View
 - Part B, Section 6: “Town Centre” includes the following polices / objectives: *New developments, including the refurbishment of buildings, shall be cognisant of the existing Georgian character and streetscape in terms of massing, rhythm, materials and finishes. In particular, brick finishes on the Main Street shall not be permitted*
Any new developments along the Main Street shall include the refurbishment of existing footpaths, street furniture and street lighting which shall conform with an agreed design theme
11. Information is disseminated about planning matters in the variety of formats including newspaper notes, site notices, the public counter and the website.

Managers Recommendation

No change to plan

Submission no. 20
Newtown F.C.
<p>This submission emphasises the needs of the club in order to provide for the existing and projected population of the area. This submission states that following:</p> <ol style="list-style-type: none"> 1. The club requires a minimum of 5ha for the development of pitches in close proximity to the town centre. 2. This land should be located in one single lot and ideally owned by Wicklow County Council in order to allow for a lease back to the club. 3. Consider that the impact of AOS within Action Area 2 while welcomed would impact negatively on the existing woodland in this area and may not be suitable.
Manager's Response
<p>The contents of this submission have been noted. The draft plan currently proposes a total of c. 21.5ha for AOS (which is recommended be reduced to 16.5ha in this report on foot of Submission No. 14). This is still over and above the amount recommended in the Council adopted Active Open Space policy.</p> <p>The lands designated in AA1 and AA2 both exceed 5ha and would therefore appear suitable to meet the clubs needs. While a land-use plan cannot designate lands for specific clubs, the plan does facilitate the provision of public playing pitches through the use of Action Area Plans thereby allowing local clubs the opportunity to locate on these lands.</p> <p>The County Manager is satisfied that AA2 can be developed for playing pitches without significant loss of natural amenity.</p>
Managers Recommendation
No change to LAP

Submission no. 21
Newtownmountkennedy & District Tidy Towns Association
<p>This submission provides details of the marks received during the 2008 Tidy Town Competition. The submission does not make any specific reference to the plan itself however it is presumed that the areas listed in the Tidy Town Application Form highlight the current situation within the town of Newtownmountkennedy under the headings of the Built Environment, Landscaping, Wildlife and Natural Amenities, Litter Control, Tidiness, Waste Minimisation, Residential Areas, Roads and Streets.</p>
Manager's Response
The contents of this submission have been noted.
Managers Recommendation
No change to LAP

Submission no. 22 (mapped)
Newtownmountkennedy GAA
<p>This submission relates to the existing GAA club grounds located to the south west of the town centre (Ballinahinch). These lands measure c. 5.7 acres / 2.3ha. The club requests that the existing grounds be zoned for employment / retail purposes in order to facilitate the relocation and expansion of the existing club. It is put forward that the current site is too small for expansion to meet the needs of the growing town</p>

population and the site proposed for AOS zoning adjacent to the existing club are not considered ideal. It is indicated that the club plans to relocate to a new 9ha facility on the Norpark (ski slope) site as part of a land swap with Norpark This would be located on the part of the Norpark site designated for a golf club, which is no longer deemed viable. It is considered that the zoning of lands for employment and outlet centre uses will compliment the use of the adjoining lands for leisure activities.

Manager's Response

This submission has been noted, however it is considered that the draft plan has zoned sufficient lands in close proximity to the existing club grounds, which are physically capable of accommodating the clubs future expansion without the necessity to relocate. It is not made clear what the issues in relation to the use of this land would be, considering that AA5 cannot be developed without the provision of c. 3ha of AOS. It is therefore not recommended that the subject lands be re-zoned for employment and outlet centre uses.

It should be noted that no permission has been granted not any application lodged for the change of use of the Norpark golf club to a GAA facility. The permission for this facility was on the basis on an 'integrated' tourism facility and it is not evident how a GAA facility would comply with this zoning requirement

Managers Recommendation

No change to LAP

Submission no. 23 (mapped)

Norpark Developments Ltd

This submission relates to the lands zoned for integrated Tourism, Leisure and Recreational uses to the south west of the town centre. This submission proposes that the subject lands be included within the Town Development Boundary as this may ease any issues with gaining planning permission in the future.

Manager's Response

These lands are zoned in the County Development Plan 2004. The inclusion of these lands in the LAP boundary would no way alter the zoning (which can only be altered through the County Development Plan variation / review process) and would in no way impact on the future success of any planning application. This development was not in any way linked with its proximity to Newtownmountkennedy, rather the basis for the zoning was the existence of a tourism facility already at this location (Model World)

Managers Recommendation

No change to LAP

Submission no. 24 (mapped)

Ogilvy-Watson, Donald

This submission relates to lands located to the immediate west of Action Area 1. This submission proposes that the a small section of the landholding (c. 1.3ha) be zoned for low density residential as it would be effectively cut off by zoned land from the remainder of the farm and no viable agricultural use would be possible.

Manager's Response

This submission has been noted however the population projections set out in the draft plan (which accord with the County Development Plan 2004) and the calculation

of required land zoning are set out in Section 7 of Part A of the draft plan. The quantity of zoned land required takes into account the 2006 census population, permissions granted and constructed since 2006 and existing permissions, which have yet to begin construction. These sections clearly set out the process under which it was determined what land requirements were needed in order to accommodate the projected population in 2016. The calculations also provide for an “excess factor” and substantial “headroom”, given the strategic location of the settlement of Newtownmountkennedy, its designation as a Moderate Growth Town in the Regional Planning Guidelines and the demand for housing. The draft plan has proposed new residential zoning on the basis of the need identified by these calculations. No further residential zoning is required to meet the current populations targets and the excessive zoning of land may lead to population targets being exceeded, to the overall detriment of the settlement.

Furthermore, the zoning of this small piece of land would lead to piecemeal, haphazard form of development, which would be dislocated from the wider development zone of AA1.

It should be further noted that this piece of this holding has been ‘separated’ from the main farm to the south since the adoption of the 2002 LAP.

Managers Recommendation

No change to LAP

Submission no. 25

O'Rourke, Mona

1. The Newtownmountkennedy – Kilcoole Road is not capable of accommodating the increase in traffic that will result from its connection to the Garden Village interchange via the new road in AA2
2. There is no need for additional employment zoning in the Garden Village area, particularly given the existing employment zone to the north of Newtownmountkennedy at Kilpedder
3. It is understood that the County Development Plan requires a 120m set back of all development from the N11. This proposed development would therefore materially contravene the County Development Plan

Manager's Response

1. The Newtownmountkennedy – Kilcoole is a lightly trafficked road and is considered by Council engineers to be suitable to absorb any new traffic flows from the N11 to Kilcoole / Newtownmountkennedy resulting from the new road. It should be noted that the new GSAR will absorb the majority of traffic movements between the N11 and Kilcoole and the proposed new road is intended primarily to absorb traffic heading for the southern side of Kilcoole, thus obviating the need to travel through Kilcoole Main Street.
2. This issue has already been addressed in this report, under Submission No.'s 2, 5, 17, 18
3. The County Development Plan 2004 requires a set back of 100m from the N11 generally, with the exemption that a set back of only 20m is required for employment lands (as per Chapter 9, Section 6.1.6. of the County Development Plan 2004).

Managers Recommendation

No change to plan.

Submission no. 26
Profile Properties Ltd
<p>This submission relates to the lands within Action Area 2 and proposes that the amount of lands designated for Employment purposes be increased (the draft plan allows for up to 20ha / 50 acres of employment development)</p> <ol style="list-style-type: none"> 1. Consider that the subject lands are insufficient to allow for the development of a commercially viable business park. 2. It is put forward that the draft plan would only actually allow for 7.3ha of development due to 1.2ha being taken up with the new road and a further 7ha being taken up by the 100m buffer along the N11 3. It is put forward that 66% of all business parks in the region are over 100 acres and 59% of all transactions are for units in excess of 20,000sqft. There are no business parks of this scale south of Sandyford and the fact that Wicklow is lacking in such business parks is impacting on its employment levels and commuting. 4. Contend that the provision of Active Open Space to the east of Action Area 2 is unsuitable given its distance to the town centre / residential areas.
Manager's Response
<ol style="list-style-type: none"> 1. This is not accepted. There are numerous successful business parks in the County and Country that are less than 20ha in size. Examples in the area would include (a) Newtown Business & Enterprise Centre (Moneycarroll) - 3.6ha, (b) Kilcoole Industrial Estate - 11ha, (c) Enterprise Business Park Kilcoole - 3.5ha, (d) Rathnew Industrial Estate - 11ha. 2. The draft plan allow for up to 20ha of employment development. In their pre-draft submission, Profile Properties showed an indicative route for the new road - this is the route shown in the draft plan. The land between this route and the N11 measure c. 18.5ha. to allow for movement in the road when it is fully designed, the plan allows for up to 20ha of employment development on the west side of the new road. A 100m buffer does not exist for employment land (as per Chapter 9, Section 6.1.6. of the County Development Plan 2004) and this 100m buffer was shown for indicative purposes only (and will be omitted from final plan map). The 20m is taken from the edge of surfaced carriageway of the N11 and applying the required 20m set back, a total area of c. 1ha would be 'sterilised'. 3. Newtownmountkennedy is not located suitably close to Dublin to avail of the economies of scale evident in Dublin/M50 business parks. This zoning is intended to provide for employment needs of the immediate vicinity i.e. Newtownmountkennedy, Kilcoole, Newcastle etc and is not proposed as a County or regional facility. Therefore the scale suggested is not warranted. In accordance with the Regional Planning Guidelines for the Greater Dublin Area 2004-2016 and the County Development Plan 2004, such large-scale developments should be located in the Metropolitan or Hinterland growth towns i.e. Bray, Greystones, Wicklow and Arklow and while Newtownmountkennedy is designated a 'moderate growth town', development of scale suggested is not intended for such settlements. 4. AOS zoning has been included in AA2 as (a) the calculations set out in Part A of the plan show the need for additional AOS space in the settlement as whole, (b) the calculations set out in Part A of the plan show a need for c. 16ha of new employment land in the settlement. The plan proposes c. 23ha of new employment zoning in total in order to ensure 'headroom'; therefore remaining serviceable

land would be available in this 'block' for community uses, (c) there is a clear need to provide for services, including AOS, for residents in this 'satellite' area of Newtownmountkennedy, which has been cut off from the town with no services for a considerable time.

Managers Recommendation

No change to LAP

Submission no. 27 (mapped)

Shortt, T & Lacey, R

This submission relates to lands at Kilmacullagh, which is situated to the east of the Newtownmountkennedy town centre and bordering the N11. The subject lands measure c. 10.9ha and are currently zoned for agricultural use in the draft plan.

1. Propose that the subject lands be re-zoned from Agricultural use to allow for a tourist village that will accommodate a mix of development including local tourist office, Bord Failte affiliated guided tour offices, outlet shopping, eco shops, restaurants, local artisan shops and weekly framers markets.
2. Consider that the subject lands are easily accessible and ideally located with the existing N11 buffer on the subject lands being used for car parking for this type of industry.
3. Contend that the proposed development would provide much needed facilities in the area and would not impact negatively on the existing uses within the town centre.

Manager's Response

The Manager's recommends against the proposed zoning for the following reasons:-

1. This land is separated from the core area of the town and would only be accessible by private car. There are no pedestrian or cycle facilities along this road. Therefore this is not considered a sustainable zoning
2. The lands in question are open in the wider landscape from the N11 and form an attractive green buffer zone between the town and the N11. At present, the town is barely visible from the N11, the vast majority of the town being located behind a ridge of hills along the eastern side of the settlement. It is considered that the development of these lands would consist in visual sprawl of the settlement, contrary to the principles of sustainable development as espoused in the Regional Planning Guidelines for the Greater Dublin Area and County Development Plan, which seek to direct development in the core areas of towns, provide for more compact settlements and limit extension into virgin countryside.

Managers Recommendation

No change to LAP

Submission no. 28 (mapped)

Shortt, Tom

This submission relates to lands at Kilmacullagh on the south side of the Newtownmountkennedy – Kilcoole Road, measuring c. 2ha. It is requested that the lands be zoned for residential development (R2 – low to medium density).

Manager's Response

1. The population projections set out in the draft plan (which accord with the County Development Plan 2004) and the calculation of required land zoning are set out in

Section 7 of Part A of the draft plan. The quantity of zoned land required takes into account the 2006 census population, permissions granted and constructed since 2006 and existing permissions, which have yet to begin construction. These sections clearly set out the process under which it was determined what land requirements were needed in order to accommodate the projected population in 2016. The calculations also provide for an “excess factor” and substantial “headroom”, given the strategic location of the settlement of Newtownmountkennedy, its designation as a Moderate Growth Town in the Regional Planning Guidelines and the demand for housing. The draft plan has proposed new residential zoning on the basis of the need identified by these calculations. No further residential zoning is required to meet the current populations targets and the excessive zoning of land may lead to population targets being exceeded, to the overall detriment of the settlement.

New residential zoning shall have regard to the following spatial criteria:-

- Unzoned lands closest to the existing town centre shall be considered first for new zoning (the ‘town centre’ being taken as the RC church). Within this context the choice of zoned land will be informed by the natural topography of the town, in particular the escarpment to the east of the river, as this effectively blocks direct pedestrian linkages to the town centre. This features results in the town being almost invisible from the N11. New zoning shall not extend the town into this higher land.
- Lands adjacent to community and social infrastructure such as school and open space sites / zones
- Lands zoned AGR in the 2002 LAP, along with other lands that fit in with these above criteria, shall then be considered

The lands that are the subject of this submission are not considered to accord with these criteria and would lead to an excessive spread of the settlement on its eastern side

Following the pre-draft submission made for these lands, they were assessed for development potential and were rejected on the basis of (a) visual and environmental (the lands drop sharply away from the road and would not appear suitable for development without considerable ground works, including the building up of ground levels. This would have considerable impacts on visual and environmental amenity of the area and may have impacts on the stream below), (b) the lack of connectivity to the town centre, there being no footpaths along the Kilcoole Road, (c) the poor alignment of the Kilcoole Road at this location (this site was assessed by Council road engineers and it was deemed unlikely that a safe entrance could be provided on the Kilcoole Road), (d) development at this location would lead to the undesirable spread of the settlement on its eastern side and may set a precedent for future development between the town centre and N11

Managers Recommendation

No change to LAP

Submission no. 29

Stanley, B

This submission relates to the TC Town Centre zoning set out in Part B of the plan and the need for the plan to provide incentives to develop existing town centre sites:

1. Consider that while the objectives set out in the plan are very laudable aspirations the plan provides no guidance on how it is proposed to achieve these objectives. For example, it is not shown how the Council will encourage ‘living over the

<p>shop' in the town centre.</p> <ol style="list-style-type: none"> 2. Consider that the objectives set out in the Bray Town Council Development Plan should be implemented into the Newtownmountkennedy plan as greater detail in relation to town centre development and over the shop living is provided in this development plan. 3. Contend that the objectives set out in relation to town centre densities should be amended as an obvious anomaly exists where is stated that "<i>For lands in the core of the town, which are zoned TC (Town Centre), a density of 25/acre or 40/ha is assumed</i>". Section 8 then states that "<i>In this plan, densities will be given the following annotations: R1 (new residential development @ 20/ha), R2 (new residential @ 10/ha) and R3 (new residential @ 28/ha)</i>". The plan then states in Section 8 that "<i>lands closer to the town centre may be developed at slightly higher densities</i>". It is considered that clarity is required in relation this issue.
<p>Manager's Response</p> <ol style="list-style-type: none"> 1. This is a land-use plan. Its purpose is to zone land and provide for policies and objectives in the relation to the development of land. The Economic Development Section of the Council, the County Enterprise Board, Enterprise Ireland and other agencies are involved in the providing financial or economic 'incentives' for new enterprises. With regard to 'living over the shop', as this is set out as a policy / objective in Part B: Section 6 of the draft plan, any application for development permission must comply with this requirement and this will be implemented through the Development Management process. 2. The parts of the Bray plan suggested for inclusion are those relating to 'development standards' e.g. plot ratio, private open space, public open space etc. The standards that apply to Newtownmountkennedy are those set out in the County Development Plan 2004, which fully addresses all of these issues. As this plan forms a 'sub-set' of the County Development Plan, it is not considered to repeat all applicable standards; by contrast, the Bray Town plan is not 'governed' by the County Development Plan and therefore it is necessary to clearly state all the standards applicable. 3. There is no anomaly in the draft plan. 'R' zoning relate to new areas of residential development and a range of densities are proposed, having regard to the location and characteristics of the lands in question. The maximum density allowable in the County Development Plan for new residential development is 28/ha. As set out on p14 of Part A of the draft plan, a density of 40/ha is assumed on TC zoned lands for the purpose of population calculations; however, the plan sets no density limit on TC zoned lands as the densities achievable on an TC site will be determined by adherence to plot ratio, site coverage, height, car parking and open standards (as set out in the County Development Plan).
<p>Managers Recommendation</p> <p>No change to LAP</p>

Submission no. 30 (mapped)

Tougher Oil, Tommy Tougher

This submission relates to lands within the townland of Killadreenan, which are situated outside the town development boundary, measuring c. 6.4ha. The lands are bounded to the east by the N11, to the west by the R772 and to the north by local road L5050.

It is requested that the land be zoned as follows:-

1. c. 2.7ha for warehouse / commercial use (that part of the land adjoining the L5050)
2. c. 0.65ha for car showroom / garage
3. c. 1.7ha for petrol station / shop / restaurant / parking

Concern also raised with regard to the 100m set back from the N11 as this would significantly impact on the developability of the site.

Manager's Response

1. The lands in question are outside of the plan boundary and the Manager recommends against this zoning for the following reasons:-
 - the draft plan has provided for sufficient employment land in the settlement and further employment zoning at this location may undermine the development of more suitable sites
 - these lands are distant from the town centre and residential areas, meaning a dependence of private car for transport
 - these lands are located in the rural zone outside the development 'envelope' of the town and while there is some development in the vicinity, this was considered in light of the rural development policies of the Council
 - the northern part of these lands is located within the buffer zone of two archaeological sites – Killadreenan Church and St. Catherine's well. Until archaeological evaluation is carried out, it is not possible to confirm that the development of these lands will not impact on the archaeological heritage of the area.
 - zoning in this area may set an undesirable precedent for further zoning in the area
2. For employment development, the set back is 20m not 100m (as per Chapter 9, Section 6.1.6. of the County Development Plan 2004). The 100m set back only applies to residential development. The 100m buffer is shown on the plan map for informational purposes only but it will be removed in the final map

Managers Recommendation

Make the following amendment to the LAP:-

Omit 100m buffer from final map

Submission no. 31 (mapped)

Town Park Estates

This submission relates to lands measuring c. 1.4ha located to the immediate south of the Garden Village housing development and within Action Area 2 of the draft plan. The draft plan proposes a mixed use (MU) zoning, to be developed as a small 'neighbourhood type centre' in conjunction with AA2 as a whole. This submission welcomes the zoning of the subject lands, however contends that the proposed use "neighbourhood type centre" is unviable and therefore request that the be amended to allow for a retail unit of c. 1,800sqm Gross Floor Area to include a retail anchor of 800-1,000sqm and a number of smaller retail/commercial units

Manager's Response

1. In accordance with the Retail Planning Guidelines, retail developments should be directed into the town centre in the first instance. Where a demand for further retail has been identified, edge of centre sites should be considered next (the 'sequential' approach). In the satellite areas or 'suburbs' of a town, only local

needs should be catered for. The purpose of this zoning is to provide a small neighbourhood centre, typically providing a small newsagent / grocery convenience store of up to 150sqm and 2-3 smaller shops (e.g. laundrette, hairdresser, chemist, café etc). This would primary be for the convenience of existing residents of Garden Village and its rural environs and employees of the proposed employment area to the south. This is the appropriate scale for such a facility. A convenience store of 1,000sqm would be better classified as a supermarket, and would be over and above the needs of this immediate area.

2. It is still intended that residents and employees of this area would meet most of the retail needs in the town centre of Newtownmountkennedy and any significant new retail in Garden Village would erode the vitality and viability of town centre shops.

Managers Recommendation

No change to LAP