

Appendix 4. Interim Zoning Plan for Shillelagh

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1. PREAMBLE

1.1 – PURPOSE OF INTERIM ZONING PLAN FOR SHILLELAGH

The objective of this Interim Zoning Plan is to establish a framework for the planned, co-ordinated and sustainable development of Shillelagh.

This Interim Zoning Plan consists of this written statement and map (map 42). The written statement takes precedence over the map should any discrepancy arise between them.

The period of this Interim Zoning Plan shall be taken as three years from the date of its adoption or until a Local Area Plan for Shillelagh has been made.

1.2 – PLANNING CONTEXT

Shillelagh is located in south Wicklow approximately 33 km from Arklow and 9 km from Carnew.

The settlement is located in the Mid East Region and is identified in the Strategic Planning Guidelines for the Greater Dublin Area as being within the “Hinterland” Area. The Strategic Planning Guidelines for the Greater Dublin Area policy is to concentrate development in the Hinterland Area in County Wicklow into the designated Development Centres of Wicklow and Arklow and to restrict development outside these Centres to local as opposed to regional growth. The Strategic Planning Guidelines for the Greater Dublin Area call for strict control of development in the Hinterland Area to secure a clear distinction between urban and rural areas.

The Wicklow County Development Plan identifies Shillelagh as a Secondary Local Growth Centre and requires that housing, industry and other local development locate in such Centres that have the basic social, community and physical infrastructure in place.

The County Development Plan has policies, objectives and standards that relate to Shillelagh including population projections and indicative populations to the year 2016, urban development and open space objectives, heritage infrastructure, employment and tourism objectives, development control objectives, works objectives, appendices, schedules and maps, and these will apply to this Interim Zoning Plan unless clearly stated otherwise in this written statement. The indicative 2016 population for Shillelagh is 600.

1.3 – SETTLEMENT FUNCTION & ROLE

Shillelagh is a service centre for its surrounding rural hinterland and is ideally suited as a base for exploiting the tourism assets of this hinterland.

1.4 – DEVELOPMENT VISION

The development strategy is to consolidate Shillelagh as a self sustaining settlement retaining its own unique character and atmosphere, to provide for balanced physical, social, economic and employment infrastructure so that it can develop in a sustainable manner. To achieve this it is intended that the Centre of the Town will remain as the focus for most social, cultural and economic activity and that the bulk of housing and other developments will be consolidated within the existing development boundaries.

2. DEVELOPMENT OBJECTIVES

2.1 – LAND USE ZONING

The plan area has been divided into zones. The purpose of the zoning objectives is to provide for a range of land uses so that Shillelagh can develop in a natural and sustainable fashion. The zones have been divided into seven groups according to the main use in each. A range of land uses are listed in the matrix in Table 2.1 together with an indication of their broad acceptability in the different land use zones. The Groups are:

Group	Main Land Use
R	Residential(RE &RP)
	Residential, Existing and Proposed
E	Employment
	Employment uses, Enterprise Development
SC	Social & Community
	Social, Community and Education
OS	Open Space & Amenity
	Open Space and Amenity
A	Agriculture
	Agriculture
TC	Town Centre
	Town Centre Activities / Commercial, Retail, Employment, Civic
T	Tourism
	Tourism infrastructure

The residential land use zoning includes a market factor and the amount of residential development that can be accommodated must be consistent with the indicative population figure for Shillelagh in Table 3.3 of Part I of this Development Plan, must have regard to the time frame within which this population is cast, and the requirements of paragraph 4.1.3.2, chapter 3 which allows only necessary Local Growth in Secondary Local Growth Centres.

The acceptability levels for any use in each of the 7 groups is as follows: -

I	Permitted in Principle
0	Open for Consideration
X	Not Permitted

Uses shown as “Permitted in Principle” are generally acceptable in principle in the relevant zones. However, it should not be assumed that if a proposed development complies with the matrix table that it would necessarily be accepted. Factors such as density, height, traffic generation, design criteria and physical environmental factors will also be considered in establishing whether or not a development proposal conforms to the proper planning and development of the town.

Uses shown as “Open for Consideration” are not acceptable in principle and it is important to note that these uses will not normally be permitted. It is only in particular cases where the Planning Authority is satisfied that the uses would not conflict with the general objectives for the zone and could be permitted without undesirable consequences for the permitted uses, that they can be allowed.

It is not intended that existing uses within the zones outlined in this plan which appear to be inconsistent with the primary use zoning objective should be curtailed. In all such cases, where uses are legally established by continued use for the same purpose prior to October 1st, 1964 or by planning permission, they shall not be subject to legal proceedings under the Act in respect of continued use. Where extensions to or improvements of premises accommodating these uses are proposed, each shall be considered on its merits.

Uses not specifically indicated in the matrix table will be judged by reference to the most appropriate use of a similar nature, which is indicated on the table, and on its environmental and planning implications and effects.

2.2 – ZONING OBJECTIVES

2.2.1 – TOWN CENTRE (TC)

To provide for the development and improvement of appropriate town centre uses, including retail, commercial, employment and civic uses.

2.2.2 – EXISTING RESIDENTIAL (RE)

To protect and improve existing residential amenity, to provide for appropriate infill residential development for local growth only, to provide for new and improved ancillary services including neighbourhood shop.

2.2.3 – PROPOSED RESIDENTIAL (RP)

To provide for new residential development and ancillary services for local growth only including neighbourhood shop.

2.2.4 – SOCIAL AND COMMUNITY (SC)

To provide for civic, religious, community, education, health care and social infrastructure.

2.2.5 – EMPLOYMENT (E)

To provide for employment uses.

2.2.6 – OPEN SPACE AND AMENITY (OS)

To protect and provide for recreation, open space, and amenity provision, both public and private sector.

2.2.7 – AGRICULTURE (AG)

To protect and improve rural amenities and character and to provide for agricultural uses.

2.2.8 – TOURISM (T)

To provide for tourism infrastructure.

2.3 – INFRASTRUCTURE OBJECTIVES

2.3.1 – WATER SUPPLY

Shillelagh is served by the Tinahely / Carnew Regional Water Supply Scheme, which is more than adequate to cater for the indicative population, envisaged by the County Development Plan.

2.3.2 – SEWERAGE

Shillelagh is served by a secondary treatment plant that has a capacity of 800 population equivalents, which is capable of servicing the indicative population envisaged in the County Development Plan.

Table 2.1 Land Use Matrix.

	R	E	SC	OS	A	TC	T
Advertising	O	I	X	X	X	O	O
Bed and Breakfast	I	O	X	X	I	I	I
Boarding Kennels	X	O	X	X	O	O	O
Car Parks	O	I	X	O	O	I	I
Caravan Park (holiday)	X	X	X	O	O	X	I
Cash and Carry Outlet	X	O	X	X	X	I	X
Cemetery	I	O	I	I	I	X	O
Church	I	X	I	O	O	I	O
Commercial	O	O	X	X	X	I	X
Community Facility	O	O	I	O	O	I	I
Concrete Asphalt etc. plant	X	X	X	X	X	X	X
Crèche / Nursery School	I	I	I	X	X	I	O
Cultural Use	O	O	I	O	O	I	I
Halting Site	I	O	O	I	I	O	O
Dance hall / Discotheque	X	X	O	X	X	I	O
Doctor / Dentist etc.	O	O	O	X	X	I	O
Education	I	O	I	X	X	I	O
Civic Amenity	O	O	O	O	O	O	O
Extractive Industry	X	X	X	X	O	X	X
Garden Centre	O	O	O	X	O	I	O
Guest House	I	O	X	X	I	I	I
Health Centre	O	O	O	X	X	I	O
Heavy Vehicle Park	X	O	X	X	O	X	X
Home based Economic Activity	I	X	X	X	I	I	I
Hospital / Nursing Home	O	O	O	X	O	I	O
Hotel / Motel	O	I	X	X	X	I	I
Industry - General	X	O	X	X	X	O	X
Industry - Light	O	I	X	X	X	O	X
Motor Sales Outlet	X	O	X	X	X	I	X
Offices	X	I	X	X	X	I	X
Open Space	I	I	I	I	I	I	I
Petrol Station	X	I	X	X	O	I	X
Public House	X	O	X	X	X	I	I
Public Services and Utilities	I	I	I	I	I	I	I
Recreational Building	O	O	I	I	O	I	I
Residential	I	X	X	X	O	I	X
Residential Institution	I	X	X	X	O	I	X
Restaurant	O	O	X	X	X	I	I
Scrap Yard	X	O	X	X	X	X	X
Service Garage	X	O	X	X	X	I	X
Shops (Local)	I	O	X	X	X	I	I
Shops (Other)	X	X	X	X	X	I	X
Sports Club	O	O	I	I	I	I	I
Warehouse	X	O	X	X	O	X	X

3. Assessment of the likely significant effects of implementing the Plan.

This element of the plan has been prepared having regard to the provisions of Section 10(5)(a) of the Planning and Development Act 2000. It identifies the manner in which the potential environmental impact of the development choices identified in this plan have been considered in the interests of achieving a balance between location, volume and mix of land uses, the development needs of the town and the potential environmental impacts that could be expected.

The development of Shillelagh will have a significant environmental impact as a result the changes of use of extensive areas from agricultural use to residential use. The development of extensive areas of land locally must however be seen in the context of providing for local development demands, particularly allowing for local residential needs and ensuring that realistic alternatives exists to the development of one off houses in the Countryside. The development of lands locally and in centralised locations has less of an environmental impact than the development of many individual houses in the countryside where access, services and the environmental capacity of the area to cater for such housing is limited.

In all instances the adverse impacts of the planned land uses and potential development that is likely to occur as a result have been considered. However, in certain instances the development of some lands will result in significant changes in the appearance of the area and may result in the loss of some environmental amenity. These suggested land uses must be viewed in the interests of the overall land use mix in Shillelagh while also providing for the shelter and housing necessary for the local population.

Analysis of Impacts on the Environment

Should the areas so zoned be developed as identified (or developed for the possible range of uses within those zones) the likely environmental impacts are as follows: -

Human Beings

There will be no significant impact on human beings in this Plan over what is already proposed in the County Development Plan, which has already stipulated the indicative population of 600 by the year 2016. Proposing housing and other development as close to the core of the town as possible mitigates any negative impacts of this population.

Flora, Fauna, and Soil

The principal impacts will occur as a result of development on lands currently used for agriculture. However such impacts are not significant, as the zoned areas are not unique in flora or fauna terms, and any earthworks will be limited in scope.

Water

The principal impacts on the area's water resources will occur as a result of an increase in demand in the water supply, sewerage, and surface water infrastructure and watercourses. Development will not however be permitted to take place ahead of the available capacity, and surface water will require to be attenuated as per the County Development Plan. There will thus be no significant impacts under this heading.

Air

The development of the area will result in changes in air quality as a result of the emissions that can be expected from properties and vehicles. This may result in an increase in emissions although over the longer term the development of more energy efficient houses, properties and vehicles may not result in a significant increase in emissions over current levels.

Landscape

Significant and lasting changes will occur to the landscape, particularly in the existing southern backdrop to the town. Such impacts will be mitigated during the planning application process through the requirement to provide high quality landscaping, and layouts in keeping with the existing form of Shillelagh.

Material Assets

The material assets of the area will be improved through the development of additional and improved facilities as a result of development in the area.

Cultural Heritage

The protection of the area's cultural heritage and assets can be achieved through sensitive development. Buildings of note and character along with other heritage and archaeological features are protected in the County Development Plan all developments in their vicinity will be considered accordingly.

Traffic Impacts

Given the small scale of the population increase proposed for Shillelagh in the County Development Plan, and the quality of the existing road infrastructure, there will not be significant impacts on traffic safety or congestion as a result of proposals in this plan.