

**REPORT ON THE EXTENSION OF THE DURATION OF THE
NEWTOWNMOUNTKENNEDY LOCAL AREA PLAN (LAP) 2008-2014 UNTIL 2018**

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**Forward Planning Section
Wicklow County Council
County Buildings
Wicklow**



Part 1: Introduction

1.1 Background

The Newtownmountkennedy Local Area Plan (LAP) 2008-2014 is the main public statement of planning policies and objectives for the town of Newtownmountkennedy. It is used in the assessment of all development proposals for the area. The Plan was adopted by Wicklow County Council on the 22nd December 2008.

Section 19 (1) (c) of the Planning and Development Act 2000 requires that the process of reviewing an existing LAP commences not later than 6 years after the adoption of the previous plan.

Therefore in the normal course of events, the review of this plan would therefore be due to commence before December 2014. The first act of amending or revoking any LAP is the issuing / publishing of notices of the proposal to amend or revoke the LAP (under Section 20(3)(a)(i) of the Act).

However, the Planning & Development (Amendment) Act 2010 included a new section (Section 19 (1)(d)) that provides that a Planning Authority may, as they consider appropriate, by resolution, defer the issuing / publishing of said notices for a further period not exceeding 5 years, thereby effectively prolonging the duration of the LAP.

1.2 Process

Where the Planning Authority considers that it would be appropriate by resolution to defer the sending of the notices, the members of the Planning Authority shall:

- (i) Notify the Manager of the decision of the Authority to defer the sending and publishing of the notices, giving reasons therefore, and
- (ii) seek and obtain from the Manager
 - a) an opinion that the LAP remains consistent with the objectives and core strategy of the relevant development plan,
 - b) an opinion that the objectives of the LAP have not been substantially secured, and confirmation that the sending and publishing of the notices may be deferred and the period for which they may be deferred.

If the members of the Authority accept the Manager's opinion that the LAP and its objectives are consistent with the objectives and 'Core Strategy' of the Wicklow County Development Plan 2010-2016 and are in agreement that during the lifetime of the Newtownmountkennedy LAP that the objectives of the plan have not been substantially secured, they may determine that it would be appropriate to defer the sending of the notices for an agreed time period.

Following the making of any such decision, a public notice to this effect is required to be published in a newspaper circulating in the area of the local area plan not later than 2 weeks after the resolution is passed by the members.

1.3 The purpose of this report

This report examines whether it would be appropriate to defer commencement of the review of the existing LAP. This will require an examination of:

- (a) whether, in the opinion of the Manager, the LAP remains consistent with the objectives and Core Strategy of the current County Development Plan 2010-2016, and
- (b) whether, in the opinion of the Manager, the objectives of the LAP have or have not been substantially secured.

This report is therefore laid out as follows:

- (1) An analysis of the content of the existing LAP vis-à-vis the Core Strategy of the County Development Plan with regard to the following:
 - County Development Plan settlement strategy and growth provisions
 - Population allocation and residential zoning
 - Service infrastructure
 - Retail strategy
- (2) An analysis of whether or not the objectives of the LAP have been substantially secured

Part 2: Core Strategy of the Wicklow County Development Plan 2010-2016

2.1 Introduction

In order to examine whether the Local Area Plan remains consistent with objectives and Core Strategy of the Wicklow County Development Plan 2010-2016, it is necessary to examine the Core Strategy and to analyse whether the LAP can be regarded as being consistent with the Core Strategy.

In accordance with the Planning & Development Act 2000 (as amended), a 'Core Strategy' is required to show how the development plan and the housing strategy are consistent with the National Spatial Strategy, Regional Planning Guidelines, Government policies and Ministerial guidelines / directives with particular regard to:

- The settlement strategy for the County
- National and regional population targets
- The amount of land zoned for residential use or a mixture of residential and other uses
- The retail strategy and objectives
- Infrastructure objectives.

2.2 Settlement Strategy and growth provisions

The 2010-2016 County Development Plan designates Newtownmountkennedy a 'Level 4' settlement in the County Settlement Strategy, that is, a 'Moderate Growth Town'.

The designation of Newtownmountkennedy as a 'Moderate Growth Town' in the 2010 County Development Plan is synonymous with the designation of the town as a 'Moderate Growth Town' in the 2004 County Development Plan, which was County Development Plan in place at the time that the LAP was adopted and therefore there is no anomaly between the plans.

With regard to 'local growth controls', the 2004 County Development Plan and the 2008 Newtownmountkennedy LAP both identified the growth control objective as being:

Multi-house developments

80% Regional growth

20% County growth (a)

i.e. 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%.

Single house developments

Any new single house developments shall be restricted to those living and/or working in the County for 1 year.

The 2010 County Development Plan maintained identical provisions i.e.

The settlements in Levels 4 shall be prioritised for moderate growth and investment and shall absorb demand for new housing from inside and outside the County subject to the following controls:

- In any new multi-house development, a minimum of 20% of new houses shall be sold to persons that have been living and/or working in County Wicklow for at least 1 year. There are no restrictions on the remaining 80%.
- Any new single house developments shall be restricted to those living and/or working in the County for 1 year.

Having regard to the above, it is considered that the settlement strategy and growth provisions of the Newtownmountkennedy LAP 2008-2014 are consistent with the Core Strategy of the Wicklow CDP 2010-2016.

2.3 Population

The population targets for Newtownmountkennedy in the County Development Plan and the LAP are:

Settlement	2010 CDP	2008 Newtownmountkennedy LAP
Newtownmountkennedy	2016 – 6,000 2022 – 7,500	2016 – 6,000

It is considered that the Newtownmountkennedy LAP is consistent with the population growth objectives of the Core Strategy.

2.4 Housing growth required

In accordance with the County Development Plan 2010, the population growth target for 2016 is 6,000 persons and 7,500 persons for 2022. The extended plan would have a lifespan up to 2018.

The following table sets out the total number of additional houses required in Newtownmountkennedy between 2011 and 2022. Accounting for certain assumptions regarding future household size and vacancy rates¹, the LAP is required to make provision for a growth in housing of 1,720 units up to 2018.

Table 1: Newtownmountkennedy² – Population and Housing requirements 2011-2022

Year	Population	Total housing units	Total additional units required from 2011
2011	3,073	1,078 ³	
2016	6,000	2,496	1,418
2018	6,500	2,798	1,720
2022	7,500	3,472	2,394

¹ Household size is assumed to fall to 2.56 in 2016 and 2.3 in 2022, while a vacancy rate or 'excess factor' of 6.5% is assumed.

² These figures relate to the LAP area, not the Census Town area

³ Derived from Census 2011 and supplemented by GeoDirectory data

2.5 Capacity of existing zoned land

There is current capacity in the land zoned in the existing LAP for 1,760 units.

Table 2: Lands to provide for housing growth up to 2018

Zoning	Location/Description	Area (ha)	Density	Capacity (units)	Planning Permission
Residential zoned land					
AA1	Season Park/Monalin			852	PRR 06/6101 & PRR 12/6477
	Newtownmountkennedy	2.96	10/ha(R2)	30	
	Season Park	7.12	c.28/ha(R1)	199	
AA3	Kilmacullagh	4.27	10/ha(R2)	43	
AA5	Ballinahinch Lower	5.78	10/ha(R2)	58	
R1	Moneycarroll	3.26		102	PRR 08/1426
		2.3	28/ha(R1)	64	
R3	Kilmacullagh	2.4		45	
RE Infill				50	
RE	Rossmore Court apartments			12	
Town Centre zoned land					
TC	Rear Dunnes Stores			56	PRR 04/1538 & PRR 08/909
TC	Near 'Townhouse' pub			30	PRR 09/52
TC	Opposite 'Eugene's'			57	PRR 04/889/
TC	Dunnes entrance			7	PRR 07/197
TC	South of town centre			10	PRR 07/140
TC	Sunnybank House			40	
TC	South of Season Park	1.53	c.40/ha over half site	31	
TC	AA3	0.957	c.40/ha over half site	19	
TC Infill				50	
Rural areas within Development Boundary					
AG				5	
Total				1,760	

Were this LAP to be extended to 2018, there would be enough land zoned to only meet the 2018 target. Therefore the 2018 target would only be achieved if every single parcel of zoned land were taken up and developed to its full theoretical capacity by 2018. As this is unlikely, development plans normally allow for 'headroom' or 'market factor' which is additional zoning over and above the minimum required, in order to allow for greater location choice and to deal with any land supply inflexibility which may arise.

'Headroom' is normally calculated by either (a) adding on 50% 'extra' zoning or (b) allowing for 3 additional years worth of zoning. Using either of these methods, a housing unit requirement of between 2,400 – 2,600 units would arise. Clearly this cannot be achieved with the current amount of zoned housing and mixed use land.

However, having regard to:

- new regional and County population allocations are due to be provided by the Regional Authority before 2016, which may alter the growth parameters for Newtownmountkennedy
- a complete review of all population targets and zoning requirements will be carried out for the entire County in 2014-2015 as part of the review of the current County Development Plan, which may alter the growth parameters for Newtownmountkennedy

- a more fulsome review and update of this LAP is scheduled to commence in late 2016 / early 2017, after the adoption of a new County Development Plan in 2016
- very little housing growth has occurred in Newtownmountkennedy between the period 2008-2013 due to the economic downturn, and in particular, less than 50 new housing units have been developed during this period, some of which are still unoccupied.

It is recommended that the zoning provisions are adequate for the time being and certainly are adequate for the initial period immediately beyond 2014, the current lifetime of the LAP. It is therefore recommended the duration of the LAP be extended, and that the issuing of the notices indicating the commencement of the full review be deferred until late 2016 / early 2017 with a new LAP being adopted before the end of 2018.

Having regard to the above analysis, it is considered that the Newtownmountkennedy LAP is consistent with the housing objectives of the Core Strategy.

2.6 Infrastructure

The Core Strategy for the County as set out in the County Development Plan 2010-2016 examines the consistency of the plan with higher order infrastructural plan for roads, public transport and water services.

Roads: In order for the County roads development strategy to be consistent with higher order plans / strategies, the Wicklow Core Strategy identifies the following roads projects as being necessary:

- In light of the likely continuing car dependency to access the metropolitan region in the short to medium term, it is the strategy of this plan to facilitate and encourage measures to improve capacity and efficiency of the national routes and facilitate the improved use of the national routes by public transport;
- The priority for strategic road improvement will be with the upgrade of the N11 between Rathnew and Arklow, to render this entire route dual carriageway through the entirety of the County;
- The priority for regional road improvement will be with east-west connector routes i.e. Wicklow – Roundwood - Sally Gap - (R763/4 - R759), Wicklow – Laragh - Wicklow Gap – N81 (R763 - R756) and the R747 (Arklow – Tinahely – Baltinglass);

The policies and objectives contained in the Newtownmountkennedy LAP 2008-2014 do not conflict with the above road projects.

Public transport: In order for the County public transport development strategy to be consistent with higher order plans / strategies, the Wicklow Core Strategy identifies the following objectives:

- It is the strategy of this plan to encourage and facilitate significant improvements to heavy and light rail infrastructure, including the provision of new lines and new stations.
- Improvements to the Dublin-Rosslare rail line, the extension of Luas to Bray – Fassaroe, the provision of car and bus park-and-ride facilities and improved penetration of local bus services in designated growth towns are the priorities for public transport.

The policies and objectives contained in the Newtownmountkennedy LAP 2008-2014 do not conflict with the above public transport projects.

Water: The County is deficient in water services in most areas. The lack of services is preventing the County from fulfilling its functions under the NSS and RPGs. It is the strategy of the CDP to facilitate significant improvements to water infrastructure, with priority for investment being derived from the County Settlement Strategy.

The policies and objectives contained in the Newtownmountkennedy LAP 2008-2014 support the achievement of the above objective for the improvement of water services infrastructure to accommodate growth.

A review has been undertaken to ensure that the water services objectives of the current LAP are relevant and can provide for growth up to 2018. This is set out in Part 3 of this report.

Having regard to the above analysis, it is considered that the Newtownmountkennedy LAP is consistent with the infrastructure objectives of the Core Strategy.

2.7 Retail

The County Retail Strategy identifies Newtownmountkennedy as a 'Level 3, Tier 2' retail centre in the retail hierarchy for County Wicklow, which is classified as a 'sub County town centre, serving an immediate district'.

The stated retail objectives for Newtownmountkennedy are:

- To promote and encourage enhancement of retail floorspace and town centre activities in Newtownmountkennedy, in accordance with the allocation set out in the County Retail Strategy and in particular, to facilitate considerable growth in the comparison offer. The County Retail Strategy allocates Newtownmountkennedy 2,000-3,000m² growth in comparison floor space and 1,000-1,500m² convenience floorspace up to 2016. The strategy clearly outlines that these figures are a guide only and flexibility will be applied. The Strategy notes that c.1,750m² (1,500m² convenience and 250m² comparison) of this allocation is provided in the new Dunnes Stores town centre development.
- To require any new retail development to be located in the core retail area and to support applications for conversion/rejuvenation of existing properties along the Main Street.

Having regard to the construction and occupation of the new Dunnes Stores development on the Main Street (which provides c. 1,500sqm on convenience space and c. 250sqm of comparison space) the 2016 convenience allocation as set out in the Strategy has been already taken up.

The LAP also allows for further growth in convenience floor space, in particular the development of one additional supermarket in the town centre and 2 smaller local convenience stores in Actions Areas 1 and 2.

However, in light of:

- the fact that the Strategy is somewhat outdated at this point having regard to the fact that it was ultimately based on retail surveys carried out in 2006 and allocations published in 2008;
- the fact that the Strategy clearly specifies that flexibility is to be applied in the interpretation of floor space allocation;
- the fact that the County allocation up to 2016 has not been breached to date and it seems highly unlikely that the County allocation will be taken up and delivered by 2016, given extant permissions to date and the economic downturn;
- the fact that any proposals to develop any large scale additional convenience floor space would have to be fully justified through a Retail Impact assessment;
- the fact that this plan extension would be beyond 2016;

it is considered that the LAP, which allows for additional convenience floor space, would not be materially inconsistent with the provision of the County Retail Strategy. Furthermore, it is considered that the retail growth targets can be accommodated within the existing appropriate Town Centre / mixed use zoned lands.

Part 3: Assessment of the Policies and Objectives of the LAP

Residential development

Section 4 of the LAP includes objectives and policies for the development of housing in Newtownmountkennedy. The policies and objectives in the LAP that relate to residential development can be summarised as follows:

- To implement the 2010 and 2016 population targets and phase/restrict the granting of permissions to ensure that targets are not exceeded.
- Ensure the provision of infrastructure apace with population growth.
- Provide expansion in a sequential manner, on lands close to town centre
- Encourage housing development on infill/underutilised sites.
- Promote good design, layout and linkages between housing and other areas.
- Develop R3 lands at density of 28/ha with equipped public play area and public car park.
- Allow for infill in line with principles of good design and protection of residential amenity. Allow contemporary design.

Limited residential development has occurred in Newtownmountkennedy since the plan was adopted in 2008. This is largely due to economic conditions.

Accordingly, the objectives relating to the development of housing throughout the plan area have not been substantially secured.

Employment

Section 5 of the LAP includes objective and policies for the development of employment opportunities in Newtownmountkennedy. The policies and objectives in the LAP that relate to employment development can be summarised as follows:

- A service employment zone is designated in AA2 at Garden Village, to specifically cater for starter/incubator units for local enterprise.
- Employment zone designated in AA4.
- 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 2004 County Development Plan⁴.
- Promote high density employment uses such as offices in locations close to town centre and public transport.
- Phase and restrict the granting of permission on employment lands to ensure that development is sustainable and in line with needs of the area.

Limited employment development has occurred in Newtownmountkennedy since the plan was adopted in 2008. This is largely attributed to the economic conditions.

Accordingly, the objectives relating to the development of employment opportunities throughout the plan area have not been substantially secured.

Town Centre and Retail

Section 6 of the LAP includes objective and policies for the development of retail opportunities and the development of the town centre. The policies and objectives in the LAP can be summarised as follows:

- Encourage 'living over the shop' schemes.
- Developments on Main Street shall include retail/local service units at ground floor.

⁴ Carried forward into 2010 CDP

- New developments off Main Street to include new 'streets'.
- Co-ordination between schemes.
- Regard to be paid to Georgian character of streetscape.
- Promote refurbishment of streetscape.
- Developments to be average 3-storeys in height.
- Provide additional supermarket of c.1,000m².
- Provide for local scale retail and retail services developments in AA1 and AA2.

Other than the Dunnes Stores town centre development, very little new retail development has been delivered. Action Areas 1 and 2 have not been developed to date. Therefore the retail objectives have not been substantially secured.

The town centre development objectives are being implemented on a case by case basis.

Accordingly the objectives relating to the development of retail facilities throughout the plan area have not been substantially secured.

Community Infrastructure & facilities

Section 7 of the LAP includes objectives and policies for the development of community infrastructure and facilities. The policies and objectives in the LAP can be summarised as follows:

- Application of the Development Contribution Scheme and continued consultation and cooperation between the Community Services department of the Council with local community groups in the delivery of infrastructure and expenditure of collected levies.
- The development of a community space of not less than 400sqm as part of Action Area 1
- The development of community space as part of Action Area 2
- Any large scale developments in town centre shall be required to provide appropriate community facilities.
- The provision of a library and community childcare facilities.
- Compliance with Childcare Planning Guidelines.

Neither of the planned new community spaces have been delivered as Action Areas 1 and 2 have not been developed to date, although permission has been granted for the community space under PRR 06/6101. The Development Contribution Scheme is applied in an ongoing manner but new facilities have not been delivered by the Council using collected levies due to lack of sufficient funds to date. A site has been identified on Main Street for the provision of a library but as yet funding has not been secured for its construction. There have been some developments for childcare facilities including the development of the community pre-school at St. Joseph's Centre.

Accordingly, the objectives relating to the development of community facilities throughout the plan area have not been substantially secured.

Sport/Play

Section 7 of the LAP includes objectives and policies for the development of sport and play. These can be summarised as follows:

- In AA1, provide 4ha for public playing pitches and 0.25ha for equipped playgrounds. Remaining lands zoned OS in AA1 to be public park.
- In AA2, 11ha for AOS and 400m² for equipped playground.
- Two land parcels reserved in vicinity of GAA grounds for possible expansion.
- On R3 lands, the development of a 200m² playground.
- Existing playing pitches at the Community Centre shall be reserved for AOS.

None of these new sports / play facilities have been delivered to date. The Community and Enterprise Section of the Council are currently considering options for the development of a playground in the town.

Accordingly, the objectives relating to the development of sports / play facilities throughout the plan area have not been substantially secured.

There is at least 24ha of land zoned for AOS use. As per the relevant standards, AOS is required at a rate of 2.4ha per 1,000 population. Accounting for this requirement, the current LAP provides sufficient land zoned for AOS uses to provide for the needs of a target population of 6,500 up to 2018.

Education

Section 7 of the LAP includes objectives and policies for education. These can be summarised as follows:

- 4ha within AA1 for expansion of Newtownmountkennedy national school.
- 4.7ha at Moneycarroll for primary and secondary school campus.

Since the making of the 2008 LAP, no new schools facilities have been provided in Newtownmountkennedy. It should however be noted that permission was granted for development of AA1 including the reservation of CE lands for additional future education provision.

Accordingly, the objectives relating to the development of educational facilities throughout the plan area have not been substantially secured.

Parks, Open Spaces and Green Amenity

Section 7 of the LAP includes objectives and policies for the development of public amenity space. These can be summarised as follows:

- Provision of a public riverine park in AA1, linking to the Main Street via the permitted town centre park
- Public riverine park in AA3, linking with walking routes from AA1 and down to the Kilcoole Road.
- Provision of amenity walk from Coillte forest to south of Kilcoole Road, including 10m set back of development from river bank and protection of riparian habitat.
- Provide agricultural zone surrounding settlement, to accommodate agricultural and amenity uses.
- Provide forestry amenity area to north of settlement

With the exception of the development of the public amenity walkway on Coillte lands (including the 'neighbourhood' scheme), and the part completion of the riverine park in the developed section of the new town centre development, the objectives of the LAP pertaining to the development of new public parks and amenity walkways have not been substantially secured. This is mainly due to economic considerations resulting in a lack of development of Action Plan areas.

Accordingly, the objectives relating to the development of parks and open space facilities throughout the plan area have not been substantially secured.

Transportation and Traffic

Section 8 of the LAP includes objectives and policies for transport and traffic. These can be summarised as follows:

1. 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.

2. 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.

These road improvements have not been delivered to date. The failure to deliver objectives relates mainly due to economic considerations resulting in a lack of development of Action Plan areas and development sites and to reduced exchequer funding for non-national road generally.

Accordingly, the objectives relating to the development of road and transportation infrastructure throughout the plan area have not been substantially secured.

Services Infrastructure

Section 9 of the LAP includes objectives and policies for services infrastructure. These can be summarised as follows:

- 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, i.e. to reduce all connections from the Vartry supply trunk main to one via the installation of a new pumping station on the Dublin Road (opposite the Garda Station) and from there to pump water to a new water storage reservoir at Meerpark.
- Discharge of foul sewage in sustainable manner. Ensure no new development is permitted unless there is adequate capacity in the wastewater collection and treatment systems. Commission new WWTP at Leamore.
- Ensure separation of foul and surface water
- Implementation of SUDS
- Improve telecommunications infrastructure
- Ducting of cabling underground
- Promote B1 building energy rating

The water supply improvements have not been provided to date. This scheme (the Newtownmountkennedy and Kilcoole Regional Water Supply Scheme) was omitted by the DECLG from the 2010-2013 Water Services Investment Programme. Wastewater discharges are being managed on an on-going basis with wastewater being collected and treated in the Greystones WWTP, which has recently been upgraded to 40,000 p.e. Any new developments are required to implement objectives with regard to separation of foul and surface water and use of SUDS techniques.

No new works have been undertaken by the council to duct existing overhead wires. Improvements telecommunications infrastructure by utility providers and improvement of BER ratings is ongoing.

Accordingly, the objectives relating to the development of services infrastructure throughout the plan area have not been substantially secured.

A review has been undertaken to ensure that there is sufficient water services infrastructure to provide for the growth allocations up to 2018 and to ensure that the objectives set out in the current LAP are still relevant and provide for the new growth targets.

Water Supply: Newtownmountkennedy is served by water treated at the Vartry Waterworks. While it is considered that there is an adequate supply of water to provide for the needs of the targeted population of the area up to 2018 and beyond to 2022, significant improvements to the water supply infrastructure are required in order to provide for future growth. The new pumping station on the Dublin Road and reservoir at Meerpark will be required if all zoned lands in Newtownmountkennedy are to be developed, including AA1 lands.

Wastewater: The Greystones WWTP currently services the Greystones-Delgany, Kilcoole and Newtownmountkennedy areas. 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 will be completed in the medium term, at earliest. In the interim, the Greystones WWTP should have capacity to provide for the future growth allocations of Greystones-Delgany, Kilcoole and Newtownmountkennedy, in the medium term⁵.

Heritage

Section 10 of the LAP includes objectives and policies for the protection of heritage. These can be summarised as follows:

- Protect natural and built heritage, including archaeological heritage within historic core.
- Protection of riparian habitats and biodiversity.
- Promote development of riverine nature walks throughout the plan area.
- To allow for the development of a heritage park on lands zoned CE surrounding Killadreenan Church.

While natural and built heritage is protected in an on-going manner, works objectives for the development of a connected riverine nature walk and the development of a heritage park at Killadreenan Church remain largely unsecured. With the introduction of the 'neighbourhood' scheme on Coillte lands, the section of walkway within Coillte lands, is developed.

Accordingly, the objectives relating to heritage throughout the plan area have not been substantially secured.

Action Plans

Five action areas have been identified in the LAP. These action areas are to be the subject of comprehensive integrated development schemes. The objectives for the action areas are summarised as follows:

AA1

- AA1 relates to c.58ha to the west of Newtownmountkennedy. These lands are to be developed for residential (c.41ha), community and educational (c.4ha for school expansion) and public open space (c.13ha) use.
- Development of a new western distributor road between the Roundwood Road and the L1037
- Road improvements
- Public riverine park
- Active open space (1.5ha)
- Neighbourhood Centre
- Distinct housing estates

⁵ Greystones-Delgany 2022 growth target is 24,000. Kilcoole 2022 growth target is 5000. Newtownmountkennedy 2022 growth target is 7500.

An action area plan was agreed for these lands in August 2006. A planning application for these lands was granted in December 2008 (PRR06/6101), which was subsequently amended through a further application (PRR 12/6477).

To date, no development has commenced and as such, the objectives for these lands have not been substantially secured.

AA2

- AA2 relates to c.31.5ha located south of Garden Village. These lands are to be developed for employment (max 20ha, with 1ha for local starter units and 1ha for local manufacturing/warehousing/distribution), active open space (min 10ha) and mixed use neighbourhood centre (max 1.5ha).
- New access road from Ballyronan Interchange to Kilcoole Road.
- Playground

An action area plan was agreed for these lands in January 2011.

To date, no planning application has been received for the development of these lands and as such, the objectives for these lands have not been secured.

AA3

- AA3 relates to c.5ha located east of Main Street. These lands are to be developed for low density residential (c.4.3ha) and town centre (0.7ha) uses.
- Public riverine park
- Housing layout to enable surveillance of park.
- Redevelopment of the Old Mill.
- Protection of Valle Pacis, a protected structure.

To date, no action area plan has been agreed and planning application has been made for the development of these lands and as such, the objectives for these lands have not been secured.

AA4

- AA4 relates to c.4.75ha at Mount Kennedy Demesne. These lands are to be developed for employment use.
- Vehicular access from R772.
- Development restricted to office / enterprise units and high quality light industrial units. Warehousing /retail warehousing not permitted.
- Protection of adjoining residential amenity.
- Pedestrian linkage to adjoining retail services.

An action area was agreed for these lands in January 2011. With the exception of a grant of planning permission for a petrol filling station (PRR 10/2205) there have been no planning applications for the development of these lands.

To date, no development has commenced and as such, the objectives for these lands have not been substantially secured.

AA5

AA5 relates to c.10.8ha located in Ballinahinch Lower. These lands are to be developed for lower density residential (c.5.8ha), active open space (3.1ha) and passive open space (1.9ha) use.

- Vehicular access from Roundwood Road.
- 'Gateway' feature.
- Appropriate design and layout of dwellings.

- Land designated OS on the east side of the action area, including rocky escarpment, to be reserved as a natural amenity.
- Phasing of residential development with AOS.
- Landscaping.

To date, no action area plan has been agreed and planning application has been made for the development of these lands and as such, the objectives for these lands have not been secured.

Zoning

Section 12 sets out zoning objectives for sites throughout the plan area and includes a land use matrix outlining the acceptability of certain uses in particular zones. The zoning objectives are continually considered for all applications throughout the plan area and should remain in the plan and are consistent with the County Development Plan.

Part 4: Conclusion

At the time of the adoption of the LAP in 2008, Newtownmountkennedy was experiencing growth and development, evidenced by the development of town centre schemes including the new town centre (Dunnes Stores) and Parkview Hotel schemes, the development of a significant new housing area in Moneycarroll ('Rossmore') and the granting of significant number of planning applications for housing and mixed use schemes. However since 2008 significant development has failed to occur, mainly due to economic circumstances. In order to fulfill its role in the region and the County, there are a number of significant objectives of the plan that need to be realised namely:

- The development of zoned land, which has remained undeveloped throughout the entire plan area.
- The achievement of population growth targets through the development of housing.
- The development of new employment opportunities.
- The regeneration of town centre sites and provision of new retail facilities.
- Development of water services infrastructure including new water pumping station on the Dublin Road and reservoir at Meerpark.
- Improved access arrangements including the development of the proposed Western Distributor Road, link from Ballyronan Interchange to Kilcoole Road and improvements to Fisher's junction.
- Development of public amenity spaces / walkways
- Development of community facilities.

Based on the analysis as set out in this report, it is the opinion of the Manager that:

- the provisions of the Newtownmountkennedy LAP 2008 are substantially consistent with the Core Strategy and other provisions of the County Development Plan 2010-2016, and
- the objectives of the 2008 LAP have not been substantially secured;

and therefore it is recommended that the members defer the sending of the notices under Section 20(3)(a)(i) that would signal the start of a full review of the plan until 2018.

Appendix

MAP 1: Land Use Zoning Map, Newtownmountkennedy LAP 2008-2014


MAP 2: Heritage Map, Newtownmountkennedy LAP 2008-2014



WICKLOW

COUNTY

COUNCIL



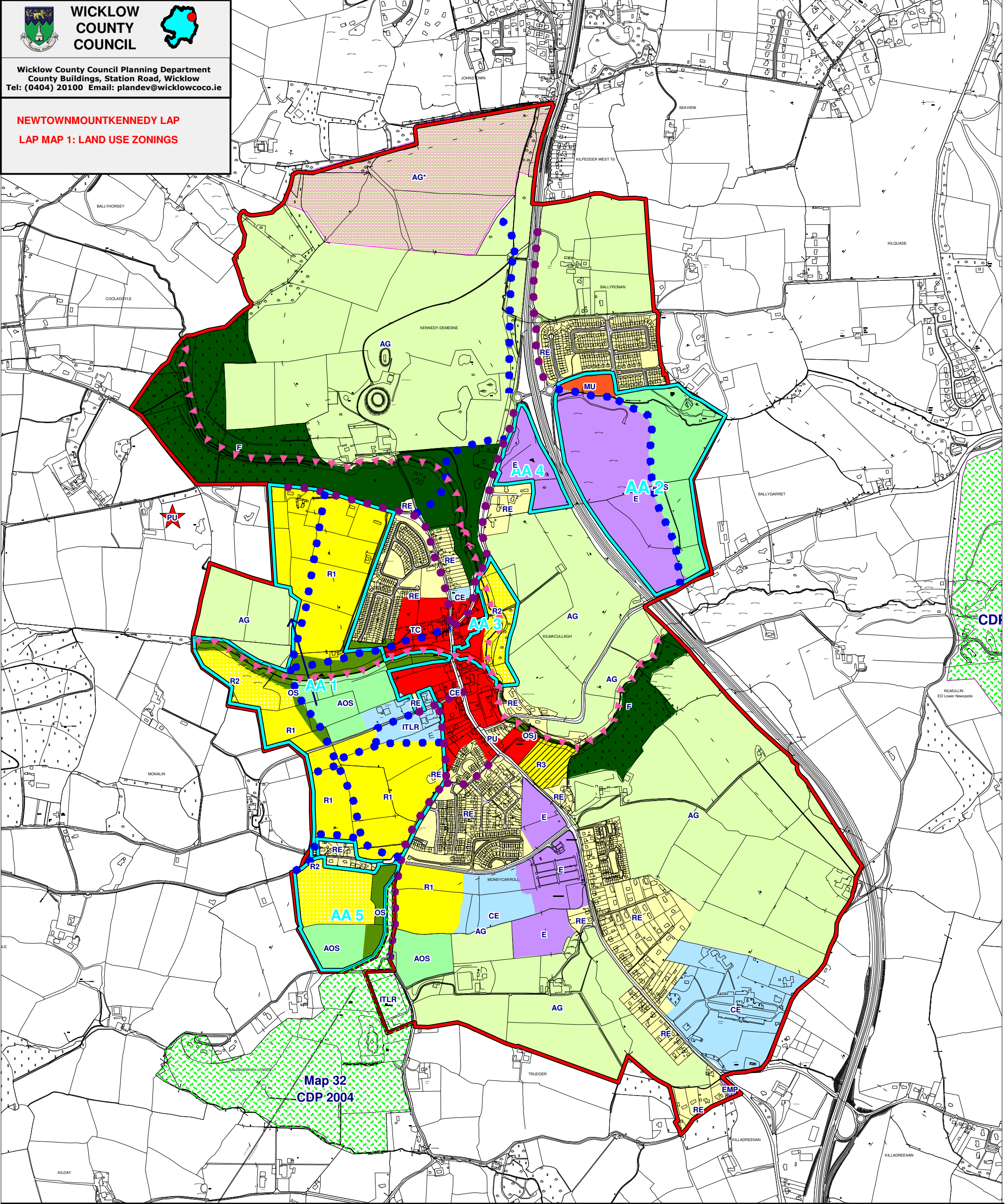
Wicklow County Council Planning Department

County Buildings, Station Road, Wicklow

Tel: (0404) 20100 Email: plandev@wicklowcoco.ie

NEWTOWNMOUNTKENEDY LAP

LAP MAP 1: LAND USE ZONINGS



Director of Services: Desmond O' Brien

Senior Planner: Patrick B. Hooper

Scale: 1: 13,000 @ A3

Date: 22/12/2008

Drawn By: DMcC

Checked By: SW

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Existing Residential (RE)

Proposed Residential (R1)

Proposed Residential (R2) Low/Medium Density

Proposed Residential (R3) High Density

Town Centre Activities (TC)

Employment (E)

Mixed use (MU)

Community & Education (CE)

Open Space (OS)

Active Open Space (AOS)

Agricultural (AG)

Forestry (F)

Integrated Tourism, Leisure and Recreation use (ITLR)

Public Utility (PU)

Proposed Distributor Roads (Indicative line only)

Road Improvement

Pedestrian Walkway

Agricultural (AG*)

Sewage Pumping Station

Proposed site of new Reservoir

Action Area

Development Boundary

See County Development Plan Map 32 (2004-2010)

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