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# **NEWTOWNMOUNTKENNEDY**

## **DRAFT**

### **LOCAL AREA PLAN**

#### **2008**

**Forward Planning Section**

**Wicklow County Council**

**May 2008**

## **NEWTOWNMOUNTKENNEDY DRAFT LOCAL AREA PLAN**

This document is in two sections:

- A** Consists of a description of the process involved in the preparation and making of the Plan, including the statutory basis, details and reports of the consultation process, as well as the basis of and calculations for zoning. This part of the document is to enable an understanding of the basis of the assumptions and recommendations made in the Plan.

This section will not form part of the final published Plan.

While Part A will not be published once the Plan has been adopted, it will be available on the Wicklow County Council website, or at the Planning Office, for those who wish to further understand the process behind the Plan.

- B** The development plan itself, include all relevant policies and objectives, and one or more maps

**NEWTOWNMOUNTKENNEDY  
DRAFT LOCAL AREA PLAN**

**PART A**

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## **1. PURPOSE OF THE PLAN**

It is the 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.

In addition to the policies and objectives set out in the County Development Plan 2004 –2010 (CDP), that are relevant to the development of Newtownmountkennedy, it is an overarching objective of this Plan to identify the special characteristics of Newtownmountkennedy and accordingly craft policies and objectives to meet the town's specific needs.

The Local Area Plan consists of a written statement and maps. The written statement takes precedence over the maps should any discrepancy arise between them.

## **2. LOCAL AREA PLAN STATUS AND PROCESS**

Part II, Chapter I, Section 19 of the Planning & Development Act 2000 (the Act), as amended, provides that an Local Area Plan (LAP) may be prepared in respect of any area which a planning authority considers suitable; and in particular for areas which require economic, physical and social renewal and for areas likely to be the subject of large scale development within the lifetime of the Plan.

An LAP shall be made in respect of an area which is designated as a town in the most recent census of population other than a town designated as a suburb or environs in that census, which has a population in excess of 2,000 and is situated within a functional area of a planning authority which is a County Council.

The Planning & Development (Amendment) Act 2002, (Section 8) indicates that an LAP can include specific objectives pertaining to the zoning of the land, however these objectives must be consistent with the CDP.

Once the Draft Plan is prepared, notice of the intention to make the proposed Local Area Plan will be advertised in one or more newspapers circulating in the area. Information will also be disseminated through public counter, website and by phone as appropriate. The statutory time frame as set out in the Planning & Development Acts, commences upon public display of the Draft Local Area Plan.

<b>Timeframe</b>	<b>Progress of statutory LAP process</b>
Week 1	Draft Local Area Plan on display - submissions invited <b>Minimum 6 weeks</b>
Week 6	Preparation of Manager's Report on submissions received <b>Maximum 6 weeks</b>
Week 12	Manager's Report given to Council Members for consideration <b>Maximum 6 weeks</b>
Week 18	Plan made unless Council Members decide to not make it, or vary or modify it, in which case the modifications must be advertised within <b>3 weeks</b>

Week 21	Modifications on display and submission invited Minimum <b>4 weeks</b>
Week 25	Preparation of Manager's Report on submissions (modifications only) Maximum <b>4 weeks</b>
Week 29	Manager's Report given to Council Members for consideration Maximum <b>6 weeks</b>
Week 35	Plan made by Council Members as per Manager's recommendation with or without modifications

### **3. PUBLIC CONSULTATION**

A Public Consultation Meeting was held on Thursday 15<sup>th</sup> of November from 4pm-9pm at the Parkview Hotel in Newtownmountkenedy. A Background Issues Paper and a submission form were made available to each attendee upon arrival at the meeting.

The Public Consultation Meeting was held in a clinic format where each individual/stakeholder had an opportunity to speak to a Planner individually.

Written submissions were invited from the public from the 15<sup>th</sup> of November up to the closing date of the 29<sup>th</sup> November at 5.00 pm.

#### **List of those who made pre-plan submissions:**

1. Robert Ashe c/o Reid Associates
2. Craig Bishop
3. Niall Byrne
4. Niall Byrne c/o Killadreenan Residents
5. Paul & Margaret Byrne
6. Robert Byrne c/o SBA Architects
7. Mr. Bernard Burke c/o Hampton Properties
8. William Burke c/o Bernard J. Burke & Associates
9. Denis Callan
10. Mrs. K. Connors
11. Muireann Dalton
12. Mrs. Carmel Dempsey
13. Niki Donohoe
14. Rory Fenelon & Frank Fenelon
15. T.J. Foley c/o Frank O'Gallachoir & Associates
16. GVA Planning
17. Leo Kane c/o Pat O'Connor & Associates
18. Alan Kavanagh
19. Paul Kavanagh c/o Alphaplan Design Ltd.
20. Kineada Ltd. c/o McGill Planning
21. Trustees of the estate of the Late Mrs. Joan Kisch c/o Susan Philips
22. Newtown FC
23. Robert Nolan
24. Maurice, Ken & Brian McDonagh c/o Tiros Resources Ltd
25. Gary Molloy
26. Donald Monteith & Caroline Monteith
27. M & A O'Connor c/o Lane Planning & Design

28. Pat O'Connor & Associates
29. D.O. Ogilvy c/o Theo Phelan Design Ltd.
30. Cllr. Jimmy O'Shaughnessy
31. Profile Properties c/o McGill Planning
32. Thomas Shortt c/o Alphaplan Design Ltd.
33. Tom Shortt c/o Frank O'Gallachoir & Associates
34. George Smullen c/o Pat O'Connor & Associates
35. Alan Stephens
36. D & J Teeling c/o Peter P. Gillett & Associates
37. Tougher Oil c/o Theo Phelan Design Ltd
38. Mr T Tougher c/o Brian Meehan & Assoc

## **Late Submission**

### **HEADLINE ISSUES**

A summary of the main planning issues raised in public submissions and during public consultation meeting included:

#### **Housing & residential development**

- 1 request to rezone land from Employment to Residential
- 9 requests to rezone land from Agriculture to Residential
- Residential growth required in order to provide critical mass and make town sustainable and vibrant
- Amenities and infrastructure must be in place for new residential growth to occur
- High density development not appropriate for Newtownmountkennedy
- Existing housing estates require attention with regard to road surfaces, signage, litter control and landscaping
- New housing growth should occur to the east of the Main Street with 'river valleys' dividing housing areas

#### **Town centre & retail**

- Lack of car parking on the Main Street
- Concern regarding dilapidated nature of a number of sites / buildings
- Co-ordination of building materials, including footpath finishes, required
- Strategy for appearance of new development on Main Street required
- Additional convenience retail required in the town. Need for diverse range of retail facilities in the town including Off Licence, Clothes shop, Newsagent/Book shop, Dry cleaners and DVD rental shop
- 1 request to rezone AG1 to TC east of Valle Pacis, for the purpose of tourism development

#### **Traffic, transportation, connections & movement**

- No footpath from community centre car park to Junior National School
- Measures required to reduce speeds between town centre and Gregory's garage, along Moneycarroll link road and on the approach into the town from Roundwood
- Cyclepaths required along R772 particularly from Newcastle Hospital to the town centre
- Cyclepaths required between the town and Kilcoole (primarily for school access)
- Upgrading of local 184 bus service required along with the provision of bus shelters along the Killadreenan road.
- Roundabout required at Moneycarroll link road junction with R772

- Signage required from town centre to woodland walk (Newtownmountkennedy Demesne)
- Need to maintain the road objective between the northern end of the Kineada development and the N11 northern interchange, with bridges over valleys

### **Services infrastructure**

- Improved sewerage required to serve all the houses in Killadreenan
- Provision of broadband
- Provide public utilities including public foul water, surface water, water and gas in townland of Season Park

### **Community infrastructure**

- Need for library in the town
- Need for the Garda station to be closer to the town
- Need for more playing pitches / courts, in particular, Newtown F.C. need their own permanent playing fields
- Playground needed in the vicinity of the community centre
- Recycling Centre / bottle bank required (business park suggested location)
- Secondary school required at Moneycarroll
- Support the provision of a School Campus at the existing Primary School
- Need for permanent health centre
- Other key community facilities needed include a multi-purpose centre for scouts, other community organisations (young and old).
- Provision of sheltered housing near the Church.
- Unused C&E lands at Moneycarroll should be used for sports until developed
- Request for zoning for health care facility at Ballinahinch (nursing home, sheltered and other housing, shops, library etc)

### **Employment and economic development**

- Request for rezoning at Mount Kennedy Demesne from Public Utility (U) & Hotel and related leisure development (H) to Employment with provision of commercial type development to include retail warehousing and office development (EMP) and provision of public services including restaurant and car sales (U)
- 5 requests for rezoning agricultural land to employment use, including approximately 52 acres at Garden Village
- Request to incorporate Mountkennedy Demesne employment zoning into LAP boundary
- Heavy industries should be relocated out of the town centre

### **Natural and built heritage**

- All historic monuments and features including the ruins at Killadreenan Church and Graveyard, Kilmurray Church, the mass rock at Chapel River and the sentry post need to be retained.
- All mature trees at Springmount House, Warblebank House and Newcastle Hospital to be preserved and protected
- Natural resources surrounding the town should be exploited and maintained open to the public, including the development of a local park in the vicinity of Killadreenan Church
- A lake should be developed to the east of the town along the Kilcoole Road
- River adjacent to garden village should be exploited

- Address the conflict between the objective to protect mature trees in the ground of Kennedy Demesne and the objective to provide an access road to the Kilpedder Employment lands. The curtilage of Kennedy Demesne needs to be defined.

#### **4. DEVELOPMENT MANAGEMENT**

As this plan must conform to the policies and objectives of the County Development Plan (CDP) it is not proposed to include a repetition of the policies, objectives or strategies as set out in the CDP. Where standards or objectives for a particular development are not included in this plan the provisions of the CDP shall apply. The plan will however include appropriate Newtownmountkennedy specific development objectives and guidance, compatible with those of the CDP, to assist the Development Management process in managing sustainable progress for the town.

##### **Development Contributions:**

Having regard to the capital expenditure required to adequately provide for Roads and Transportation, Environmental and Community Facilities Infrastructure, the Council will require contributions from benefiting developers. Contributions shall be made in accordance with Wicklow County Council's Development Contribution Scheme (The Scheme was adopted in December 2005 and is reviewed and updated on an annual basis), and crafted by virtue of its powers enacted under Section 48 (1) of the Planning and Development Act, 2000. In addition Wicklow County Council will continue the practice of granting Planning permissions with the inclusion of conditions requiring levies and or bonds to be paid and/or works undertaken to facilitate developments in the interests of the common good.

#### **5. STRATEGIC ENVIRONMENTAL ASSESSMENT**

The Strategic Environmental Assessment (SEA) process is the formal systematic evaluation of the likely significant environmental effects of implementing a Plan or programme before a decision is made to adopt the Plan or programme. It informs Plans of the environmental impacts of alternative actions and contributes to the integration of environmental considerations into Plan making.

##### **5.1 Legal Framework**

On the 21<sup>st</sup> of July 2004, the Strategic Environmental Assessment (SEA) Directive (2001/42/EC) was transposed into Irish law through the European Communities (Environmental Assessment of Certain Plans and Programmes) Regulations 2004 (S.I. 435 of 2004) and the Planning and Development (Strategic Environmental Assessment) Regulations 2004 (S.I. 436 of 2004). Relevant 'Guidelines for Planning and Regional Authorities' were subsequently issued by the Minister for the Environment, Heritage & Local Government in November 2004.

As the Newtownmountkennedy Local Area Plan is being prepared in accordance with the provisions of the Planning & Development Acts 2000-2006, the plan will supersede the existing Newtownmountkennedy Local Area Plan 2002. As the population within the plan area is less than 10,000 it is a requirement that the County Council undertakes a "screening" of the plan in respect of SEA.



## **5.2 The Screening Process**

Screening is the technique applied to determine whether a particular Plan would be likely to have significant environmental effects and would thus warrant an SEA. The key indicator that will determine if an SEA is required of particular non-mandatory Plans, is if they are likely to have *significant environmental effects* on the environment or not.

Where the Planning Authority is uncertain that there is a *prima facie* case for an SEA, the Plan/revised Plan must be screened for its possible significant effects and the designated environmental authorities should then be formerly consulted during, and as part of, the screening exercise.

The designated authorities are the Environmental Protection Agency (EPA), the Department of the Environment, Heritage & Local Government and the Department of Communications, Energy & Natural Resources. While the EPA must be consulted in all cases, consultation with the two Departments is conditional on the Plan having significant effects within the remit of those departments.

## **5.3 Newtownmountkenedy Local Area Plan Screening**

As stated above, the key to deciding if SEA will apply is whether the revised Plan would be likely to have significant effects on the environment. The draft plan was screened having regard to the criteria set out in Schedule 2A of the SEA Regulations 2004 and subsequently notice was given to the EPA and the two relevant departments. The screening exercise came to the following conclusions:-

- Policies and objectives of this Local Area Plan are unlikely to have significant effects on the architectural, archaeological or natural heritage of the Plan area. Environmental effects are expected to be generally positive in nature specifically regarding the improvement of services infrastructure, the protection afforded to natural and built amenities and views / prospects and the designation of sites for community facilities.
- The population is projected to increase from 2,548 to 6000 by 2016. This represents a 42% increase for this period. While additional residential zoning will be required, a significant proportion of the town's growth will be accommodated on existing zoned land. Sufficient capacity in the wastewater treatment plant and availability of water supply will be a prerequisite for considering the development of land.
- Development Management Provisions in the Wicklow County Development Plan 2004-2010 and this Plan will ensure appropriate assessment of proposed developments on a case-by-case basis.

## **5.4 Consultation with Environmental Authorities**

### ***Department of Communications, Energy & Natural Resources***

- In terms of the protection of water quality and fishery status, the status objectives as set out in the Water Framework Directive should not be compromised as a result of this LAP.
- Development on foot of this LAP should be considered premature until suitable Sanitary Services infrastructure is in place to take and treat satisfactorily the anticipated increased loadings.

### ***Eastern Regional Fisheries Board***

- The subject lands are situated in the Newtownmountkenedy River catchment. The Newtownmountkenedy River supports a significant population of Brown Trout and further downstream also provides spawning habitat for a population of Sea Trout.
- The ERFB has serious concerns in relation to available capacity within the sewerage network both locally and downstream. In the general context of unprecedented growth in

development in the catchment, the ERFB urges a precautionary approach to protect the ecological integrity of the Newtownmountkennedy river

- Newtownmountkennedy pumping station is believed to be under substantial hydraulic pressure with overflows of raw sewage to the river being reported. In 2006, the EPA recorded deterioration in the water quality in the Newtownmountkennedy River downstream of the town.
- Sufficient treatment capacity must be available both within the receiving sewerage system locally and downstream at the waste water treatment plant over the duration of the plan in order that ecological integrity of the ultimate receiving water is protected.
- The ERFB conclude that given the inherent uncertainties in infrastructural capacity (i.e. when the upgrade in local sewerage systems will take place) and the potential cumulative impact of a fast growing population on the area, a more detailed screening assessment is warranted.

#### ***Department of Environment, Heritage & Local Government***

- The preparation of the revised Local Area Plan provides an opportunity in which to review the architectural heritage content of the Plan and formulate specific policies and objectives in this regard. This means that the implementation of a new LAP could have a significant positive effect on the architectural heritage of the area
- The revised plan should have regard to all the elements that make up ‘architectural heritage’, as well as protect structures
- Should the Planning Authority decide to undertake a Strategic Environmental Assessment for Newtownmountkennedy Local Area Plan, the DoEHLG will provide further advice and guidance on the contents of the Environmental Report.

#### ***EPA***

No response received

#### **Response to issues raised:**

- Heritage matters are covered by County Development Plan policies in the chapters dealing with Heritage. The Heritage Chapter includes the Record of Protected Structure and the policies and objectives on natural and built heritage, which will continue to apply to all developments within this Plan Area. All Planning applications within the influence of a Recorded Monument will continue to be referred to the National Monuments Section.
- The Plan will include specific policies / guidance under the heading ‘town centre’ for new developments on or close the Main Street, in order to ensure the continued protection of the architectural and historical features of this area
- Both the Newtownmountkennedy Regional Sewerage Scheme and Newtownmountkennedy Regional Water Supply Schemes will serve the future needs of Newtownmountkennedy. It should be noted that it is an objective of this plan that no new significant development will take place until the necessary infrastructure is in place. However, it must be recognized that this is a strategic forward Plan, which sets the agenda for the scale of growth for future development of the town and where this growth will take place. Thus this plan can be an effective tool for computing the future capacity of infrastructural water services.

Therefore the conclusion of the County Council’s consideration of the criteria set-out in Schedule 2A of the Planning and Development SEA Regulations and the responses received from the relevant authorities is that the development proposals and the policies and objectives contained within the revised Plan are unlikely to give rise to any significant effects on the environment.

## 6. STRATEGIC CONTEXT

### 6.1 *The National Spatial Strategy 2002-2020*

The NSS is a twenty-year national planning framework designed to achieve a better balance of social, economic, physical development and population growth between regions. Under the NSS the cities and towns of Ireland were designated a status to reflect their role as drivers of development in their relevant region. Under the NSS, Newtownmountkennedy is classified as a 'Town' (1,500 - 5000). The primary role of Newtownmountkennedy is to accommodate local growth in residential, employment and service functions through enhancement of the built environment, water services and public transport links. However the enhancement of Newtownmountkennedy must be undertaken in balanced manner whereby the character and quality of the town are protected. The National Spatial Strategy Unit of the Department of the Environment, Heritage & Local Government allocates the target populations for each Region, on a hierarchical basis these target populations then inform the Regional Planning Guidelines population projections.

### 6.2 *The Regional Planning Guidelines for the Greater Dublin Area 2004 – 2016*

The Regional Planning Guidelines (RPG) put in place a broad planning framework for the development of the Greater Dublin Area of which Wicklow forms a part. The Guidelines are informed by and flow from the National Spatial Strategy 2002 – 2020. The RPG's provide an overall strategic context for the Development Plans of each Local Authority.

The RPG's make a distinction between the existing built up area and its environs, where the built up area is the 'Metropolitan' and the remainder the 'Hinterland', with a range of settlement sizes that have the potential to attain an enhanced level of sustainability. Northeast Wicklow including Bray and Greystones/Delgany and their environs are within the Metropolitan area while the remainder of the County is the Hinterland.

The Settlement strategy in the Hinterland is essentially based around a clearly articulated hierarchy of settlements. This strategy seeks to promote development into a series of tiers, with the Large Growth Towns I and II and the Moderate Growth Towns at the urban end of the strategy with the other towns located in the tiers below.

This settlement type fulfils the following role:

<b>Sottement Type</b>	<b>Population Range</b>	<b>Accessibility</b>	<b>Typical Distance from higher level settlement</b>	<b>Economic Function</b>
Moderate Growth Town	5,000 to 15,000	On or near multi nodal transport corridor. Rail if possible.	10km from Large Town	Attractor for substantial investment

The RPGs categorise Newtownmountkennedy as a 'Moderate Growth Town'. Such settlement types should be 'On or near a multi-nodal transport corridor'. Its economic function should be as an 'attractor for substantial investment' and it must achieve a level of sustainability corresponding with it's Moderate Growth Town status. Furthermore, the Regional Planning Guidelines allocate the population increases decided by the National Spatial Strategy Unit to various counties in the region, including Wicklow, most recently in 2007.

### **Wicklow County Development Plan 2004 – 2010**

County Wicklow is located in the most rapidly growing regions in Ireland today. However, the rate of population growth in the County has not kept pace with other counties in the region. Its population has increased from 114,676 in 2002 to 126,194 in 2006, an increase of 10%. This rate growth is significantly below the growth rate in the other counties in the region, such as Kildare (13.7%) and Meath (21.5%). In-migration and natural population increase has resulted from Wicklow's location within the Greater Dublin Area and the influence of Dublin's Urban Shadow, together with the amenities it offers, including its coastline, mountains and scenic rural areas.

The County Development Plan settlement strategy seeks to locate population growth and channel development in line with the principles of the RPGs. The application of such a strategy includes the promotion of growth within the Metropolitan area settlements of Bray and Greystones/Delgany, the Hinterland Large Growth Towns of Wicklow/Rathnew and Arklow, and the Moderate Growth Towns of Blessington and Newtownmountkennedy. It also seeks to facilitate local growth, where in-migration is restricted, in Small Growth towns, Villages and other Rural Areas.

The CDP promotes a hierarchy of settlements in recognition that settlement role and function is a product of scale and spatial distribution. Newtownmountkennedy is designated by the CDP, as a 'Moderate Growth Town' is located c.17km from Wicklow Town and c.9km to southwest of Greystones which both have higher designations as Large Growth Town I and Large Growth Town II respectively.

The County Development Plan also allocates the population increases designated in the Regional Planning Guidelines to settlements (and the rural area) of the County, Newtownmountkennedy has a 2016 population target of 6000.

**Policy SS2** of the settlement strategy contains the criteria for local growth for multi-house and single house developments for Newtownmountkennedy. In short this policy restricts single house development to those living and/or working in the County for 1 year. For multi-house developments, 80% of residential units are available for regional growth, and there are no restrictions as to who can purchase these. The remaining 20% are restricted to those who have resided in Co Wicklow for at least one year.

## 7. POPULATION

The role of the LAP is to cater for an increase in population in Newtownmountkennedy to 4,510 by 2010 and 6,000 in 2016 (as provided in the County Development Plan 2004). The 2006 Census revealed a population of 2,548 persons. The table below gives the context of population growth since 1996<sup>1</sup>.

Year	Population	% Increase on previous population	Source
1996	2,528	-	1996 Census
2002	2,521	- 0.2 %	2002 Census
2006	2,548	+ 1.1%	2006 Census
2010	4,510	+ 77 %	CDP Indicative Population
2016	6,000	+ 33 %	CDP Indicative Population Current Local Area Plan Indicative Population

## 8. QUANTITY OF ZONED LAND

It is intended to enhance the physical and social infrastructure and accommodate the needs of the town, in accordance with its 'Moderate Growth Town' status as set out in the County Development Plan Settlement Strategy. This will require land to be designated for community and employment infrastructure, in addition to residential development.

### HOUSING

Though this Plan will cover the six years from 2008 until 2014, zoning will be in the context of the proposed County Development Plan population projections up to 2016, that is for an extra 1,962 persons up to 2010 and 3,452 persons up to 2016.

While the amount of land to be zoned is based on the number of people to be accommodated, Household Size, 'Excess Factor', 'Headroom', and Housing Density are all factors in this equation.

#### *Household Size*

The average household size has been steadily falling in Co Wicklow, from 3.23 in 1996 to 2.9 in 2006, a fall of 0.033 per annum over the 10 year period, but this accelerated to over 0.04 over the past 4 years. The Regional Planning Guidelines review group for the Greater Dublin Area estimates that the average household size by 2016 will be in the region of **2.56 persons per household**.

There were **833** households in Newtownmountkennedy in 2006 (census). This is an average household size of 3.06. It is projected that household size will drop 2.56 by 2016. The target population of 6,000 will thus require **2,344** households. Therefore this plan must make provision for these **1,511 new households**<sup>2</sup>

<sup>1</sup> It should be noted that these figures are not a reliable method for projecting future population, as infrastructure deficits have been the main influence on the lack of growth of this settlement. Population projections are carried out on a countywide basis in the County Development Plan.

<sup>2</sup> This figure makes provision for both falling household occupancy rates of existing houses and the projected occupancy rate of new houses.

### ***Excess Factor***

This term describes the fact that demand for housing will exceed actual household formation due to:

- Some of the additional units being required to replace obsolete housing;
- Some units being vacant at any one time due to market frictional factors;
- Some units being second homes or pieds à terre.

This essentially means that not all new houses in the town will result in the formation of a new 'household' in the town as (a) the new occupants may have previously resided in the town, in now obsolete housing (b) the house may be vacant or (c) the house may be a second home for someone who resides permanently elsewhere.

The Excess Factor can vary over time, between regions, within counties, and between urban and rural areas. The Regional Planning Guidelines have assumed that by 2010 the Excess Factor will be 20% for the Greater Dublin Area, and in the Mid-East region it will be circa 13%. Given that the Excess Factor is greater in urban than in rural areas, that Newtownmountkennedy is in the 'Hinterland' and that a considerable proportion of households in the town are commuter households, ***an Excess Factor of 6% will be used in this Plan.***

Due to the excess factor, more houses require to be built than the number of new households required; therefore the number of new houses / residential units required is **1,511 + 6% = 1,602 new houses**

Since the adoption of the current Newtownmountkennedy LAP in 2002, a number of significant developments have been granted planning permission:-

- 1) 'Rossmore' in Moneycarroll, a development of 116 units. It is estimated that 40 of these dwellings were occupied at the time of the 2006 census. The remaining 76 are now either complete or under construction
- 2) Local Authority housing scheme of 59 dwellings at Killadreenan, which were all occupied at the time of the 2006 census
- 3) Dwyer Nolan town centre development, which includes 119 residential units. This development is currently under construction and none of the units were completed at the time of the census.
- 4) Kineada Ltd, permission granted for 861 units, currently on appeal
- 5) Robinson, permission granted for 57 units, not commenced to date

There have been a number of smaller developments permitted in the town, mainly single dwelling units / small developments, totalling approximately 20 units. Assuming half of these were occupied by the time of the census, a total of 262 units have been either completed, are currently under construction or have permission and are awaiting commencement, since the census.

Therefore up to 2016, sufficient zoned land is required to provide for 1,340 (1,602-262) **additional** houses in Newtownmountkennedy

### ***Headroom***

This is the amount of extra land that should be zoned over and above the minimum amount needed to accommodate population targets. It is also known as "market factor" and is intended to allow for that element of zoned land that may not be released to the market for housing purposes during the Plan period. Headroom is normally in the 30% - 50% range; however a figure of ***30% will be applied*** in this Plan given the strong likelihood that

development will take place on the existing zoned land (permission has previously been sought on 3 of the 5 sites). In this context, the LAP must make provision for zoning for 1,742 residential units (1,340 + 30%)

### ***Housing Density***

It is assumed that residentially zoned lands, which are generally 'greenfield' in nature will be developed in accordance with the density standards set out in the County Development Plan 2004 i.e. at an average rate of 8/acre or 20/ha. This is an average figure as lands closer to the town centre may be developed at slightly higher densities and lands in fringe areas may be developed at lower densities. For lands in the core of the town, which are zoned TC (Town Centre), a density of 25/acre or 40/ha is assumed. 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).

### ***Amount of Zoned (Housing) Land***

The table below sets out the amount of available zoned land as per the current LAP. This includes Z1 Action Area from the 2002 LAP, as the current planning application is on appeal.

<b>Location</b>	<b>Area (ha)</b>	<b>Projected no. of units possible</b>
R4 Moneycarroll	3.4	68
Z1 Action Area	45.4	950 <sup>3</sup>
TC Kilmacullagh (south of Townhouse pub)	1	40
TC Season Park	3	120
TC (east of Main Street)	1.25	50
<b>Total</b>		<b>1,228</b>

Therefore existing zoned land, if all developed to its potential, could provide for 70% of the required growth of the town to 6,000 (shortfall of 514 units). The provision of 514 units would require the additional zoning of 25.6ha of R land or 12.85ha of TC land.

### **Conclusions**

In order to attain the target population of 6,000 persons by 2016, this LAP will require to zone either 25.6ha of R land (at 20/ha) or 12.85ha of TC land (at 40/ha) or a combination of both. In this regard, it is considered that there is sufficient land currently zoned TC in Newtownmountkenedy, having regard to the population target, the catchment of the town and the retail needs of this catchment.

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 proposed zonings are as follows:

<sup>3</sup> As per agreed Action Area Plan

<b>Location</b>	<b>Proposed zoning</b>	<b>Area (ha)</b>
Seasonpark	R2 (AA1)	8.65
Kilmacullagh (north-west of Springmount)	R4	2.4
Kilmacullagh (east of Main Street)	R3 (AA3)	4.3
Moneycarroll	R2	2.14
Monalin	R3 (AA1)	3.5
Ballinahinch Lower	R3 (AA5)	5.8
<b>Total</b>		<b>26.8</b>

## **SOCIAL & COMMUNITY INFRASTRUCTURE**

Newtownmountkennedy has the following social & community assets:

- Catholic Church,
- Church of Ireland Church,
- GAA facility,
- Two Primary Schools (amalgamated to form 16 classrooms)
- Community Centre,
- Football pitches behind Community Centre
- Part-time library service

### ***Education***

**Primary:** Until September 2007, there were two primary schools in operation in Newtownmountkennedy – a girls school of 8 classrooms and a boys school of 11 classrooms. As of September 2007 these two schools have amalgamated to form Newtownmountkennedy Primary School (to become a 16 classroom school). The current total enrolment in the primary school is 250 pupils. The 2016 town population of 6,000 will generate a demand for 720 places (29 classrooms) and the wider catchment of approx 8,000 persons would generate an overall demand for 960 places (38 classrooms)<sup>4</sup>. Therefore there is a need to ensure that primary school provision can be expanded to 40 classrooms. Land of c. 4ha has been reserved around the existing primary school for future expansion, which would allow for expansion up to 32 classrooms. To cater for the remaining 8 classrooms, the Department of Education recommends that it would be necessary to reserve 1.01 hectares (c.2.5 acres); however, this plan will reserve 1.2ha for another primary school, which could cater for a school of up to 16 classrooms. The Department of Education requires sites located close to the new areas of housing, existing community facilities and the town centre.

**Secondary:** There is no secondary school in Newtownmountkennedy. The 2006 population would give rise to a demand for 217 secondary school places and the 2016 population would give rise to a demand for 510 places. This is a large enough figure to warrant a 540 pupil second level school. With the proximity of the second level school in Kilcoole (that was constructed to cater for Newtownmountkennedy as well as Kilcoole), there is no current need for a second level school at this time. However when Kilcoole, Newcastle and Newtownmountkennedy reach the populations envisaged in the County Development Plan there will be a need for such a school in Newtownmountkennedy and this Plan will accordingly reserve land for this purpose.

**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

<sup>4</sup> Assuming 12% of the population at any time are of primary school going age, as per Department of Education guidelines



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). In order to ensure that this zoning could accommodate both a primary and secondary school, this zoning shall be enlarged to 5.5ha in total

### ***Play***

It is the policy of the Council to ensure the provision of Active Open Space at a rate of 2.4ha of land per 1,000 population. For the target population of 6,000 this will require 14.4ha (or 19.2ha for the wider catchment of 8,000). In accordance with the adopted Active Open Space policy of the Council, this should be divided into:-

- 9.6ha of outdoor sport areas (12.8ha for wider catchment)
- 1.2ha of equipped play spaces (1.6ha for wider catchment)
- 3.6ha of casual play areas (4.8ha for wider catchment)

Outdoor sport areas: Newtownmountkennedy GAA currently occupies a site of approx 2.5ha and there are playing pitches of approx 2.5ha surrounding the community centre / senior primary school. (The proposed Kineada development includes approximately 1.5ha of playing pitches). Therefore there is a need for an additional outdoor sport areas.

Equipped play spaces: There are currently no public equipped play spaces in Newtownmountkennedy. The Kineada development includes approximately 0.25ha of such space and therefore there is a shortfall of 0.95ha.

Casual play areas: The proposed riverine park from the new town centre development, continuing into the AA1 area will provide for a park of approximately 4.5ha and this is considered to provide opportunities for casual play.

**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

### **Community & social facilities**

Community groups: There is a well utilised community centre in Newtownmountkennedy, but it appears that this centre cannot meet the growing needs of the settlement. For example, the scouts have indicated that there is insufficient capacity in the centre for their needs and they require a new den. There is a community space granted in the Kineada development, however this application is currently on appeal. In order to ensure that this space is provided in the event of this particular application not receiving permission, the Action Area criteria for AA1 shall include a requirement for 400sqm of community space. This space would be suitable for a number of users, including the elderly.

Childcare: While new housing areas will be required to provide private crèches in accordance with the Childcare Guidelines (20 spaces for every 70 houses), there is a need for community

childcare to be facilitated. This should be centrally located, adjacent to areas of housing and existing community facilities.

Library: Wicklow County Council is actively pursuing the development of a permanent library in the town. It is currently envisaged this will be located on Council owned lands on the Main St, but other locations will be considered.

**Zoning:** Action Area criteria for the new AA1 shall include a requirement for 400sqm of community space, which may be suitable for a community crèche/scouts. There appears to be sufficient land reserved for C&E use at the existing primary school (c. 4ha) to allow for the provision of both a 32 classroom school (minimum 2.03ha) and a community crèche. Any large scale development proposals in the town centre will required to provide a suitable amount of community space suitable for a number of uses including childcare / library / drop-in centre, following consultation with the Community & Enterprise Section of the Council.

## **EMPLOYMENT & ENTERPRISE**

The appropriate scale of employment to be provided for such a 'Moderate Growth Town' as Newtownmountkennedy is guided principally by the Regional Planning Guidelines for the Greater Dublin Area and the County Development Plan.

While the comparative measurement of the economic health of settlements by the application of statistical indicators is of importance to the understanding of medium to large settlements, such detailed analysis of the economic status of smaller towns and villages is not warranted or necessarily accurate. Analysis of Newtownmountkennedy indicates that it is a town serving its hinterland with a commuting population and where outflows for employment are considerably greater than inflows. While the "*Planning role*" of Newtownmountkennedy, a medium sized settlement amidst higher order towns, is to sustain the local community, this Plan will seek to enhance Newtownmountkennedy's role as a nucleus for local enterprise and to accommodate all its citizens, and those of its hinterland to be able to work locally, without having to travel more than moderate distances to work. The public consultation process and Wicklow County Council Enterprise and Corporate Services Directorate have identified that demand exists for local employment. The type of employment envisaged is typically service based, with some light industry.

This Plan will allow for sufficient 'employment' land to cater for the growth of the settlement. The quantity of employment zoning is calculated using the following assumptions:-

- 63% labour force participation rate
- a jobs ratio of 0.7<sup>5</sup>
- new business parks / industrial estates will be developed at a low density plot ratio of 0.4 to reflect the area and the preferred quality of service based employment or small enterprise units;
- a gross employment density of 40m<sup>2</sup> per employee;

Thus the overall amount of land required to be zoned for employment for the 2016 population is  $6000 \times 0.63 \times 0.7 \times 40\text{m}^2 / 0.4 / 10000 = 26.5\text{ha}$ .

There is currently 10.8ha of employment zoning / permitted employment developments in Newtownmountkennedy (at Moneycarroll), giving a net requirement of 15.7ha. As employment land has traditionally been slow to be released, a market factor of 100% is considered prudent, giving a gross requirement of 31.5ha.

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<sup>5</sup> The Jobs Ratio is the total number of jobs divided by the labour force. This is currently estimated at 0.59 for Wicklow. The Jobs Ratio has been used to measure the sustainability of settlements and it has been suggested that on sustainability grounds, the ratio should not fall below 0.7 (Source: Regional Planning Guidelines for the Greater Dublin Area 2004-2016)

**Zoning:** Employment zoning shall be located in three areas:-

- existing employment zone at Moneycarroll (10.8ha)
- to the south of Garden Village, at the Ballyronan interchange, combined in an action plan with active open space and a small neighbourhood centre (c. 18.5ha). Development at this location will also deliver much needed public infrastructure in the form of a new link to the Kilcoole Road from the Garden Village Interchange and will aid in integrating the Garden Village back into the town proper and providing long needed services for the residents of this area
- at the northern N11 interchange (c. 4.7ha). Approximately 3.7ha of this site was previously zoned PU (public utilities) and H (hotel & related leisure)

## **RETAIL**

Newtownmountkennedy is a Hinterland Area **Level 4 Local Centre** in the Greater Dublin Area (GDA) Retail Hierarchy. Small Towns & Village centres are considered to perform the equivalent role within the Hinterland as Neighbourhood centres perform in Metropolitan Area, which typically comprise of a parade of convenience stores, the occasional lower order comparison outlet and limited local services, primarily served by a 'walk-in' population and will have limited parking.

Given the rural nature of the Hinterland area of the County and the spatial distribution of centres and population, there is reliance on the private car and public transport and hence the Small Towns & Village Centres serve more than a 'walk-in' population. The Small Towns have a more important role therefore in meeting shopping needs than the Metropolitan Area 'Neighbourhood Centres', particularly in respect to convenience shopping. It is the policy of the *draft County Retail Strategy 2004* to facilitate and encourage the provision of shops and services that consolidate the strength of Tier 1 Level 4 Small Town Centres to meet the needs of the existing and expanding populations. This policy should serve to strengthen and consolidate smaller town centres and reduce the need for local people to travel for a range of goods and services. The nature of retail development envisaged for Newtownmountkennedy is small-medium sized supermarkets often with supporting convenience and comparison floorspace.

A survey of retail floor space in Newtownmountkennedy was carried out during the course of drawing up the retail planning strategy for the GDA in November 2001. At this time, the quantum of retail space available was given as

Type	sq m
Convenience	369
Comparison	1,043
Retail warehousing	0

Clearly, the convenience sector is limited, with the bulk of floor space being directed at the visitor market (Fishers).

A number of additional retail developments have been provided or are under construction and some have closed since 2001:-

- 1) Approx 1,350sqm of new retail space is under construction in the Dwyer Nolan town centre development (900sqm supermarket and 8 smaller units totalling 450sqm)
- 2) Approx 130sqm of retail space has been constructed under PRR 03/8150 (2 units)
- 3) Approx 550sqm of retail space has been permitted under PRR 04/889 (3 units - not constructed to date)

- 4) Approx 200sqm of retail space has closed on the Main Street, mainly of a convenience nature

Therefore the current **committed** retail provision is in the order of 1,350sqm convenience and 1,350sqm comparison (assuming a 50/50 split in use of newly constructed units, other than the supermarket). This quantum of floorspace would have a turnover of €19.6m (convenience) and €8.9m (comparison)<sup>6</sup>

Having regard to the target population of 6,000 persons and a wider retail catchment of up to 10,000 persons, it is estimated that there would be available expenditure of c. €33.5m for convenience goods and €51.2m for comparison goods in the catchment in 2016<sup>7</sup>.

Therefore on completion of all permitted developments, only approximately 60% of all available convenience expenditure and 17% of all comparison expenditure in the catchment would be absorbed in the town. Having regard to Newtownmountkennedy's retail function as envisaged by the County Retail Strategy, it is considered that the retail offer of Newtownmountkennedy should be expanded, in particular the convenience offer. However, given the close proximity to the Level 3 centre of Greystones (8 km), and the relative proximity of the Level 2 centres of Wicklow and Bray (16 km), it is considered that only 25% of comparison spend and 75% of convenience spend should be catered for within Newtownmountkennedy. It is considered that sufficient undeveloped zoned town centre land is available to provide for improved retail facilities and in particular, another supermarket of maximum 1,000sqm is considered necessary.

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<sup>6</sup> Based on turnover of €14,552/sqm convenience and €6,600/sqm comparison

<sup>7</sup> Derived from CSO / ESRI data (expressed in 2004 prices) – approx €3,355 per capita expenditure of convenience goods and €5,117 per capita expenditure of comparison goods