

**NEWTOWNMOUNTKENNEDY  
DRAFT LOCAL AREA PLAN**

**PART B**

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## **1. Purpose & status of this plan**

### **Purpose**

The purpose of the plan is to put in place a structure that will guide the future sustainable development of Newtownmountkennedy. The plan, in conjunction with the County Development Plan will inform and manage the future development of the town. While Newtownmountkennedy is currently a medium sized town, the vision for the town, as set out in regional and County plans, will lead to the considerable growth in the future.

The aim of the Plan is to establish a framework for the planned, co-ordinated and sustainable development of Newtownmountkennedy and to enhance and facilitate the balancing of economic, social and environmental infrastructure in order to maintain and develop a high quality of life without compromising the protection of the environment and the needs of future generations.

In addition to the 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.

### **Plan status**

This Draft Local Area Plan has been prepared in accordance with the requirements of the Planning & Development Acts 2000-2006. The Plan shall have effect within the development boundary set out in Map 1.

In November 2007 pre-draft public consultation took place and now the Draft Plan has been made available to the public and to various statutory bodies for consideration. Written submissions and observations can be made during a six-week period.

Section 19 of the Planning & Development Act, 2000, as amended, states that a Local Area Plan may be prepared for any area, which the planning authority considers suitable, in particular, for those areas likely to be subject of large scale development within the lifetime of the Plan. The Newtownmountkennedy Local Area Plan is for a period of six years from the date of adoption in 2008 to 2014. The Plan is open to review to allow for changing circumstances; however, it is intended that the long-term vision set out will give a degree of continuity and certainty to the future development of Newtownmountkennedy.

## **2. Location & planning context**

### **Location**

Newtownmountkennedy is a medium size town situated in the north-east of County Wicklow, just to the west of National Route N11, c.17km to the north of Wicklow Town, c.7km south-west of Kilcoole and c.9km south-west of Greystones. The national primary route N11 (Dublin – Rosslare) formerly passed through the town. A by-pass was opened in 1990 and the N11 is now located approximately 1km east of the Main Street. There is a continuous dual carriageway from Dublin City to Newtownmountkennedy and on to Wicklow.

## **National & Regional context**

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

The National Spatial Strategy (NSS) adds a spatial dimension to social and economic planning in Ireland. It provides a national framework for regional, county and town plans in relation to policy guidance for the long-term development of Ireland.

Newtownmountkennedy is classified as a 1,500-5,000 town in the context of the NSS, located in an area with strategic rural assets within a metropolitan hinterland. Towns of this scale in the Greater Dublin Area are also generally located on or near transportation corridors radiating from Dublin and are relatively close to the larger urban areas. Newtownmountkennedy is located just off a national Transport Corridor from Dublin to the south and south-east of Ireland

The NSS provides that these smaller towns will cater for local growth in residential, employment and service function through enhancing the built environment, water services, public transportation links and capacity for development. Accommodating such additional facilities must however be balanced with protecting the character and quality of these towns.

### **Regional Planning Guidelines for the Greater Dublin Area**

The Regional Planning Guidelines (RPGs) provide a sustainable, strategic planning framework for the Greater Dublin Area (GDA) up to 2016 within the context of the Planning & Development Act 2000 and the National Spatial Strategy 2002-2020 (NSS). A key element of the RPGs is an increased emphasis on the concentration of future development into the Metropolitan Area and into the designated development centres in the Hinterland Area.

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

In the settlement hierarchy of County Wicklow, Newtownmountkennedy is designated as a Moderate Growth Town within the Hinterland Area. It is the policy of the Council to implement the strategy of the RPGs by concentrating development in the Hinterland Area to the designated Growth Towns of Wicklow / Rathnew (and its environs), Arklow (and its environs) and Newtownmountkennedy and Blessington.

It is Council policy that, in Newtownmountkennedy, in any new housing development, a minimum of 20% of new houses must be sold to persons that have been living and/or working in County Wicklow for at least 1 year. There are no restrictions of the remaining 80%. Furthermore, any new single house developments shall be restricted to those living and/or working in the County for 1 year.

The Council will ensure in the preparation of Local Area Plans that sufficient lands are zoned for residential uses to accommodate the projected population and the housing demand as illustrated in the County Housing Strategy. Also, sufficient lands must be zoned for employment, social, community and town centre development to sustain the projected resident population. The designation of Local Area Plan boundaries will prevent urban sprawl, ribbon development and the coalescence of settlements. Outside of designated Local Area Plan boundaries, only rural development is permitted.

Newtownmountkennedy had a census population of **2,548 in 2006**. The County Development Plan envisages a population of 4,510 in 2010 and 6,000 in 2016. Although 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.

### **3. Settlement form and function**

#### **Settlement form**

Newtownmountkennedy is of an elongated linear form, generally extending from the hospital at Killadreenan in the south, to Season Park in the north with a satellite development at Garden Village. Essentially the town comprises one main street, which forks at the northern end to connect to the N11. There are links from the main street to Kilcoole via local road L-1048, to Newcastle via local road L -5050 and to Roundwood via regional route R765.

The town initially developed on Main St between the Church of Ireland church at Season Park and the junction of the Kilcoole Rd, with a short spur up the Roundwood Road. Newcastle Hospital was developed later some 1.25km to the southeast. Local Authority housing developed from the 1930's in ribbon form between the hospital towards Main St, as well as at Monalin on the Roundwood Road (at some remove from Main St). Further Local Authority housing was developed starting in the late 1940's and continuing up to the 1970's between Main St and the Roundwood Road. A large private housing development was constructed in the mid 1970s off Church Rd at Season Park, and a large scheme was built to the northeast at Garden Village in the late 1970s and 1980s, the latter being some 1km from the nearest point of the town. The town has thus developed in a relatively haphazard dispersed form.

There has been considerable development as a result of the first Newtownmountkennedy Local Area Plan with in-depth development off Main St, and predominantly employment to the south of Main St. The commercial and residential core of the town is located at the northern end. The southern part is undergoing rapid new development, with a number of housing and employment developments currently under construction.

The topography of Newtownmountkennedy varies greatly with the lands to the west of Main Street rising gradually and the lands to the east of Main Street falling away sharply from the designated town centre to the river, and rising very steeply immediately after the river. The lands to the south towards Newcastle Hospital are undulating. The lands east of Route N11 to the south of Garden Village are quite level, but the greater part of them are degraded from mineral extraction. The County Development Plan 2004-2010 categorises the landscape surrounding Newtownmountkennedy as an Access Corridor Area. The town is bounded by the County Development Plan designated the Kilpedder Employment Zone to the north and Model World (Integrated Tourism, Leisure and Recreation Complex) to the south-west.

In deciding how the town should develop there are many options given the extensive fashion of its spatial development history. The key parameter however, must be based on sustainability and developing the town in a manner that would generate the minimal number of car journeys. However, a further parameter is to respect the topography of the settlement, in particular avoiding the high land to the east, that is effectively separated from the town due the steepness of its escarpment. A further consideration is the need to connect the effectively cut off development at Garden Village to the town.

The solution adopted in this Plan is to designate residential lands as close as possible to the retail and community facilities on Main St, whilst avoiding the high lands to the east, with employment/enterprise zonings located on the periphery of these residential zonings. To incorporate Garden Village into the town it is proposed to designate

mainly employment/enterprise development to the south of Garden Village, complete with a road linking Garden Village with the Kilcoole Road.

**Settlement function**

Newtownmountkennedy has been identified as a Moderate Growth Town within the Hinterland Area by the Regional Planning Guidelines and County Development Plan 2004, having regard to its strategic function. The Guidelines provide such towns should be on or near multi-modal transport corridor, should be approximately 10km from a large town and should be attractors for substantial investment. However, where internal public transport links are inadequate and public transport links to the metropolitan area are underprovided, expansion targets for such towns should be modest.

The *key objectives* for the future development of the Hinterland Area (that are relevant to Newtownmountkennedy) are the following:

- Development of selected large and moderate growth centres to be self-sustaining in terms of employment provision, satisfying housing demands and ensuring the delivery of a high level quality of life for the communities’ residents.
- Development and growth of each of the selected urban centres to the maximum extent possible, so that they function as the focal points for the development of their rural catchments.
- Clear definition of the boundaries of urban centres to ensure a clear division between rural and urban areas.
- The promotion of high-quality urban design that balances the achievement of densities with the provision of high quality services, the management of public safety and the provision of high quality access and permeable networks.

**4. Residential development**

To cater for the 2016 population of 6,000, to allow for the anticipated decrease in household size, provide for c. 30% ‘headroom’ and adopting an ‘excess factor’ of 6%, a total of 26.8ha of additional land has been designated for the residential development, as follows:-

<b>Location</b>	<b>Proposed zoning</b>	<b>Area (ha)</b>
Seasonpark	R1 (AA1)	8.65
Kilmacullagh (north-west of Springmount)	R3	2.4
Kilmacullagh (east of Main Street)	R2 (AA3)	4.3
Moneycarroll	R1	2.14
Monalin	R2 (AA1)	3.5
Ballinahinch Lower	R2 (AA5)	5.8
<b>Total</b>		<b>26.8</b>

New residential zoning had 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 feature

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

### ***Policies / objectives***

- Notwithstanding the zoning of land for residential purposes, the Development Management process shall monitor and implement the 2010 and 2016 population targets and shall phase and restrict, where necessary, the granting of residential planning permissions to ensure these targets are not exceeded
- Housing development shall be managed and phased to ensure that infrastructure and in particular, community infrastructure, is provided to match the need of new residents
- Provide for the expansion of Newtownmountkennedy on lands close to the town centre, which may be developed with least infrastructural expenditure and which provide good access to the range of social, educational and economic facilities available in the town.
- Encourage in-fill housing developments, the use of under-utilised and vacant sites and vacant upper floors for accommodation purposes and facilitate higher residential densities at appropriate locations, subject to a high standard of design, layout and finish
- Provide safe and high quality pedestrian and bicycle links between residential areas and retail, recreational and educational facilities in the town.
- 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
- Lands zoned R3 at Springmount shall be developed as a higher density development (up to 28/ha). An equipped public play area of not less than 400sqm, with a small public car park, shall be provided in this development, at a location that is easily accessible to the public.
- In the RE zone, house improvements, alterations and extensions and appropriate infill residential development in accordance with principles of good design and protection of existing residential amenity will be permitted. While new developments shall have regard to the protection of the residential and architectural amenities of houses in the immediate environs, alternative and contemporary designs shall be encouraged (including alternative materials, heights and building forms), to provide for visual diversity

## **5. Employment**

As the key role of Newtownmountkennedy is to sustain the local community, there is a need to provide for more local employment and service facilities in the town. Having regard to its location, settlement function, socio-economic structure and environmental character, a total of c. 30Ha is designated for employment zoning.

### ***Policies / objectives***

- An integrated employment zone shall be developed at Garden Village, in accordance with the criteria set out in Action Area 2. In particular, this development shall include a range of building types and uses, including starter / incubator units for local enterprises
- A new employment zone shall be developed on lands identified as Action Area 4
- Promote the location of high-density employment uses, such as offices, in locations within or close to the town centre and close to public transport nodes

## **6. Town centre and retail**

It is important that town centres are inhabited, provide for a mix of uses and exhibit a high standard of urban design, in order to ensure vitality and viability.

The Main Street of Newtownmountkennedy has attractive Georgian buildings and proportions, including a number of protected structures. It is important that new developments, particularly in the area between the Kilcoole Road junction and Fishers, are designed with due regard to the prevailing character.

It is estimated that upon completion of all permitted retail developments, only approximately 60% of all available convenience expenditure and 17% of all comparison expenditure in the Newtownmountkennedy catchment could 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. This can be accommodated within existing zoned Town Centre lands.

### ***Policies / objectives***

- The concept of 'living over the shop' will be encouraged generally and required in new developments
- All new developments on 'town centre' zoned lands that adjoin the Main Street shall include retail / local service units at ground level.
- New town centre developments off the Main Street shall incorporate new 'streets' where possible, with retail and local service uses at ground floor.
- Developers of new town centre areas shall co-operate with each other in order to provide a new network of street and squares and to minimise duplication of car parks and vehicular access points on the Main Street
- 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
- Redevelopment of the east side of the Main Street will be encouraged, with building up to 3-storeys in height being considered, regardless of the height of adjacent development, for town planning reasons, in order to create enclosure at the Main Street.

- An additional supermarket of approximately 1,000sqm shall be provided

## **7. Community infrastructure**

Community infrastructure must be progressed in tandem with residential development and the latter will only be permitted on the basis of satisfactory provision of land for the former.

### **Sport / play**

Newtownmountkennedy requires enhancement of sporting and play facilities, particularly having regard to the population target of 6,000 (and the wider catchment of the town of c. 8,000 persons). It is the adopted 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 catchment of 8,000 this will require 19.2ha. In accordance with the adopted Active Open Space policy of the Council, this should be divided into

- 12.8ha of outdoor sport areas
- 1.6ha of equipped play spaces
- 4.8ha of casual play 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.

### **Policies / objectives**

- In accordance with the AA1 Action Area criteria, a minimum of 4ha shall be provided in AA1 for public playing pitches and 0.25ha for equipped playgrounds. Remaining lands zoned OS in AA1 shall be laid out and devoted to the public as an amenity park
- In accordance with Action Area 2 criteria, up to 11ha shall be provided for active open space and 400sqm for an equipped playground
- Two parcels of lands (3.1ha and 3.6ha) shall be reserved in the vicinity of Newtownmountkennedy GAA for possible expansion, both of which would be suitable for up to 2 pitches
- Land shall be reserved on the Kilcoole Road L-1048 for active open space (c. 5ha). The development of this land shall be strictly accompanied by pedestrian linkages to the Main Street
- A 200sqm equipped playground shall be provided in conjunction with the development of R3 lands at Springmount
- Existing playing pitches at the Community Centre shall be reserved for active open space

### **Education**

**Primary:** As of September 2007 there is one primary school in Newtownmountkennedy. The 2016 town population of 6,000 will generate a demand for 680 places (28 classrooms) while the wider catchment of 8,000 will generate a demand for 38 classrooms<sup>1</sup>. Therefore there is a need to ensure that primary school provision can be expanded to 40 classrooms.

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<sup>1</sup> Assuming 12% of the population at any time are of primary school going age, as per Department of Education guidelines



**Secondary:** The 2016 population would give rise to a demand for 510 secondary school places. 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.

***Policies / objectives***

- A minimum of 4ha shall be reserved in the AA1 action area for the future expansion of Newtownmountkennedy national school and associated facilities (32 classrooms)
- A site of c. 5.5ha shall be provided in Moneycarroll for the purpose of providing a primary (up to 16 classrooms) and secondary school campus

**Parks, Open Spaces and Green Amenity**

Newtownmountkennedy is currently lacking in public parks. The plan shall make provision for new parks, taking full advantage of the natural environment of the town, in particular the rivers / streams

***Policies / objectives***

- A new public park shall be provided in Action Area 1, accessible from the bridge via the new town centre development
- A linear riverine park, which shall be open to the public, shall be provided in Action Area 3
- The Council will encourage and facilitate the linking of the existing amenity walk in the Coillte forest at Season Park to the new riverine park in AA3 and from there onto the river valley to the south of the Kilcoole Road (as shown on Map 1 – pink line)
- 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 provide for an agricultural zone surrounding the settlement, to accommodate agriculture and amenity uses in a manner that protects the physical and visual amenities of the area
- To provide for a forestry amenity area to the north of the settlement, on Coillte and Wicklow County Council owned lands

**Community & social infrastructure**

There is a need to expand community facilities to cater for the growing population of the town.

***Policies / objectives***

- A community space of minimum 400sqm shall be provided in Action Area 1
- Any large scale developments in the town centre shall be required to provide appropriate community facilities, which can be determined through consultation with the Community & Enterprise Section of Wicklow County Council

- The Council will encourage and facilitate the provision of library and community childcare facilities in the town, on lands zoned either CE or TC
- New developments shall comply with the Childcare Planning Guidelines

## **8. Transportation and traffic**

Newtownmountkennedy, as defined by the development boundary set out in Map 1, is principally served by the R772 (old N11) which passes through the town from north to south. This road is wide and well aligned and has recently been resurfaced. On-street parking has been delineated along both sides of the street, between the Kilcoole Road junction and the Y-junction at Fishers. Footpaths exist along the both sides of this stretch of the road, but are poor or lacking on most roads adjoining the Main Street.

The proposed ‘western distributor’ road which will provide access to new development areas to the south and west of the Main Street has been commenced with the construction of the ‘Moneycarroll link’ road. This road, when completed will provide the opportunity for all new residents along the road to enter and exit the town to/from the N11 without passing through the Main Street. While it is an objective that this road will continue north across Coillte lands to the northern N11 interchange, the likelihood of this route being completed in the lifetime of this plan is low given the physical constricts present.

The zoning of employment lands at Garden Village present the opportunity to provide a new link road from the N11 interchange to the Kilcoole Road.

### ***Policies / objectives***

- The following new access / distributor roads and improvements to existing roads are required to facilitate traffic movement generated by new developments adjoining or adjacent to these roads. New development shall not be permitted ahead of the provision of these new roads / road improvements:-
  - 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)
  - new link road between Main Street and the western link road (AA1)
  - improve public road between Y-junction and the junction of the western link road with L1037 at Season Park (AA1)
  - improve public road between the GAA and Catholic Church (L1051 - R765) (AA1 & AA5)
  - new link road between Garden Village interchange and Kilcoole Road (AA2)
  - improve the Ballyronan Interchange, including N11 eastern off-ramp (AA2 & Kilpedder Employment Zone developments)
- The following new access / distributor roads and improvements to existing roads shall be carried out by Wicklow County Council (subject to adequate finance being made available):-
  - improve public road between the R765 (Roundwood Road) and R772 serving Springfield Heights/O’Neill Park/Sycamore Drive/ Mountainview Drive, including providing an alternative junction between Mountainview and the R765

- improve the R772 between the Y-junction and N11 northern interchange

## **9. Services infrastructure**

### **Water supply**

Newtownmountkennedy is currently supplied by the Vartry Scheme, from where two truck mains pass through the town on their way to Dublin. There are up to 5 connections from these mains in the settlement. In order to ensure good supply and to limit connections off the main, it is proposed to reduce connections to one, to install a new pumping station at this location (on the Dublin Road, opposite the Garda Station) and from there to pump water to a new water storage reservoir at Meerpark. This reservoir will have a capacity of 6,000m<sup>3</sup> and a top water level of 135m OD. It is planned that this reservoir will be operational by 2011.

### **Waste water**

Newtownmountkennedy is currently serviced by the Greystones WWTP via a pumping station in Newtownmountkennedy. A new regional wastewater treatment plant is proposed for Newtownmountkennedy, Kilpedder, Kilquade, Newcastle and Kilcoole, which will be located at Leamore, Newcastle. It is envisaged that this new plant will not be commissioned until 2011 at the earliest; however the development of land in Newtownmountkennedy is not restricted pending the development of this plant due to current adequate capacity in the Greystones WWTP.

It is proposed to carry out improvements to Newtownmountkennedy pumping station to avoid any accidental malfunctions or spillages into the river.

### **Surface water**

There are few separate surface water networks in Newtownmountkennedy, other than those installed in new developments. The Main Street is generally drained to the stream to the east.

### **Telecommunications**

Newtownmountkennedy is served by telecom and cable services, delivering both telephone and television services. There are a number of companies offering internet services and broadband. A Metropolitan Area Network (MAN) has been recently installed by Wicklow County Council in the town. Mobile phone coverage is available in the town and environs

### **Energy**

The National Grid serves Newtownmountkennedy

### ***Policies / objectives***

- Provide sufficient storage, supply and pressure of potable water to serve all lands zoned for development. Commence and complete the planned water supply improvement scheme
- 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
- Ensure the separation of foul and surface water effluent through the provision of separate sewerage networks.
- Ensure the implementation of Sustainable Urban Drainage Systems (SUDS)
- Promote and encourage the improvement of telecommunications infrastructure, including broadband services. Co-operate where possible with relevant agencies to achieve this goal

- Require all new developments to provide service cables / ducting suitable for phone, internet and broadband services. Require all new developments to provides service cables under ground

## 10. Heritage

The wider Newtownmountkennedy area is rich in natural and built heritage. The town and environs has 19 protected structures, a number of which are along the Main Street reflecting its past as an attractive Georgian town. A number of recorded monuments lie within or in the vicinity of the plan area. These protected structures and monuments are included for protection in the County Development Plan and are shown on attached Map 2. There are a number of tree stands either listed for preservation or proposed for listing. There are no European or nature designations in the settlement or in its immediate vicinity; however there are a number of areas which are considered to be a natural amenity value, namely the river valleys and the forest at Seasonpark / Coillte.

### *Policies / objectives*

- Protect Newtownmountkennedy’s natural and built environment
- Ensure that all proposals for development within the historic core of Newtownmountkennedy and in the vicinity of recorded monuments shall submit an architectural / archeologically impact assessment, as part of their application for development
- All developments shall have regard to the Eastern Regional Fisheries Board “Requirements for the protection of fisheries habitat during the construction and development works at river sites”, and a statement of how it is intended to comply with same shall be submitted with any applications for permission
- Protect trees, hedgerows, wooded areas, watercourses and other features of the natural landscape that contribute to the biodiversity of Newtownmountkennedy
- 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
- To allow the development of a heritage park on lands zoned CE surrounding Killadreenan Church

The following tables (and ID numbers) are extracted from the County Development Plan 2004:-

15	Main Street	View river valley
16	St. Catherine’s School	View to Southwest
17	Old N11	View to the northwest
18	Kilcoole Road	View to the south

<b>Schedule 10.10 Existing Tree Preservation Orders.</b>	
45	Scots Pine and Spruce trees at Morepark, Newtownmountkennedy

<b>Schedule 10.11 Trees and groups of trees considered for preservation.</b>	
26	Trees at Monalin House, Newtownmountkennedy
34	Trees in the grounds of Mountkennedy house
67	Mature trees at Ballyronan
68	Mature trees in the grounds of Kennedy Demesne
69	Mature deciduous trees Main Street Newtownmountkennedy
70	Scots pine and spruce (rear of St. Matthew's Church) Newtownmountkennedy
71	Mature deciduous trees Valley Pacis, Main Street, Newtownmountkennedy
72	Mature deciduous trees Stream corridor, west of Main Street, Newtownmountkennedy
73	Two oaks Old N11 Newtownmountkennedy
74	Deciduous trees Springmount house, old N11
75	Deciduous trees Warblebank house, old N11
76	Deciduous trees in Newcastle Hospital grounds, Newcastle hospital, old N11

<b>Schedule 10.15 Record of Protected Structures</b>				
<b>Ref no.</b>	<b>Building address</b>	<b>Structure</b>	<b>Townland</b>	<b>Description</b>
12-04	Monalin House,	Country House	Monalin	House of circa 1800 with a five-bay, two-storey façade with recessed, central bay, Doric doorcase and fanlight and Doric porch. The walls have rusticated rendering on the ground floor and giant pilasters. The windows have sashes with Georgian panes
12-05	Tinnapark House	Country House	Tinnapark Demesne	A five-bay, two-storey, gable-ended house of circa 1800 with rough-cast walls, Doric porch, sash windows with Georgian panes and natural slates on the roof.
13-01	Villa Pacis	Country House	Kilmacullagh	Small, three-bay, two-storey, early-19th Century house with rendered walls, ionic doorcase, cast-iron veranda and hipped roof.
13-02	Corner House	House	Kilmacullagh	Two-storey house with painted, rough-cast walls and a wide, Doric doorcase with leaded fanlight on the gable end.
13-03	Church of Ireland	Church	Mount Kennedy Demesne	Small, three-bay, First Fruits Church with rough-cast walls and pointed windows, three-stage tower with ashlar top stage, crenellations and pinnacles.
13-04	Former National School (Fisher's)	School	Mount Kennedy Demesne	Three-bay, single-storey national school dating from the 19th Century, with lime-rendered and painted walls and a gable-ended roof.
13-05	Former Garda Barracks	House	Newtown Mount Kennedy	Two-bay, three-storey, early-19th Century house with unusual rhythm of fenestration.
13-09	Newcastle Hospital	Hospital	Killadreenan	A long range of three storeys with rough-cast walls, brick dressings and gables, roof of red tiles. The formal entrance, in the centre has a gabled façade with the date 1894 in brick. The hospital was built for the treatment of 'consumption' i.e. Tuberculosis.
13-10	Newcastle Hospital Post Box	Post box	Killadreenan	
13-	Former Mill	Ruined	Kilmacullagh	Ruins of a two-storey mill building with arches

11	Building	Mill		on the ground floor.
13-12	Warblebank House	Country House	Kilmacullagh	Early-19th Century, three-bay, two-storey house with painted, lime-rendered walls, sash windows and enclosed porch.
13-20	Mount Kennedy	Country House	Mount Kennedy Demesne	Highly influential, neo-classical house designed by James Wyatt and executed to an exceptionally high standard. The façade, of five bays and two storeys over a basement has an engaged, pedimented, tetrastyle portico with a Diocletian window on the first floor. The interior has exceptionally fine plasterwork and fittings.
13-22	Bellfield House	Country House	Ballyronan	Five-bay, two-storey, late-18th Century house with D ends which follow, without a break, from the façade. It has painted, rough-cast walls, parapet with granite coping, hipped roof with small slates and hidden stacks. The pedimented doorcase is a later alteration.
13-39	Catholic Church	Church	Newtown-mountkennedy	Late-19th Century, gothic-revival church with walls of coursed-rubble shale with granite dressings, buttresses and pointed windows, transepts and high-pitched roofs.
13-40	Newtown-mountkennedy House' Pharmacy	House	Newtown-mountkennedy	House with a full-height, two-storey bow. The next house, to the north, has a similar bow.
13-41	Newtown-mountkennedy House	House	Newtown-mountkennedy	Three-bay, three-storey, gable-ended, early-19 <sup>th</sup> Century house with a Doric doorcase with radial fanlight.
13-42	The Village Inn	Public House	Newtown-mountkennedy	Seven-bay, two-storey house with painted, rendered walls, round-headed doorcase with fanlight, sash windows and gable-ended, slated roof.
13-43	Season Park House	Country House	Season Park	Three-bay, two-storey, early-19th Century house with a three-bay wing. Walls with painted, smooth rendering.
13-44	Former Constabulary barracks	House	Season Park	Three-bay, two-storey, early-19th Century house with rendered walls and wide windows and an enclosed porch with chamfered corners.

<b>Recorded monuments</b>		
<b>Code</b>	<b>Townland</b>	<b>Description</b>
W1019-001	Killadreenan	Church (in ruins) / graveyard
W1019-002	Killadreenan	St. Catherine's well
W1013-024	Mount Kennedy Demesne	Mound possible
W1013-025	Mount Kennedy Demesne	House
W1013-026	Mount Kennedy Demesne	Motte possible
W1013-031	Merepark	
W1013-032	Monalin	Enclosure possible

## **11. Action Area Plans**

### **Action Areas**

Five action areas have been identified in this draft plan. All action areas are to be the subject of comprehensive (not piecemeal) integrated schemes of development that allow for the sustainable, phased and managed development of the action area during the plan period. Separate applications for sections of each action area will not be considered until an overall action plan has been agreed in writing with the Planning Authority. The position, location and size of the land use zonings shown on Map 1 within each action area are indicative only and may be altered in light of eventual road and service layouts, detailed design and topography, subject to compliance with the criteria set out for each action area below.

Any residential development occurring within an action area must be matched with the appropriate community / social and engineering infrastructure necessary to serve that quantum of housing. In the interests of encouraging sustainable transport, all large development proposals for Action Areas will require Local Transport Plans that illustrate that modal choice will be used in providing for local transport needs. Mobility Management Plans will be required for all commercial developments including enterprise, industrial and retail developments. These must also promote and enable modal choice at the developers expense if necessary.

By time related conditions, agreements or otherwise, the Council will regulate the building programme to ensure that the needs of the population do not exceed the provision of essential support systems and the Council will use its powers under the Planning & Development Acts 2000-2006 to effect this control.

### **AA1**

This action area is located to the west of Main Street in the townlands of Season Park, Newtownmountkennedy and Monalin and is bounded to the north by road No. L 1037 (Season Park) and to the south by the Roundwood Road (R756), as shown on Map 1. This action area measures c. 58Ha (as amended by this draft plan) and includes

- c. 13ha zoned for public open space
- c. 4ha zoned for community and educational use
- c. 41ha zoned for residential use

This action area shall be developed in accordance with the following criteria:-

- A new distributor / access road shall be provided between the Roundwood Road and the L1037. This road shall be for the purpose of opening up this development parcel and to ensure that the traffic movements generated by the proposed uses on these lands are not channelled onto a single junction. The road shall link into the R772 south of the town via the Moneycarroll link road and shall provide for a revised access arrangement for the row of cottages on the R756 on the southern boundary of the action area. This road shall be linked into the Main Street at a suitable location. This road will distribute vehicular, cyclist and pedestrian movement on a north/south axis within AA1; provide alternative circulation to Main Street with the option of a second schools access from new housing areas to the west.
- Road improvements shall be provided to the R765 as far as the Church, as well as improvements to the access arrangements for the schools and community facilities

- An amenity park shall be provided along the river, linking into the new civic space at the town centre. The developer shall be responsible for landscaping of this area and providing suitable access and lighting / furniture
- An area of active open space shall be provided by the developer, which shall be laid out as playing pitches and equipped play areas. This area shall not be less than 1.5ha
- An area of not less than 4ha (including the existing school buildings) shall be provided for primary school expansion
- A small neighbourhood centre, including a community space of not less than 400sqm and not more than 500sqm of retail / local service units shall be provided
- To achieve a sense of place and allow for visual diversity any residential application should provide for a number of identifiable and distinct housing estates (not exceed 100 houses / 200 apartments), each containing materially different house designs within an overall unified theme. An appropriate mix of dwelling types should be proposed, not just within the overall development, but also throughout the development

**An action area plan was agreed for these lands (as set out in the 2002 LAP) in August 2006. Any application for permission on new lands included in this action area shall comply with the phasing / infrastructure conditions and other requirements of the agreed action plan.**

## **AA2**

This action area is located on the east side of the N11, south of the existing Garden Village housing development, in the townlands of Mountkenedy Demesne, Ballygarret and Kilmacullagh, as shown on Map 1. This action area measures c. 31.5ha and is bounded to the north by Garden Village, to the east by farmland, to the south by the Kilcoole Road (L-1048) and to the west by the N11. This action area shall be developed as a mixed employment, local services and active open space zone in accordance with the following criteria:-

- A new access road shall be provided from the southern roundabout of the Ballyronan Interchange, linking this interchange with the Kilcoole Road. A roundabout shall be provided at the Kilcoole Road
- Lands to the west side of this road of c. 18.5ha and not exceeding 20ha shall be developed as a high quality employment and enterprise park. A range of unit type and size shall be provided, including offices, light industrial units, distribution units and warehouses (excluding retail warehouses). At least 1ha shall be reserved for the development of smaller, starter type units
- Lands to the east side of this road of c. 11.5ha, but not less than 10ha, shall be provided for active open space. The developer shall be responsible for levelling and providing suitable access to this land as part of any development.
- A 'mixed use' area of c. 1.3ha but not exceeding 1.5ha, shall be provided between Garden Village and the new access road. A neighbourhood centre not exceeding 2-storeys in height and 500sqm in gross floor area shall be provided. This neighbourhood centre shall provide a range of neighbourhood services, including small-scale retail which shall not exceed half of the permitted floor area (250sqm). No single retail unit shall exceed 150sqm.



- Land not required in the Mixed Use zone for the building and associated car parking shall be laid out as public open space, including the provision of a 0.1ha equipped playground

### **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 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
- Any development proposals shall have regard to the setting and curtilage of Valle Pacis, a protected structure

### **AA 4**

This action area is located on the east side of the R772 adjacent to the N11 northern interchange, bounded by the N11 on the east side, in the townland of Mount Kennedy Demesne. This action area measures c. 4.75ha and is to be developed as an employment zone in accordance with the following criteria:-

- Vehicular access shall be provided from the R772, at a suitable location that does not conflict with the operation of the N11 interchange
- The development of these lands shall comprise office based business and enterprise units, designed to the highest architectural standards and including a landmark gateway building at the northern end of the site
- Light industrial units will only be considered where they are designed to the highest standard and do not interfere with the amenities of adjoining properties
- Warehousing / retailing warehousing will not be permitted in this area
- Any development proposals shall have regard to the preservation of the amenities of the residences in the vicinity
- Any development proposals shall include proposals, to be funded by the developer, for pedestrian linkages to the nearest retail service area

## AA 5

This action area is located on the south-west side of the settlement, in the townland of Ballinahinch Lower. This land is bounded by the R756 (Roundwood Road) to the north-west, existing dwellings to the north, by local road L-1051 to the east, the GAA / Model World integrated tourism & leisure zone to the south and open farmland to the west, as shown on Map 1. This action area measures c. 10.8ha and includes residential (c. 5.8ha), active open space (3.1ha) and passive open space (1.9ha) zonings.

This action area shall be developed as an integrated residential and open space zone in accordance with the following criteria:-

- Vehicular access shall be provided from a new junction on the Roundwood Road to the north and by the proposed roundabout serving the permitted integrated tourism and leisure facility to the south. Pedestrian access shall also be provided onto the R756 / L-1051 junction to the north
- A new ‘gateway’ feature shall be provided on the Roundwood road at the developer’s expense, clearly signalling the entrance to an urban area and slowing traffic
- Any development proposals must have regard to the gateway location of the site on the Roundwood road and in particular, dwellings shall address this entrance and not be rear or side facing
- Residential development shall be provided in a lower density format (10-15/ha) including at least 2ha of ‘site only’ type development. Maximum height considered will be two-storey and designs shall generally have regard to good *rural* design criteria
- Land designated OS on the east side of the action area, which include a rocky escarpment, shall be reserved as a natural amenity
- Lands designated AOS shall be reserved for active playing areas and the phasing of residential development shall be tied to the delivery of this facility
- Significant landscaping will be required and any application for permission shall include detailed landscaping proposals.

## 12. Zoning

The purpose of land use zoning objectives is to indicate the Council’s intentions for all lands in the town. The various land use zones and their objectives are identified on the Maps of this Local Area Plan. Land use zoning objectives and the associated vision for each zone are as follows:-:

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### Zoning Objectives

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RE: Residential	Existing residential. To protect, provide and improve residential amenities of adjoining properties and areas while allowing for infill residential development that reflects the established character of the area in which it is located
R1: New residential	To protect, provide and improve residential amenities
R2: Residential Low-medium density	To protect, provide and improve residential amenities at low to medium densities of 10/ha max
R3: Residential	To protect, provide and improve residential amenities while

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## **Zoning Objectives**

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High Density Potential	allowing for increased residential densities in accordance with the standards set out in the residential density guidelines
TC: Town Centre	To provide for the development and improvement of appropriate town centre uses including retail, commercial, office and civic use, and to provide for 'Living Over the Shop' residential accommodation, or other ancillary residential accommodation. To consolidate and facilitate the development of the central area, and to identify, reinforce, strengthen and promote urban design concepts and linkages between town centre activity areas.
MU: Mixed use	To provide for the development of mixed use areas in accordance with the policies and objectives set out for that land in the plan, including retail, commercial, office and civic use.
E: Employment	To provide for economic development, enterprise, industry, distribution, warehousing and employment
CE: Community & Education	To provide for civic, community and educational facilities.
OS: Open Space & Amenity	To preserve, provide and improve recreational amenity and passive open space.
AOS: Active Open Space & Amenity	To provide for active recreational open space
AG	To protect and provide for agriculture and amenity in a manner that protects the physical and visual amenity of the area and demarcates the urban and rural boundary
F: Forestry	To protect and provide for forestry uses, including structures utilised by Coillte and associated forestry bodies, and to provide for amenity and nature areas/walks
PU: Public utility	To protect and provide for public services. "Public Services" include all service installations necessarily required by electricity, gas, telephone, radio, television, drainage and other statutory undertakers

The acceptability of certain uses in particular zones is self evident, as is the unacceptability of others. Over a wide range of uses, the degree of acceptability will be assessed on the basis of a specific planning application where its nature, extent, intensity and its incidental effects can be evaluated properly.

The following table indicates the acceptability levels for any use in each of the groups:

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### **Acceptability of Uses**

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Y	Permitted in Principle
N	Not Normally Permitted
X	Prohibited

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'Not Normally Permitted' means a use is not acceptable in principle and will only be permitted in special cases where the Council is satisfied that the use would not

conflict with the general objective for the zone and could be permitted without undesirable consequences for the permitted uses and which can be allowed subject to compliance with pertinent control criteria consistent with the proper planning and development of the area, having regard to the Local Area Plan.

Uses in the table which are not indicated as ‘Permitted in Principle’ or ‘Not Normally Permitted’ are material contraventions of the plan. Uses not recorded in the Land Use Matrix will be considered in relation to the general policies of the plan and the zoning objectives of the particular area.

Many uses exist where they do not conform to the designated use zoning objectives. When extensions to, or improvements of premises accommodating such uses are proposed, each shall be considered on its merits and permission may be granted where the development does not adversely affect the amenities of properties in the vicinity and does not prejudice the proper planning and development of the area. Development within the Green Belt zoning shall be strictly in accordance with the provision of the County Development Plan.

### Land Use Matrix

<b>Development Categories</b>	<b>R</b>	<b>TC</b>	<b>MU</b>	<b>E</b>	<b>CE</b>	<b>OS, AOS</b>	<b>PU</b>	<b>AG/F</b>
Bed & Breakfast/ Guesthouse	Y	Y	X	X	X	X	X	X
Car Parks	N	Y	Y	Y	N	N	X	N
Community Facility	Y	Y	Y	N	Y	N	Y	Y
Crèche/ Nursery school	Y	Y	Y	Y	Y	X	X	X
Halting Site	Y	N	N	N	N	N	Y	N
Doctor/Dentist etc/Health Centre	Y	Y	Y	N	Y	X	X	X
Education	Y	Y	Y	X	Y	X	X	X
Garden Centre	N	Y	Y	N	N	X	X	N
Heavy Vehicle Park	X	X	X	Y	X	X	X	X
Hospital/Nursing Home	Y	Y	N	X	N	X	X	N
Hotel	X	Y	X	X	X	X	X	X
Industry	X	N	X	Y	X	X	X	X
Motor Sales Outlet	X	Y	X	N	X	X	X	X
Offices	X	Y	Y	Y	X	X	X	X
Petrol Station	X	Y	N	N	X	X	X	X
Public House	N	Y	N	X	X	X	X	X
Public Services	Y	Y	Y	Y	Y	Y	Y	Y
Recreational Building/ Facility	N	Y	Y	N	Y	Y <sup>2</sup>	X	Y <sup>1</sup>
Residential	Y	N	X	X	X	X	X	X
Residential Institution	Y	N	X	X	X	X	X	X
Restaurant	N	Y	N	X	X	X	X	X
Service Garage	X	Y	X	Y	X	X	X	X

<sup>2</sup> A ‘Recreational Building’ shall be an ancillary use only.

Shops (Local) <sup>3</sup>	Y	Y	Y	N	X	X	X	X
Shops (Other)	X	Y	X	X	X	X	X	X
Retail Warehouse/ Cash and Carry	X	N	X	X	X	X	X	X
Warehousing/ Distribution.	X	N	X	Y	X	X	X	X

### 13. Implementation

The Council is obliged to monitor the operation and implementation of the Plan. The successful implementation of the provisions of this Plan will require the combined involvement of the community, local business, statutory service providers as well as Wicklow County Council.

The achievement of the objectives of the Plan will be dependent on the availability of appropriate levels of finance. The Council will actively and innovatively strive to identify and secure resources from both public and private sectors, to implement the provisions of this Plan and facilitate private investment in the town, in accordance with this Plan.

To facilitate the implementation of roads and transportation, water and drainage, and community facilities infrastructure, the Council will require contributions from benefiting developers. Contributions shall be required in accordance with Wicklow County Council's Development Contribution Scheme 2005-2007, prepared under Section 48(1) of the Planning and Development Act, 2000.

In addition, Wicklow County Council will continue the practice of granting planning permission with the inclusion of conditions requiring levies and bonds to be paid, or works undertaken, to facilitate developments in the interests of the common good.

### 14. Environmental Assessment

#### Purpose of the SEA

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.

#### 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

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<sup>3</sup> A Local Shop is one that primarily serves a local community and does not generally attract business from outside that community.

and Regional Authorities' were subsequently issued by the Minister for the Environment, Heritage & Local Government in November 2004.

### **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<sup>4</sup> should then be formerly consulted during, and as part of, the screening exercise.

As advised by the Regulations, a screening exercise was undertaken having regard to the criteria set out in Schedule A of the SEA Regulations 2004 and subsequently notice was given to the three Environmental Authorities. Responses were received from the Department of Communications, Energy & Natural Resources, the Eastern Regional Fisheries Board and Department of Environment, Heritage & Local Government.

Having regard to the feedback received and the Councils consideration of the criteria set out in Schedule A, it has been concluded that the policies and objectives contained within the draft plan and the development that will result there from, are unlikely to give rise to any significant effects on the environment. It is concluded therefore that an SEA is not required for this plan.

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<sup>4</sup> 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.