



Newtownmountkennedy

Local Area Plan
2008 - 2014



Proposed modifications
September 2008

Newtownmountkennedy Local Area Plan 2008

Introduction

The proposed modifications to the draft Newtownmountkennedy Local Area Plan 2008-2014 constitute a further stage in the making of the new Newtownmountkennedy Local Area Plan as set out in the Planning and Development Acts 2000-2006.

Process to Date

The most recent stages in the making the Local Area Plan leading to the publication of these modifications can be summarised as follows:

- A Background Issues Paper was prepared and made available to the public from 1st November 2007.
- Public consultation was carried out with local stakeholders and the general public on 15th November 2007.
- The Draft Local Area Plan (consisting of a written statement and a set of maps) was published by the Council and placed on display on Wednesday 14th May 2008.
- A 6-week period followed during which time members of the public and interested groups and bodies could make submissions/observations on the Draft Plan (concluding on 25th June 2008)
- The County Manager prepared a report on submissions/observations received during the public consultation period. This report was submitted to the Elected Members of the Council for their consideration
- Having considered the Draft Plan, the submissions/observations received during the public consultation period and the Manager's Report, the Elected Members of the Council resolved at the Council meeting of 8th September 2008 to make modifications to the Draft Local Area Plan.
- As these modifications constitute material alterations to the Draft Local Area Plan, the proposed modifications are hereby placed on public display for a period of not less than 4 weeks in accordance with the provisions of the Planning & Development Acts 2000-2006.

Display of proposed modifications to Draft LAP

The proposed modifications are available for inspection in Wicklow County Council Offices, Station Road, Wicklow during normal working hours i.e. 9.00am – 3.30pm

OR

On the Wicklow County Council Website

www.wicklow.ie/planning/planningpublications/towndevelopmentplans/Newtownmountkennedy

Identification of the proposed modifications

Only those sections of the written statement which are proposed to be modified, are set out in this report. The report includes one map which will show and identify any proposed mapping modifications. Modifications to the written statement are identified in the following manner

- deleted text in ~~blue strikethrough~~
- new text in red

Each of the proposed changes has a separate number and the location of the proposed modification will be identified at the start of each. The modifications are set out below in the order in which they appear in the draft plan.

Making written submissions/observations

Submissions or observations with respect to the proposed modifications to the Draft Plan must be made in writing to:

Ms S O'Leary,
Senior Executive Officer,
Planning & Economic Development Department,
Wicklow County Council,
County Buildings,
Wicklow Town

Submissions or observations may also be made by email to the following address:
planreview@wicklowcoco.ie

All submissions/observations should state the name (s) and address (es) of the person, group or public body from whom same is received.

Submissions/observations should be marked "Newtownmountkennedy Local Area Plan"

The latest date for submissions/observations is: Wednesday 15th October 2008

It should be noted that **only submissions/observations relating to the proposed modifications to the draft plan can be taken into consideration at this stage of the Local Area Plan making process** and submissions/observations that raise issues other than those proposed Modifications cannot be considered.

Submissions/observations should quote the relevant change number referred to below in this report.

Next steps

When the display period for the proposed modifications to the Draft LAP is completed, the County Manager will prepare a report on the proposed modifications and any written submissions or observations received within the prescribed period. This report will include the County Manager's opinion in relation to the issues raised in any submission and his recommendation in relation to the proposed modifications.

The report will be submitted to the Elected Members of the County Council for their consideration. Following consideration of the report, the local area plan shall be deemed to be made with the modification proposed or, if different from that modification, the modification as recommended in the Manager's report **unless**, where such a recommendation for a different modification is so made, the Council members decide to make the plan otherwise than in accordance with that recommendation and the modification the Council members so decide upon shall be the original modification proposed by them subject to such amendment of it as they consider appropriate (**Section 20 (3) (g) (ii) of the Planning & Development Acts 2000-2006**).

In making the Local Area Plan the Members of Council are restricted to:

- Considering the proper planning and sustainable development of the area to which the Local Area Plan relates,
- The statutory obligations of the local authority and
- Any relevant policies and objectives for the time being of the Government or any Minister of the Government.

It is expected that the final plan will be made by the Council in December 2008.

PROPOSED MODIFICATIONS

Modification 1

Part B, Section 4 - Residential development (p5)

Amend 6th bullet point as follows:-

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

Modification 2

(a) Amend Map 1

- Expand plan boundary to include Newtownmountkennedy – Kilpedder zone (County Development Plan 2004 Map 16C)
- Identify this land as AG*

(b) Part B: Section 5 – Employment (p6)

Amend entire section as follows:-

~~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.~~

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. In this regard, as the 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.

There is already c. 31ha of agricultural land the north of this Plan area and adjoining Kilpedder, which has the benefit of an option for the life of the County Development Plan 2004-2010 to provide for a business, office, science and technology park set in open parkland with extensive landscaping, a high architectural standard of layout and building design with low site coverage. This will cater for the wider North Wicklow area and support the objective of the Regional Planning Guidelines to redress the low ratio of employment within the County. However, there is also a need to provide for more local employment and service facilities, which typically would entail a higher proportion of industrial / starter type units and sites with large areas of storage. The employment zone in AA2 shall specifically cater for this type of development

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 service employment zone is designated at Garden Village, to be developed in accordance with the criteria set out in Action Area 2. In particular, this development shall include a range of building types, sizes and uses, including starter / incubator units for local enterprises

- ~~A new employment zone shall be developed on lands identified as Action Area 4~~
An employment zone is designated on lands identified as Action Area 4
- A business, office, science and technology zone is designated at Newtownmountkennedy north / Kilpedder, to be developed in accordance with the criteria set out in the County Development Plan 2004-2010
- 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

Modification 3

Part B: Section 5 – Employment (p6)

Add new policy / objective:-

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

Modification 4

Part B: Section 7 – Community Infrastructure (p8)

Add new policy / objective:-

- The Community & Enterprise Department of Wicklow County Council will meet on an annual basis with sporting clubs, community groups and other similar bodies who are active in the area covered by this plan. The purpose of this meeting is to enable Wicklow County Council to consult with the bodies on the plans for the expenditure of levies raised for Class 3 projects under the Development Levy Contribution Scheme and any Special Levy Scheme that may be in existence. The Community and Enterprise Department will report on the outcome of this meeting at the following Area Meeting of the East Wicklow and Greystones Councillors.

Modification 5

(a) Amend Map 1

- change zoning of c. 2.5ha of AOS (active open space) to ITLR (integrated tourism, leisure and recreational use)

(b) Part B: Section 7 – Community Infrastructure (p8)

Add new policies / objectives

- The Council will encourage the development of a major integrated tourism/leisure/recreational complex on the existing GAA lands. The subject lands zoned for Integrated Tourism, Leisure and Recreational (ITLR) shall form part of the ITLR lands zoned under the County Development Plan in 2004 and shall comprise of a number of the following facilities: Hotel and associated facilities, conference centre, golf course, equestrian centre, trekking centre, fitness centre, indoor/outdoor water facility, fishing facility, multi-purpose facility, indoor/outdoor ski centre, cineplex, model world, scientazia, children's museums, nature trails, walking routes and associated facilities. It may also include tourist related residential and leisure retail which is ancillary to the main tourist attraction. The tourist related residential development shall be retained in single company ownership and shall not be sold off

individually and/or be the subject of a concise legal management contract which meets the objectives of the zoning.

An overall planning application will be required for the entire complex, which will include proposals, where appropriate, for:

- The preservation/conservation of natural amenities on the site,
 - The preservation/conservation of the heritage structures on the site,
 - The retention of the open nature of the lands
 - Significant and intensive landscaping of the site
 - A phasing plan for the provision of the proposed facilities, together with any necessary guarantees in regard to the provision of such facilities
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- Prior to any development of the existing GAA pitch being considered, an alternative site for these existing facilities must be developed prior to the change of use. This shall be preferably within the town boundary but may be acceptable within the greenbelt area surrounding the town. These facilities shall be provided in lieu of the existing facilities

Modification 6

(a) Map 1

- change zoning of c. 5ha from AOS (active open space) to AG (agriculture)

(b) Part B, Section 7 – Community Infrastructure – “Sport / Play” (p8)

Amend policies / objectives as follows:-

- 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)~~ Land 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

Modification 7

(a) Map 1

- change zoning of c. 0.8ha from CE (community & education) to AG (agriculture)

(b) Part B, Section 7 – Community Infrastructure – “Education” (p8)

Amend policies / objectives as follows:-

- 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~~ 4.7ha shall be provided in Moneycarroll for the purpose of providing a primary (up to 16 classrooms) and secondary school campus

Modification 8

Part B, Section 7 – Community Infrastructure – “Parks, open space and green amenity” (p9)

Amend 4th and 5th bullet points as follows:-

- New development shall generally be set back a minimum of ~~5m~~10m 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~~
- The appropriate layout, design and landscaping of the proposed river bank amenity walk area, as shown on Map 1 (pink line) shall be determined following consultation with the DoEHLG and Eastern Regional Fisheries Board and in particular, landscaping should incorporate native species planting, any proposed paths should be suitably set back from the riverbank and left unmown so as not to interfere with the riparian zone and night lighting shall not be provided.

Modification 9

Part B: Section 8 – Transportation & traffic (p10)

Add new road objective:-

- 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)
 - **New access road between the Ballyronan Interchange and AG* zoned lands**

Modification 10

Part B: Section 9 – Services Infrastructure (p11)

Amend second bullet point

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

Modification 11

Part B: Section 9 – Services Infrastructure (p11)

Add new objective

- **Developments in excess of 1,000sqm must as a minimum reach a B1 Building Energy Rating**

Modification 12

Part B: Section 11 – Action Area Plans (p15)

Amend 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 **and 1 ha reserved for local manufacturing / distribution / warehousing type uses**
- 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.~~ **A neighbourhood centre not exceeding 2-storeys in height and 1,000sqm in gross floor area shall be provided. This neighbourhood centre shall provide a range of neighbourhood services, including retail, with no single retail unit exceeding 400sqm.**
- 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

Modification 13

Part B: Section 11 – Action Area Plans (p15)

Amend AA3

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

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

- Vehicular access shall be provided from the Main Street to the west of the action area, with pedestrian access being provided on the north and south sides to the R772 and Kilcoole Road (if possible)
- Lands zoned ~~R3~~ **R2** in the action area shall be developed strictly as a low-medium density housing development, of mainly medium-large houses on generous sites (not exceeding 10/ha). Apartments shall not be considered in this zone. Higher density mixed use development shall be considered on lands designated TC in the action area.
- A public riverine park shall be provided from the bridge at Main Street, linking to the R772 at the northern side of the action area and to the Kilcoole road to the south (if possible). This public park shall be designated a public park, not exclusive to the residents of the development and shall be maintained open at all times. Suitable pathways and lighting / furniture shall be provided by the developer

- Dwellings shall be positioned and orientated to provide maximum passive surveillance of the new park
- Any development proposals shall include suitable proposals for the redevelopment of the old mill **and a range of uses other than residential use shall be permissible for this structure (generally those uses allowable in the TC zone), subject to the normal planning controls**
- Any development proposals shall have regard to the setting and curtilage of Valle Pacis, a protected structure

Modification 14

(a) Amend Map 1

- change zoning of c. 3.1ha of AOS (active open space) to AG (agriculture)

(b) Part B: Section 11 – Action Area Plans (p15)

Amend AA5

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~~ **agricultural** (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.

Modification 15

Part B: Section 12 – Zoning (p18)

Add new zoning objective

Zoning Objectives

AG*

To provide for agricultural uses with an option for the life of the County Development Plan 2004-2010 to provide for a business, office, science and technology park set in open parkland with extensive landscaping, a high architectural standard of layout and building design with low site coverage

Expand matrix to include AG* (see Appendix 1 for revised matrix)

Appendix 1

Land Use Matrix

Development Categories	R	TC	MU	E	CE	OS, AOS	PU	AG/F	AG*	ITLR ¹
Bed & Breakfast/ Guesthouse	Y	Y	X	X	X	X	X	X	X	X
Car Parks	N	Y	Y	Y	N	N	X	N	Y	Y
Community Facility	Y	Y	Y	N	Y	N	Y	Y	N	Y
Crèche/ Nursery school	Y	Y	Y	Y	Y	X	X	X	N	X
Halting Site	Y	N	N	N	N	N	Y	N	N	X
Doctor/Dentist etc/Health Centre	Y	Y	Y	N	Y	X	X	X	N	X
Education	Y	Y	Y	X	Y	X	X	X	X	N
Garden Centre	N	Y	Y	N	N	X	X	N	N	X
Heavy Vehicle Park	X	X	X	Y	X	X	X	X	Y	X
Hospital/Nursing Home	Y	Y	N	X	N	X	X	N	X	X
Hotel	X	Y	X	X	X	X	X	X	X	Y
Industry	X	N	X	Y	X	X	X	X	Y	X
Motor Sales Outlet	X	Y	X	N	X	X	X	X	X	X
Offices	X	Y	Y	Y	X	X	X	X	Y	N
Petrol Station	X	Y	N	N Y	X	X	X	X	X	X
Public House	N	Y	N	X	X	X	X	X	X	N
Public Services	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Recreational Building/ Facility	N	Y	Y	N	Y	Y ²	X	Y ¹	N	Y
Residential	Y	N Y	X	X	X	X	X	X N ³	X	N ⁴
Residential Institution	Y	N	X	X	X	X	X	X	X	X
Restaurant	N	Y	N	X	X	X	X	X	X	N
Service Garage	X	Y	X	Y	X	X	X	X	X	X
Shops (Local) ⁵	Y	Y	Y	N	X	X	X	X	N	X
Shops (Other)	X	Y	X	X	X	X	X	X	X	N ⁶
Retail Warehouse/ Cash and Carry	X	N	X	X	X	X	X	X	X	X
Warehousing / Distribution.	X	N	X	Y	X	X	X	X	N	X

¹ Any uses 'Permitted in Principle' or 'Not Normally Permitted' in the ITLR zone will only be considered on the basis of forming part of an integrated, comprehensive tourism facility

² A 'Recreational Building' shall be an ancillary use only.

³ Residential development is only permissible in the AG/F zone in accordance with the rural development policies of the County Development Plan

⁴ Residential development is only permissible in the ITLR zone where it is ancillary to the main tourist attraction and is retained in single company ownership and is not sold off individually and/or is the subject of a concise legal management contract which meets the objectives of the zoning

⁵ A Local Shop is one that primarily serves a local community and does not generally attract business from outside that community.

⁶ Tourist and leisure related retail is only permissible in the ITLR zone where it is ancillary and linked to the main tourist attraction