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PREAMBLE

I. Purpose of this Plan

Wicklow County Council has decided to make a local area plan for the town of Tinahely. Whilst Tinahely was originally laid out as a planned settlement, this is the first statutory development plan to be made for the town.

The aim of this plan is to provide a spatial planning framework within which the town can develop to its potential, whilst sustaining the environmental resources on which it depends.

The plan identifies the natural and man-made assets of the town and its immediate hinterland. It addresses the requirements of future growth, with the aim of securing a balance between employment, housing and amenities. It has regard to the local distinctiveness of the town and its surroundings. It endeavours to make possible a good quality of life for the people who live, work in or visit Tinahely.

The draft plan contains policy and objectives for the local area of Tinahely. It should be read with the Wicklow County Development Plan, 1999 (as amended by variation). The County Development Plan contains county-wide development objectives and development control standards/guidelines that apply to the development of Tinahely, unless otherwise amended by this plan.

II. Area of the Plan

The objectives of the Tinahely Plan apply in the main to the area within the development boundary shown on Map 4. This includes the historic centre of Tinahely town, along with its suburbs of Coolruss, Ballinacor, Lugduff and Churchlands. A number of measures considered beneficial to Tinahely, but outside the proposed Development Boundary, are listed in Appendix Six.

III. Legal Basis for the Plan

The Planning and Development Act, 2000 (Section 19 (1)(a) of Chapter II, Part II), provides for preparation of local area plans for any part of the functional area of a planning authority. A local area plan must be consistent with the objectives of the County Development Plan. It must contain a written statement and maps, indicating the objectives of the planning authority for the “*proper planning and sustainable development of the area to which it applies, including detail on community facilities and amenities and on standards of design of developments and structures*”. The Act also

requires that local authorities should assess the likely significant impacts on the environment and heritage arising from implementation of their plans.

It is an objective of Wicklow County Development Plan 1999 (para. 2.2.5, page 11) to prepare development plans for all towns and villages in County Wicklow and “to ensure that sufficient housing land is zoned in settlements to cater for urban generated housing needs.”

National Planning Guidance for development plans is provided through the Department of the Environment and Local Government’s following documents:

“Sustainable Development – A Strategy for Ireland” 1997

“Residential Density Guidelines for Local Authorities” 1999

“Retail Planning Guidelines” 2000

Regional Guidance is contained in the Strategic Planning Guidelines for the Greater Dublin Area, 1999 and its subsequent reviews

Guidance at County level is provided in the following current Wicklow County Council document’s

Wicklow County Development Plan 1999-2005

Housing Strategy 2001-2005.

Wicklow County Development Board’s Ten Year Strategic Plan for County Wicklow, 2002 (Entitled “Outlook”) .

IV. Public Consultation

The Planning and Development Act provides for planning authorities to consult the public before preparing a local area plan (Section 20).

Wicklow County Council has advertised for preliminary written submissions from the public and has also conducted a community appraisal in the form of an open meeting attended by over 90 people held in Tinahely on November 1st, 2001. Extensive local knowledge and ideas were gathered in written form at this meeting, using participatory appraisal methods. A full transcript of the proceedings of the meeting and description of the methodology is contained in Appendix One. This appraisal has helped to inform the making of this Plan.

IV. Implementation of the Plan

The Planning Authority is generally obliged to carry out the objectives of the County Development Plan, but the plan should not be interpreted as committing the Council to any specific expenditure. The Plan provides a planning context for expenditure for village renewal and other county council programmes of expenditure.

Landowners, developers and residents should, though the Plan, have greater certainty as to the Planning Authority’s intention for the lands

and buildings in and around the town. This provides conditions conducive to orderly, beneficial development. The planning authority will apply planning controls in order to advance the objectives of the plan and may also enter planning agreements with landholders and developers in order to secure objectives.

The process of making the plan has given residents the opportunity to contribute their ideas and preferences to the town's plan. The incorporation of local knowledge and local goals provides a basis for a partnership approach to implementation of the plan, involving the planning authority, local people and other agencies. Through community appraisal, some goals, gaps in services and opportunities were identified by residents that are beyond the remit of this plan. All these proposals are listed in Appendix Six.

The Plan also contains a baseline of simple, regularly recorded social and environmental data that can be used to monitor the performance of the plan.

1 STRATEGIC DEVELOPMENT OBJECTIVES

1.1 Regional and County Context

(Map One – Regional Context)

Tinahely is located in the southern hills of County Wicklow, approximately 25 miles east of Carlow and 15 miles west of Arklow, and is one of the most secluded towns in the County. The northern parts of County Wicklow experience exceptional development pressures because of proximity to Dublin. Due to its distance from Dublin, and to constraints on access, South County Wicklow has not experienced the very strong rates of growth that have occurred in the north of the County. Nevertheless Tinahely has experienced some growth in recent years, ending over 150 years of continuous population decline.

The Strategic Planning Guidelines (SPGs) for the Greater Dublin Area, 1999 were made by the Dublin counties along with counties Meath, Kildare and Wicklow. The Planning and Development Act, 1999 requires Planning Authorities to “have regard to any Regional Guidelines in force in its area when making and adopting a Development Plan”. Wicklow County Council has made variations to its Development Plan (Section 5.13) to ensure that it accords with the Guidelines.¹ The Guidelines make a distinction between the Metropolitan area of Dublin and the less developed Hinterland Area, which includes south County Wicklow. The general strategy of the Guidelines is to consolidate and strengthen the urban development of Dublin, whilst restraining commuting-dependent overspill development in the Hinterland Area. Within this strategic context, Wicklow County Council wants to promote the growth of a range of sustainable and self-reliant towns and villages of different sizes.

Wicklow County Development Plan, 1999, (Section 1.4.3, page 8) contains an analysis of the population trends in the South Wicklow Sub Region, and projects them forward to 2016. This region includes Tinahely and its hinterland. The future picture of the south of the county that emerged was of an ageing population with falling primary and secondary school populations. The total population of South County Wicklow was projected to fall from over 30,000 in 1991 to 24,500 in 2016. The workforce would, in this scenario, remain at today’s level, with the retirement population rising slightly. Household numbers would increase by 38%: due to the decrease in average number of persons per household. Within this overall picture of contraction within the region, Tinahely town and other South Wicklow towns were projected to grow to a limited extent. This is a typical profile of rural depopulation.

¹ The following Variations of the County Wicklow Development Plan 1999 that were adopted on 17.09.01 have the effect of establishing the Strategic Planning Guidelines for the Greater Dublin Area on a statutory basis in County Wicklow through their integration into the County Development Plan, Numbers 6.2., 6.3, 6.4, 6.5, 6.6, 6.7.

Subsequent findings of the 2000 and 2001 reviews of the S.P.G.s have indicated population growth greater than that projected and has revealed that strong inward migration into south Wicklow, not anticipated in the County Development Plan projections, has occurred. Much of this was overspill from Dublin and has generated additional commuting by car. In response to the above trend it was decided to vary the Development Plan and to direct additional growth to the primary and secondary Development Centres of Wicklow and Arklow towns, whilst stabilising growth in smaller settlements, requiring local residence or local employment as a condition of planning permission for new houses.²

1.2 County Settlement Strategy

The Wicklow County Development Plan (Section 2.2 as varied by numbers 6.4 and 6.5) sets out a six tier settlement hierarchy, in accordance with the Greater Dublin Strategic Planning Guidelines, to guide development of the county. The County Development Plan proposes to channel development towards growth designated settlements to cater for projected growth in the County in a sustainable fashion (Map 1).

Tinahely is identified in the County Development Plan as a secondary local growth centre, along with neighbouring towns Aughrim and Shillelagh. The Plan designates Tinahely as a “medium growth settlement”. Table 1 below shows the projected/proposed growth of the town to 2016.

Table 1 Proposed Growth Rate and Indicative Population for Tinahely Town

	1996 Population	Growth Rate	Indicative 2016 Maximum Population
Tinahely	630	Medium 50 – 100%	1000

Wicklow County Development Plan, 1999, Variation 6.5, September 2001

It is the policy of Wicklow County Council to require that residential development in the Hinterland, outside Wicklow and Arklow towns, should serve local as opposed to regional need. The aim of this policy is to avoid housing development remote from employment and services (including public transport), and thus to reduce dependence on commuting. To be eligible, applicants must have permanent employment in the County or be resident in the County for more than one year, or be of “such other class of persons that the Planning Authority may agree to in writing.”³

The population target for Tinahely was arrived at on the basis of expectation that there would of falling populations in South County Wicklow (Section 1.4.2 County Development Plan). Since then, the survey carried out for this plan has shown that a portion of the growth allocated for Tinahely has been taken up by

³ Wicklow County Council is presently preparing a working definition of the term “local need” in the context of residential developments in settlements located in the Hinterland area of the County as defined by the Strategic Planning Guidelines for the Greater Dublin Area that are not categorised either Primary or Secondary Development Centres (in S.2.2.1, variation 6.4 of the County Development Plan).³

inward migration. The current population of the town (November 2001) is estimated at 850 persons.

The population target will be reviewed in the context of review of the County Development Plan, having regard to factors including

- the extent of inward migration to date and the rate of growth,
- the carrying capacity of the town's environment
- the advantages in sustainability and self sufficiency that can be achieved at certain population levels (for example, the population catchment necessary to provide local second level education)
- the feasibility or otherwise of extending or augmenting sanitary services
- the housing needs of local people and the local working population.

1.3 Strategic Tasks

The local strategy for Tinahely must support the regional and county policy set out in Section 1.2 above. In order to advance this policy, and to provide for a sustainable community with a good quality of life, development needs to be well planned at a more detailed local level. A number of challenges present themselves.

- a. In recent years Tinahely has experienced strong residential growth and some diversification of employment. This has brought benefits, but has also social and environmental pressures, and has raised questions as to how best the development of the town can be accomplished, and to what size and scale.
- b. Because of the relative decline in the input of agriculture to the local economy, advantage must be taken of opportunities for new manufacturing and service activity, if rural depopulation is to be overcome and sustainable growth is to be achieved within South County Wicklow.
- c. Tinahely's unique qualities and local distinctiveness need to be identified and conserved. A framework is needed to ensure that new development is of high quality and responds to local character and that the town's heritage is preserved.
- d. The Plan can provide a framework for a successful working partnership between the local community and the planning authority through which local goals for a good quality of life can be achieved, and which supports successful integration of older and newer residential populations.

1.4 Capacity for Development

The County Council has identified a "medium" growth target for Tinahely to the year 2016.⁴ This target would involve an increase in total population of 150 people, which given the trend to a decline in the numbers of people in each household, is likely to entail a need for approximately 128 new houses over a 14 year period (with a projected household size of 2.7 per household in 2016: (C.S.O.) (See Section 2.2 – 2.3 below)). Whilst this may appear to be a modest target, a number of factors come in to play that are likely in the medium and long term to constrain pressures for growth:

⁴ Section 2.2 of the Wicklow County Development Plan (variation numbers 6.4 and 6.5) 4

1. Access

The location and topography of the town means that there is no easy commuter access to a large town or city. This is likely to remain the case even with planned road improvements. Only the reinstatement at some future stage of a rail link to Arklow would be likely to overcome this serious constraint. The commuter journey to Dublin is not sustainable and there is evidence on the ground of some recent new residents leaving to return to Dublin. There is a long term plan, indicated on Map 31 (page 158) of the County Development Plan, to improve intra regional communications by improving the route from Arklow via Tinahely to Hackettstown and Carlow. The Community Appraisal (Appendix One) also revealed a need for the development of improved public transport networks.

2. Environmental Capacity

Tinahely abstracts its drinking water from the Derry and, downstream, releases its treated sewage effluent into the same river. The same water supply from the Derry serves a wide area of south Wicklow. There is an abstraction limit, imposed by the Eastern Fisheries Board and treatment and discharge of effluent to the river must be carefully controlled. There is therefore a limited environmental capacity for additional industrial or residential development at Tinahely, given the current sanitary services provision and the carrying capacity of the local environment. That limit, once recent works to the local effluent treatment plant have been commissioned, will be a population equivalent of approximately 1,000 persons.

3. Employment

Tinahely is primarily a market town, servicing a well-populated rural hinterland. Its industries historically were related to agriculture and forestry – grain milling, saw milling, tanning etc.

Employment in the agricultural and forestry sector has fallen sharply and is expected to fall further (Teagasc Annual Report, 1999). Tinahely has a heavy dependency on one industrial employer, but is not well placed to attract future large scale outside investment because of the access and servicing constraints cited above. Community Appraisal (Appendix One) revealed that significant numbers of local people are commuting from Tinahely to Arklow and Dublin for employment. There is a general wish for increased local employment opportunities. Tinahely's high quality rural environment and established manufacturing work force are its biggest assets in terms of attracting small and medium scale enterprise.

Developing a new, more diverse employment base nevertheless presents a serious challenge. Survey of employment patterns within the area indicates potential for a polycentric developmental approach with Shillelagh, Carnew and Aughrim. In this regard, there is a need to identify and develop lands suitable for industrial development located so as to provide employment for the labour force of the South Wicklow area.

4. Community Development

Tinahely has a diverse but cohesive community, which through its many voluntary organisations has developed and supported important sports, cultural, recreational and restoration projects. Over-rapid growth could erode the close networks that have underpinned these activities. However new members of the community have brought in new talents and energies. Residents taking part in community appraisal have pointed out that phased development and the provision of public meeting spaces, such as parks and play areas, can provide good conditions for social integration of new residents.

Given the constraints on the scale of sustainable development of the town, it is important that growth over the next period consolidates the development of the town and secures a robust and sustainable local economy and community, in a high quality environment. Failure to capture this growth could compromise the economic sustainability of the town.

A number of measures that would be beneficial to the long term sustainable development of Tinahely (including Regional Road improvements, the provision of a sub regional enterprise/ industrial park and protection and possible re-use of the disused rail line) require action outside the development boundary of this Plan. These are listed in Appendix 5, and will be considered in the context of review of the County Development Plan.

1.5 Strategic Policy for Tinahely

It is the policy of the Council

- S P1** To enable Tinahely town to achieve and sustain the target population of 1,000 people by 2016 in a planned, orderly and sustainable way.
- SP 2** To manage the town's capacity for growth, so that physical and social integration is supported and traffic and other environmental pressures minimised.
- S P3** To foster conditions for a self-sustaining balanced, diverse and thriving local economy in Tinahely, serving the town and its hinterland.
- SP 4** To act in partnership with local communities and with other stakeholders to improve quality of life, support social cohesion and local distinctiveness.
- SP 5** To require contributions from developers towards the provision of infrastructure, community amenities, community facilities including recreational facilities or works to facilitate the improvement of existing facilities in Tinahely. (These contributions will be adjusted annually to accord with the building cost index).

2 Population and Housing

2.1 Population

2.1.1 Changing Population Levels in Tinahely

After a period of prosperity based on milling and manufacture, the population of Tinahely decreased from approximately 1,000 in 1840 to less than 250 by the 1940s. Steady growth up to the seventies saw the population exceed 500. This was followed by a slight drop, recorded in the 1981 Census of Population. In the period up to 1991 strong growth resumed. This flattened off between 1991 and 1996 censuses as shown in the table below. In 1996 the population (within the census enumeration area for Tinahely Town) was 630. The population today is estimated at 850 (this estimate is based on changes in housing stock, fertility and migration trends and school rolls).

Table 2 shows the changes in the last intercensal period. Whilst Wicklow County grew strongly, the population of Tinahely town and DED was static.

Table 2 Persons, males and females in Tinahely Town and D.E.D., Shillelagh Rural District and Wicklow County, 1991 and 1996

District	1991			1996			% change
	Persons	Males	Females	Persons	Males	Females	
Tinahely Town	628	314	314	630	322	308	2 0 %
Tinahely D.E.D.	1,137	576	561	1,160	598	562	23 0.2%
Shillelagh Rural District	5,410	3,320	3,090	6,420	3,338	3,082	1010 1.6%
Wicklow County	97, 265	48,076	49189	102,683	50,823	51,860	5.2% 5418

Source: Census of Population, 1991 and 1996

Housing development accelerated in Tinahely between 1996 and 2001, as part of a strong national trend fuelled by economic growth. The town has expanded and some infill housing has been constructed. Development since 1996 (approximately 90 new dwellings) has supported further population growth in spite of the trend to smaller numbers of people per household. The most important issue to emerge is the exceptionally high sensitivity of migration to economic change in Ireland, and the dramatic impacts this may have on population levels.

2.1.2 The Age Profile in Tinahely

Table 3 Persons in Tinahely Town classified by age group

Tinahely Town 1996	Total	Age Group				
		0-14	15-24	25-44	45-64	65+
Persons	630	187	96	158	122	67
Males	322	93	56	64	59	30
Females	308	94	40	74	63	37

Census of Population, 1996

The age profile in Tinahely (shown in table 3 and 4), when recorded in 1996, was very young. Almost 30% of the population was less than 14 years old. In common with many rural areas, Tinahely has experienced a substantial loss of population in the 15-24 age group, accompanied by a lesser trend to inward migration in the early thirties and infants age groups. This phenomenon is typical of rural areas. It is associated with the mobility of the young age group in search of third level education, employment and social opportunities and is potentially serious in the longer term, threatening age balance and the vitality of the local economy. It should be noted that there were only 40 women of the 15-23 age group in 1996. This represents is the group who are now aged 21-30.

The long term trend nationally is for a continuing fall in the average number of children in each household. The implication is that, depending on numbers of local people migrating from the town, the population of Tinahely could be at risk of decline in the longer term. However a different scenario may occur, if when the large under 14 age group comes of age, adequate local employment becomes available. In this event natural increase and a reduction in emigration could place early pressures on the population target.

Table 4 Persons in Tinahely DED classified by age group

Tinahely D.E.D. 1996	Total	Age Group				
		0-14	15-24	25-44	45-64	65+
Persons	1,160	317	174	303	228	138
Males	598	158	102	159	121	58
Females	562	159	72	144	107	80

Census of Population, 1996

The other related trend to note is the future shift to an older population: according to recent demographic projections the number of old people is set to double 1996 –2031 (C.S.O, 1999). According to 1996 Census, persons aged over 65 years represented 11.4% of Ireland's population. In Tinahely the percentage of people over 65 years was only 10.6 % in 1996.⁸

Tinahely's current relatively youthful age profile may be connected with construction of local authority housing and the availability of employment. In the longer term the national trend is likely to be replicated in Tinahely. Depending on success in attracting employment, and on the birth rate, the age dependency rate may be higher or lower. The ageing profile of the population will have implications for education and health facilities particularly and for the future sustainability of the size of the local labour force.

2.2 Population Policy

It is the policy of the Council to

PP 1

promote the growth of Tinahely to a population of approximately 1000 by the year 2016.

PP 2

reassess the population target for Tinahely in the context of the County Development Plan review.

2.3 Housing

Table 5 Households and persons in households in Tinahely, 1996 Census of Population⁵

Tinahely Town	Number of households				Number of persons in households			
	Total	Perm. Private	Temp. Private	Non private	Total	Perm. Private	Temp. private	Non private
	182	179	2	1	630	625	3	2
Tinahely DED	349	342	6	1	1,160	1,148	10	2

Persons per household, 1996 (Tinahely DED) = 3.32

Persons per households, 1996 (Tinahely Town) = 3.46

Persons per households, 2001 (estimated) (Tinahely Town) = 3.20

2.3.1 Future Housing Need

Since 1996 it is estimated that 5 older residential units have become vacant. There have been two permissions for change of use from residential to commercial use. Approximately 90 new dwellings have been built since 1996. The present population of Tinahely is estimated at 850 persons, living in 265

⁵ A temporary private household is a private household occupying a caravan, mobile home or other temporary dwelling and includes travelling people and homeless persons living rough on census night.

dwellings. Of these, 144 dwellings are to the west, and 121 at Ballinacor / Lugduff to the east of the Derry River. There has thus been an increase of 83 habitable dwellings from 1996 (assuming no subdivision or demolition of dwellings has occurred). There are permissions outstanding for over 50 private houses that have not yet been built. It cannot be assumed that all will be completed.

In order to stabilise at a population of 1000 in 2016, with an average household size of 2.7 persons (CSO projections), there will be a need for a total of 370 dwellings.

This indicates a need for construction of approximately 128 dwellings by 2016 (this includes the replacement of an estimated 20 dwelling to cater for future change of use and obsolescence).

The figures above are based on meeting County Council targets, rather than on projections of local need plus external demand. If external demand continues, and takes up the second hand market, pushing up prices, there are likely to be real difficulties of affordability and supply for local people seeking housing in the area. It is therefore important that there is regular monitoring of the local situation and that opportunities for developing social and affordable housing are fully pursued by Wicklow County Council in Tinahely.

2.3.2. Land Requirement

For the short and medium term it is important to reserve the most suitable lands to accommodate the required additional houses. It is also important to identify lands suitable for longer term needs, in order to protect these lands from wastage by haphazard development. Lands can then be released on a phased basis in accordance with planning policy.

Particular issues arise in zoning lands in small settlements such as Tinahely. At densities averaging 8 dwellings per acre / 20 per hectare, 125 dwellings would require the use of approximately 6.4 ha. of land (16 acres), along with lands for recreation, employment and community facilities.

A minimal approach to land reservation at this scale could result in zoning a 1 – 2 large fields: the risks attached to this approach are that for many legitimate reasons the land may not be released for development within the plan period, or the lands may be acquired by a single developer, with consequent loss of choice and competition and with reduced social mix.

Furthermore, it is strongly advisable to identify and reserve suitable development lands on the edge of the town for a period longer than the time span of a development plan, to avoid these irreplaceable lands being compromised by unplanned development or infrastructure.

For these reasons, this development plan for Tinahely identifies a total of 22.79 acres (9.2 hectares) for long term residential use (Map 4). This land provides for the future land needs indicated by Wicklow County Council's current population target for the town to 2016. In addition, the expanded population (along with higher levels of consumption in terms of facilities and goods, and a

higher level of self-sufficiency) will require substantial additional lands for commercial, public and community uses.

Phase 2.3.3. Phasing of Housing Development

C.S.O. projections suggest that a strong rate of population increase will continue over the coming 10 years and will begin to fall off after 2010, with possible decline from 2020.

For the purposes of this plan, it is proposed to plan for a maximum of 125 additional dwellings over the coming 14 year period. It is the intention of Wicklow County Council that no more than 65 of these houses will be built in the next six years, this being the duration of this Plan. Planning controls will be applied to ensure that this target is not exceeded. The quantity of development permitted within a single plan period will be monitored and controlled to ensure that neither the population target nor the capacity of the effluent treatment system is exceeded. Down zoning may be carried out as necessary to ensure that appropriate lands are available. These measures allow for improved management of housing supply.

The onus will be on applicants for planning permission to demonstrate as part of their application that their proposal will not lead to the Plan population targets being exceeded.

Table 6: Indicative Phasing of Population Growth

Estimate 2001	Phasing to 2008	Phasing to 2014	Phasing to 2016
Total 265 houses At population average 3.20 persons per household	330 total houses at population estimated average 3 persons per household Maximum target population 990 persons	355 total houses at estimated. av. 2.8 persons per household Maximum target population 994	370 total houses at 2.7 est. av. persons per household Maximum population 1000
Approximately 850 persons	Additional 65 houses + 8 replacements Total 73 required	Additional 25 houses + 8 replacements Total 33 houses	Additional 15 houses + 4 replacements Total 19 houses
			Total additional houses proposed = 125

Table 7

Indicative Population Targets

Population			990	994	1000
Year	1996	2002	2008	2014	2016
	630	850			

2.3.4 Social Balance and Mix

There is a tendency for social segregation to develop in small towns where limited housing opportunities exist, as social groups with more financial options seek to acquire larger sites or dwellings outside the town. This is evident from the data in Tables 6 and 7 in the next chapter. The local community has expressed its wish that the town should continue to support a broad social spectrum. It is important to ensure that that a wide range of types and locations of housing development are facilitated in the town to encourage social balance and mix.

2.3.5 Housing Types and Densities

To provide for social mix, variety and choice there is a need. for number of varied, small scale housing developments in a variety of suitable locations. Given the limited supply of land to be released, zoned land in Tinahely should not be developed in the form of large housing estates.

Recent development has mainly been in the form of small-scale infill development and single cul-de-sacs of up to 20 houses. This scale of development should not be exceeded during the plan period, although a greater degree of interconnectedness between developments should be achieved. Over the shop living, converted mill or store buildings and housing for the elderly should also be encouraged to cater for varied local needs. To further promote variety, choice and affordability, densities should vary, depending on location, from 4 to 12 per acre. In the River (“Riding School Lands”) and Fair Green Action Plan areas, overall mixed use densities may be higher: a gross number of dwellings permissible is allocated to each of these areas. The chart below

sets out the areas zoned for long term residential development and indicates density parameters acceptable in each area.

Map 4 indicates the residential development areas and densities to be permitted. The table below sets out densities proposed and / or total numbers of houses that may be permitted in each land parcel.

Table 8: Residential Land Use Zones (Map 4, Land Use Zoning): capacity.

RA1	RA2	RA3	RA4	RA5	RA6	RA7	RA8	Ma and Mb	Total
4.34 acres (1.75 ha.) Ballinacor Medium Density 10-12 per acre	3.45 acres (1.4 ha.) Lugduff medium-low density 6-8 per acre (allowing for buffer with industrial zone)	3 acres (1.2 ha.) Lugduff low density 4-6 per acre	2 acres (0.8 ha.) Ballinacor low density . 5 acre sites	1.55 acres (0.6 ha) Coolruss Medium Density 15-20 per acre	3.0 acres (1.4 ha) "Riding School Site" (Riverside Action Area): area,: density: 12-14 per acre: total dwellings up to 45 on residential lands.	10.58 acres (4.3 ha) Lands to south of Fair Green Medium density 8-12 dwellings per acre	2.32 acres (0.9 ha) Access via the water-works lane to be provided for a maximum of one unit: further development to be serviced via RB zone to west	Mixed use zoning "Riding school lands" 1.75 acres (0.7 ha.) Max.10 units Fair Green 1.75 acres (0.7 ha.) Max. 12 units (in accordance with Action Plan layouts)	33.74 acres (13.75 ha.)
Dwell-ings 40 - 50	Dwell-ings 20 - 27	Dwell-ings 12-18	Dwell-ings 5	Dwell-ings 15-20	Dwell-ings 36-45	80-126	Dwell-ings 20	Dwell-ings 225/427	

A total of up to 55 residential units will be considered in the Riverside Action Area (town centre extension 2 and the "riding school site"), including a mix of semidetached and terraced housing and duplex/ apartments (roof gardens or balconies may be considered), overlooking the river valley. Lands amounting to 0.36 hectares, 0.89 acres north of the River Derry are zoned as "Open for Consideration – Nursing Home or Hotel use" accessed via a bridge. Future access will be required to be facilitated to riverside Mill buildings in association with development of adjacent lands as part of the Riverside Action Plan. Lands indicated as Phase 2 will not be considered for development during the Plan period.

2.3.6 Social and Affordable Housing

There are currently 100 Local Authority houses in Tinahely. Council has renovated its housing stock at Derry and Beechwood Drives. There is a local accumulated need for social and affordable housing, part of which is



expressed by a local authority waiting list of 30 households. Wicklow County Council is currently completing a scheme of 17 new houses and selling 11 serviced sites. There are three houses currently under construction by a private developer which have been offered for sale under the affordable housing scheme.

The Council has prepared a Housing Strategy for the County, in accordance with its obligations under the 2000 Planning and Development Act. Under this Act the Planning Authority will require a specified percentage of land zoned solely for residential, or for a mixture of residential and other uses, be made available for social and affordable housing, in accordance with this strategy.⁶ Social integration and urban cohesion are objectives, in accordance with the Housing Strategy.

2.3.7 Housing for Older People

In Ireland approximately 91% of older people (aged 65 years and above) live in the community in private households, and 26% of these are living alone (The Irish National Council on Ageing and Older People, 1997). Whilst overall building condition is reasonably good in Tinahely, there is a small but significant concentration of older property occupied by elderly residents. Much of this is not insulated to modern standards and it also lacks radon protection. Modern heating systems are needed in many cases. Improvement of older housing and local initiatives to provide suitably located sheltered accommodation for the elderly will be supported.

2.4 Residential Policy and Objectives

2.4.1 Residential Policy

R P1

To zone suitable lands for residential and mixed land use zoning, sufficient to cater for the local housing needs of the town and to ensure that the target population of 1,000 is provided for and not exceeded in the Plan period of 2002-2008.

R P2

To identify lands in the village suitable to provide for a period longer than the life of this plan in order to protect these lands from being compromised by unplanned development or infrastructure.

⁶ "It is the objective of the Council to ensure that 20% of any land zoned solely for residential and other uses shall be made available for the provision of social and affordable housing (as referred to in Section 94(4)(a) of the Planning and Development Act 2000) and a minimum of at least 20% provision for social and affordable housing in all new residential development areas where land is not zoned for particular purposes" (Variation 6.9). "It is open to the Council, depending on particular circumstances of each case, to demand a percentage lower than 20% for social/affordable housing". Variation 6.16 Wicklow County Council and the Town Councils of Arklow, Bray and Wicklow, County Wicklow Housing Strategy 2001-2005 (Published in accordance with Part V of the Planning and Development Act 2000).

- RP 3 To encourage social balance and mix in Tinahely by zoning for a variety of locations and types of housing i.e. housing estate, street and infill or courtyard development and larger individual sites.
- R P4 To have regard to the requirements of the County Wicklow Housing Strategy 2001-2005 and to Residential Density Guidelines for Planning Authorities (*Department of the Environment and Local Government*) and to urban form and capacity considerations set out in this Plan including the provisions of Table 8 above.
- R P5 To indicate a reserve of “second phase” lands in order to ensure that their future development potential is preserved, and to require where necessary that access routes to these lands be provided through adjacent lands.

2.4.2 Residential Objectives

- RO1 **Land Use Zoning Objectives (refer to Map 4) : Residential Development: (R) To protect and improve existing residential amenity; (RA) and (RB) To provide for new residential development and to provide for ancillary services and activities, including a corner shop, hairdresser, crèche, nursing home, surgery, education, recreation, sheltered housing and home working, subject to residential amenity, i.e. impacts not greater than might be generated by residential use.**
- R O2 To have regard to the indicative Action Plan layouts published in this plan in assessing development proposals for the relevant lands.
- R O2 To resist housing developments of more than 30 dwellings, in order to support an integrated and varied approach to town development.
- R O3 To support community initiatives to provide suitably located sheltered housing schemes for older people and other appropriate groups, in lands zoned for residential or community facilities use.
- R04 To acquire land suitable for housing development of the above categories.
- R O5 To require developers to provide way leaves and access points to facilitate coherent, in-depth development and pedestrian and cycle routes, and to preserve existing rights of way.
- R06 To ensure a high standard of residential development, requiring that:
 - Roads, pedestrian and cycle access routes and public open spaces should be overlooked by housing
 - infill or town centre edge housing should be sympathetic in design, materials, roof pitches and proportions to the existing town centre architecture
 - new housing areas should be linked to the town centre by pedestrian and cycle routes, including footbridges where necessary

- all developments are well landscaped with an emphasis on provision of semi-mature native trees.⁷

R07

To ensure that new street trees are incorporated into housing layouts and adjacent public roads.

R08

To retain or replace hedges when building individual new houses and housing estates.

R09

To require contributions from developers in the form of finance or land to support the development of a town park, off street car parking and other public amenities ancillary to residential development as prioritised by the local community.

RO10

To require a variety of traffic calming measures within residential areas to restrict speeds below 20 miles per hour.

RO11

To preserve development potential and possible by-pass routes by prohibiting ribbon development along the radial routes into the town.

RO12

To resist the development of half acre (or larger) sites on serviced land, unless on the periphery of the developed area or on higher/sloping zoned ground in order to avoid waste of serviced land.

RO13

Applicants for planning permission for housing developments in excess of 4 units will be required to demonstrate that their proposal will not lead to population targets in this Plan being exceeded. Applications deemed to be likely to lead to the targets being exceeded will not be granted.

RO14

The residential zoning in this Plan is applicable only for the duration of this Plan and will be reviewed in the context of population levels and target.

RO15

To retain or replace hedges and stone walls when building individual new houses and estates and to encourage use of local stone boundaries. To avoid boundary treatments that include block walls over 1.25 metres in height, except where needed for privacy or security at the rear of dwellings. To ensure that block walls are capped and rendered on both sides.

RO16

Lands indicated as Phase 2 will not be considered for development during the Plan period.

⁷ All new housing, public and private, constructed in Tinahely is required to meet the development standards adopted by Wicklow County Council, published in the County Development Plan.

3 Urban Structure and Conservation

3.1 Function of this Chapter

This Chapter describes the urban structure of Tinahely and presents the policies and objectives that apply to the physical development of the lands within the Development Boundary of the Plan.

3.2 Tinahely Town – Historic Development and Function

Tinahely is 250 feet (77 metres) above sea level and nestles between three hills at a crossing of the Derry Valley. It is located at an important communications point at the intersection of routes to Wicklow, Arklow, Carlow and County Kildare.

It is a small, historic, market town, with an important cluster of commercial and public service infrastructure that services both the town and its rural hinterland. Tinahely was burned down in the 1798 uprising and rebuilt immediately.

The town has a strong but simple urban form, with a triangular main square dominated by the former Market and School House, a fine granite building of classical proportions built in 1804. This building has been recently restored by a local Trust and is at present in commercial use. To the south of the square is the former Courthouse, now used as an Arts Centre and library as a result of a community initiative. The cultural role of this centre has important potential for the development of the town.

The town centre is built on the west slopes of the valley of the river Derry and the square is consequently characterised by its steep gradient. The north west bank of the River Derry was the site of a complex of corn and saw mills driven by water power. Parts of two of these mills and their mill races remain. Up to 1944 a railway linked Tinahely to the Dublin to Wexford line at Woodenbridge.

Outside the centre, more recent development is mainly linear, spreading out along the three radial routes that intersect at Tinahely's Main Square. In addition, a separate but linked cluster has evolved in an unplanned fashion at Ballinacorr and Lugduff, to the west of the River Derry. None of the town's four churches (Methodist, two Catholic Churches and a Church of Ireland Church) were built in the town centre: as a consequence the primary schools and some other community facilities are also located outside the town core.

This historic evolution has led to a dispersed, multi-centred form of development focused on four distinct and separate areas:

1. Tinahely town proper, and the suburb of Coolruss, with the former Methodist Church located on the northern outskirts of the town

and

2. Ballinacor / Lugduff, to the east of the River Derry, with the Roman Catholic Church, Community Hall, GAA pitch and community hall

These two areas make for a diverse and vital urban entity, albeit physically spread. Two additional nucleated clusters of development function in close relation to the town:

3. Churchlands, to the south east, the location of the Church of Ireland Church and primary school and also the site of the former railway station.
4. Crossbridge, to the north of the town, with its chapel and primary school.

The main employers in Tinahely today are agriculture, forestry, services, a furniture factory and a plastics factory, with none of the mills functioning in their original use.

There are a number of stone-built structures for which the original use has become redundant: these include mills, stores and outbuildings. They comprise an important part of the heritage and identity of Tinahely and are in most cases suitable for a variety of new uses.

There are a small number of derelict premises in Tinahely. Dereliction damages adjacent property values and reduces the general amenity of the area. A number of supports for refurbishment and urban renewal exist under the Town Renewal Scheme.

3.3 Department of the Environment and Local Government, Urban and Village Renewal Programme 1994-1999 and Town Renewal Scheme 2000 – 2003.

Tinahely Town is a designated town under the current Town Renewal Scheme, with the objective of securing the regeneration of the town's fabric and thus supporting social and economic development. Works were carried out in the Market House area by Wicklow County Council under the previous Urban and Village Renewal Programme. In 1999 a Building Facades Study was completed by consultants Brady, Shipman and Martin on behalf of Wicklow County Council. Subject to the appropriate permissions and the terms of this Plan, development under Town Renewal will be encouraged.

3.4 Urban Structure Policy for Tinahely

U P1

To plan for the growth of Tinahely to a self-reliant, thriving town of 1,000 or more residents, with a good social mix and age balance. The town will maintain and develop its role as a public service and commercial centre and as a focal point for economic, cultural, social and local community activity.

UP2

To build on existing partnership approaches between the local authority, the local voluntary sector and other stakeholders in implementing the local area plan, in order to achieve a better environment and more community involvement in planning.

3.5 Urban Structure Objectives

(Map Four – Land Use Zoning, Appendix Four, Land Use Zoning Matrix)

U01

To ensure that the development of the town is cohesive and compact. To consolidate, infill and enhance the newly developing areas to the east and west of Tinahely Town Centre. To encourage well-designed and finished infill housing in appropriate undeveloped Town Centre and edge of Town Centre sites.⁸

U02

To resist the development of additional clusters in the vicinity of the developed area.

U03

To seek improved linkage between Tinahely town centre, edge of town centre and the cluster of development at Ballinacor / Lugduff. To retain existing public rights of way and to seek to develop a permeable urban layout with convenient pedestrian short cuts.

U04

To maintain and strengthen the relationship between the town and its rural hinterland by

- encouraging development of a well-managed farmers' market for the sale of local produce
- supporting appropriate links from Tinahely to the Wicklow Way
- facilitating enterprise based on the processing of food and timber products

U05

Off-street parking will be required to be developed and well integrated into the town, as opportunities arise through edge of town centre development.

U06

To preserve and enhance the town's historic core. The unique historic character of Tinahely will be respected: the emphasis in the town core will be on conservation, refurbishment and improvement of public spaces.

U07

To extend the historic core in a manner sympathetic with the historic streetscape, by facilitating access to town centre backlands, in particular to the Fair Green and to the former riding school lands on the west bank of the River Derry. Edge of town centre lands should be developed so as to extend and complement the town centre's urban layout and architecture.

U08

To ensure that new residential development incorporates and makes available suitable safe access into adjacent lands to facilitate possible future development. In assessing development proposals, access routes

⁸ A land use zoning matrix to guide development is included in Appendix Four. Map Four presents the land use zoning proposed for Tinahely.

and service corridors will be reserved as necessary to facilitate future development of adjacent lands.

U09

To require a professional arboricultural survey and report and to require planting of broad leaved trees of native species in association with all developments (on or in the vicinity of the development site).

U010

To identify potential park and amenity lands in Tinahely, and to develop these lands as opportunities arise. Working with local voluntary groups and with developers, lands will be identified for the development of a riverside walk with footbridge access over the Derry, and a town park, with children's' play area.

U011

To promote urban renewal as opportunities arise. To continue the enhancement of the Market Square.

U012

To require dereliction to be remedied by refurbishment wherever feasible. The Council will apply the Derelict Sites Act to require refurbishment of premises and will where it deems it necessary will acquire derelict premises for resale or refurbishment.

U013

To seek the adaptation or reuse of obsolete agricultural or industrial stone buildings for business uses.

U014

To require signage to be of a style, size, materials, and proportions appropriate to the streetscape and the building to which it is affixed.

U015

To resist the fitting of external roller shutters and boxes.

U016

To support appropriate development under the Town Renewal Scheme, subject to the provisions of this plan and the policies of the Planning Authority.

U017

To require high standards of visual amenity in roadside areas, entrances and boundaries of new development. To require the provision of footpaths, street trees and public lighting along the public road frontage of all new developments.

U018

To take measures at the earliest feasible opportunity to improve the accessibility and safety of public spaces and public buildings throughout the town.

U019

Densities above those determined in the County Development Plan may not be approved without prior amendment of the County Development Plan.

U020

Proposed developments should integrate existing field boundaries, hedgerows, trees and groups of trees. Traditional local building styles should also be integrated and features such as wrought iron gates and stone piers retained wherever possible.

U021

Where hedges have to be removed and replaced, the species composition should first be recorded to ensure that the same species are

20

planted again.

U022

To consider granting planning permission for a nursing home or hotel on the site indicated on Map 4, to the north west of the town and on the north bank of the river Derry, subject to a satisfactory proposal in terms of design, landscaping, access and sanitary services.

3.6 Conservation of the Built Environment

Cultural heritage comprises the socially created aspects of our environment important to people. These aspects may be related, to our beliefs, work practices and means of shared recreation, for example. The protection of Tinahely's cultural assets may be secured through identifying and conserving the physical manifestations of the town's heritage and ensuring that future development is complementary to it.

A small number of buildings of merit and archaeological features in the area are already listed for protection in the County Development Plan. It has emerged from the survey carried out for this plan that there is a need for further inspection of the buildings stock of the town to ensure that important structures, including those connected with the historic agricultural and industrial economy of Tinahely, are afforded appropriate protection. This will be carried out as part of the Development Plan review.

An important aspect of the built heritage in Tinahely is contained in its mill buildings, mill races, fixed artefacts associated with craft production (including wheel making) and the stone farm buildings and store buildings that closely relate to the residential, commercial and civic buildings of the 18th and 19th centuries.

Increased development, the zoning of lands for new development and works resulting from the Town Renewal Scheme will result in increased pressures on the historic fabric of the town as well as new opportunities for conservation and refurbishment, giving a prolonged life to historic structures. Community initiatives in the recent past have supported the refurbishment and new use of Tinahely's two most important civic structures, the former Courthouse and Market House, now in cultural and commercial uses respectively. The policies in this plan seek to promote the positive benefits of development to heritage and to mitigate or prevent negative impacts.

Tinahely has a number of sites and structures that are listed for preservation in the Wicklow County Development Plan by reason of their architectural or historic interest. Dwyer Square, with its Market House and Court House, Pound Lane, the milling area at the Derry and Tinahely Bridge comprise the main historic area of Tinahely. Dating mainly from the end of the 18th century and the beginning of the 19th century, they comprise an important "set piece" of small town urban design and planning. Later additions also of importance are the terraced workers' cottages on the Hackettstown Road and the Methodist Church and Manse. In general, the stone built structures of this period are a valuable non-renewable cultural resource, that contributes strongly to the cultural identity of the town and merits treatment as a conservation area.

Good practice in historic town management requires that the architectural integrity of streetscapes and public spaces should be treated as a whole, rather as a number of separate buildings. The Planning Authority will seek to retain the structures within this area unless prior permission for a replacement scheme, in fitting with its architectural setting, has been obtained. A conservation area is therefore indicated on Map 5. This area contains an important and attractive townscape of well-proportioned stone built town houses, commercial and public buildings dating mainly from the 18th and early 19th centuries. The area will receive special attention in terms of treatment of public spaces, utilities, lighting and other utilities.

A number of individual buildings are listed for preservation in the schedule contained in Appendix 3. This list will be reviewed in the context of the County Development Plan.

3.7 Conservation Objectives

It is the policy of the Council to

C01

To seek the conservation of the items listed in Appendix Three, to protect ancillary items within the curtilage of these structures and to protect their settings.

C02

To require that the conservation area delineated in Map 8 is given special consideration in terms of public works and development control, to ensure that public and private development is in keeping with its historic character, particular attention to materials and proportions.

C03

To encourage the implementation of the measures contained in The Streetscape and Architectural Survey” prepared for Wicklow County Council by Brady, Shipman and Martin for Wicklow County Council including the general recommendations to

- **Retain building line in infill proposals**
- **Resist the replacement of timber windows with pvc / aluminium and encourage repair or accurate reinstatement of timber sash windows**
- **Resist the addition of external roller shutters or shutter boxes to commercial premises**
- **Require shop fronts to be proportioned in keeping with the building of which they are part: to resist overwide fascias and internal advertising and/or illumination attached to or immediately adjacent to windows.**

C04

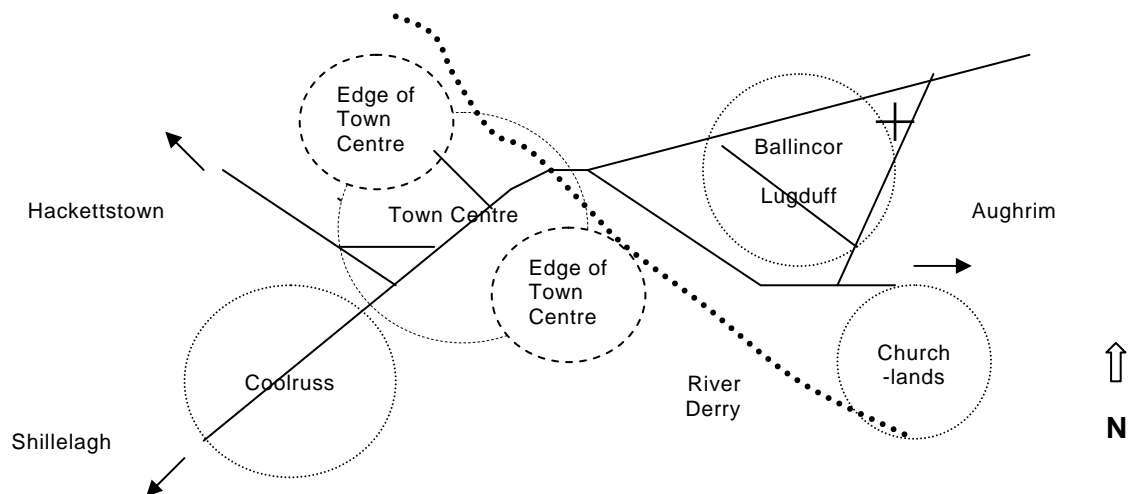
To protect access to archaeological sites.

4 Local Area Policy and Objectives

The chapter identifies the distinctly different characteristics of the neighbourhoods that make up the settlement of Tinahely. They comprise the following areas: the town centre, town centre extension areas (backlands), Coolruss, Ballinacor/Lugduff, and Churchlands. The paragraphs below set out area-specific objectives for Tinahely.

4.1 Local Area Policy

To control development within each neighbourhood of Tinahely so as to protect and enhance the positive characteristics of each area, whilst addressing infrastructural and other deficiencies.



4.2 Town Centre

Tinahely’s historic core is centred on a triangular market “square” with a fine nineteenth century market house in the centre. The form of development around the square is terraced, with arches through to yards and outbuildings at the rear. The radial routes out of the town are developed with rows of detached houses and bungalows taking direct access from the public road. The very attractive architecture of the Square is marred by some inappropriate signage, roller shutters and alterations to facades. Public spaces would also benefit from upgrading.

Across the river Derry to the east, at Ballinacor and Lugduff, a secondary development area has arisen in an ad hoc fashion, with one-off housing, small cul-de-sac housing estates, community buildings and factories. The area lacks visual and physical cohesion. Similar residential development has taken place on the slopes above the town to the west.

Tinahely has too small a population for a “town” bus service to be viable now or

for the foreseeable future. Compact urban form and a pedestrian friendly, permeable street pattern are needed for the sustainability of the town. It is important that residents should be able to go to work, shop, go to school and reach public services easily on foot, with plenty of safe, well-lit “short-cuts” for pedestrians. The future shape and street layout of the town should complement the positive characteristics of the original planned town.

Development in the town needs to be supported by ‘best practice’ sanitary services infrastructure and safe, efficient access and transportation.

4.3 Town Centre Policy

T P1

To encourage the development and maintenance of a thriving, mixed use town centre in Tinahely, with a range of public, private and community services and facilities.

4.4 Town Centre Objectives

T 01

Town Centre: Zoning Objectives: To provide for the development and maintenance of town centre uses including, retail, commercial, office, cultural, educational, medical, recreational, residential, market and civic use.

T02

To protect the viability of upper floors and rear workshops by resisting the closure of access doors and arches. To encourage “living over the shop”.

T 03

To protect the viability of pedestrian and vehicular access points to backlands and to create new access points as opportunities arise.

T 04

To enhance the appearance and amenity of public spaces of the town centre through improved footpaths, lighting, public art and tree planting subject to the availability of funding.

T 05

To make improve the safety and accessibility of the town centre through footpath improvements, provision of dished kerbs and improved grading of surfaces on phased basis.

T06

To plant more trees in the town.

T07

To support the provision of ATM facilities in Tinahely.

T08

To seek the retention of traditional shop fronts and to resist the fitting of over-wide fascia boards or strip lighting.

T09 To require that new shop fronts are designed and proportioned in keeping with the architecture of the building.

T010 National Guidelines on the town renewal scheme are “aimed at ensuring that all projects conform to the best standards of planning and in a manner that is sensitive to the existing built fabric and distinctive character of the Irish small town”. The scheme is intended to “consolidate the distinctive character of the Irish small town” and have “a key role in the attainment of heritage objectives”. Applications for development in designated Town Renewal sites will be assessed in the context of these objectives, and with regard to the economic and social vitality of the town.

T011 Future access to the Corn Mill buildings should be facilitated from adjacent lands if required to support the long term viability of this historic structure.

4.5 Town Centre Extension Areas

Tinahely Town Centre consists of a single–depth development of streets centred on the Square. To the rear of these streets there are back lands areas that are suitable for town centre extension. Problems of access exist with respect to these backlands and a co-ordinated approach to new road access is needed if these lands are to be opened up for beneficial development. An indicative layout is shown in the Action Plan overleaf. This illustrates the potential of the Fair Green area for mixed retail, car parking, market, commercial and residential uses. One or more new road accesses are proposed to facilitate the development of these lands. New proposals involving vehicular access via the entrances adjacent to the Courthouse will not be acceptable.

4.6 Town Centre Extension Objectives/Edge of Town Centre

**TE1 Town Centre Extension:
To have regard to the provisions of the Fair Green and ‘Riding School’ Riverside Action Plans contained in this Plan.
Zoning Objectives : Open to Consideration: retail, civic, cultural, community, amenity, off street car parking, residential (upper floors and rear), office, crèche, market, garden centre, craft production).**

TE2 To require that no more than 50% of the floor space of any planning permission or of any land parcel in town centre extension areas is developed for residential use and that the remainder is developed for other Town Centre uses. TE2 To require that no more of 50% of the floor space of any planning permission or of any land parcel in town centre extension areas is developed for residential use and that the remainder is developed for other non-residential Town Centre uses. To encourage 2-3 storey buildings in these areas, in keeping with the surrounding buildings.

TE3 To encourage two storey structures, in keeping with the surrounding buildings.

TE4

To ensure that new development is compatible with the streetscape character and materials of adjacent existing developed areas and that through pedestrian access and road access is facilitated where necessary.

TE5

To facilitate development of a suitably located country market, providing an outlet for locally produced goods.

TE6

To encourage the development of lands zoned as Town Centre extension 1 and to require that these lands should be developed in accordance with the indicative layout contained in this plan and with the following objectives and design principles:

- I. To ensure a mix of residential and other town centre uses, with residential development located primarily to the south of the site and comprising no more than 50% of floor space
- II. To require development of new road access to provide safe and efficient traffic access to the site
- III. To retain stone buildings to the rear of the Main Street
- IV. To facilitate existing access and turning points at the Fair Green including the Ball Alley
- V. To facilitate future development of adjacent lands indicated as phase 2 by allowing appropriate access to adjacent permitted development (existing and future) and to adjacent zoned lands and to the adjacent sewage treatment plant
- VI. To provide an element of public off street car parking accessible by pedestrian route only via the Courthouse lanes to the Main Square
- VII. To facilitate a pedestrian route to Tinahely National School via a new footbridge to the east of the site
- VIII. To investigate ground conditions having regard to previous use of parts of the site for dumping of waste
- IX. To develop one or more new access road to facilitate development of the Fair Green area as indicated in the Action Area layout.
- X. To complement the existing surrounding architecture, having regard to the following design criteria:
 - Creation one or more courtyard developments around pedestrianised or semi pedestrianised areas
 - Pedestrian permeability of the site
 - Finishing of buildings with painted render with or without local stone dressings
 - Blue/black pitched roofs (unless curved barn type roofs)
 - Vertical emphasis fenestration
 - Incorporation of elements of decorative setts or pavements and to avoid large expanses of tarmac surface
 - Addressing views across the valley from the southern portion of the site and orienting housing to face on to roads and public spaces
 - Featured individual semi - mature broadleaf trees
 - Two-three storey structures, depending on relationship with existing structures
 - Retention and reinforcement of hedgerows

- High standard of landscaping, including broad leafed trees, in car parking areas
- improvement of the appearance of the Ball Alley

TE7

To ensure that lands to the south of the Fair Green are developed in a co-ordinated fashion, orienting dwellings over public roads and open spaces and across the Derry valley.

TE8

To require that an archaeological survey and record of Mill structures, machinery and mill races in the Riverside Action Plan area shall be completed prior to assessment of development proposals for this area and a copy of this survey deposited with the County Library.

TE9

To require that the Town Park shall be open to the public, shall be overlooked by the front elevations of dwellings and shall be accepted as comprising the full requirement for open space with respect to housing located on the “Riding School” lands.

TE10

To ensure that future access to the Corn Mill buildings is reserved and facilitated if required to support the long term viability of this historic structure.

4.7 Coolruss and Ballinacor / Lugduff

Coolruss contains the “suburban” development to the west of the Town Centre. As well as newer housing, there are a number of important public facilities in this area, including the Fire Station, Gard Station, Clinic and Teagasc Office. To the east of Tinahely a larger suburban area has developed in Ballinacorr and Coolruss, mainly in the last ten years, in a triangle bounded by the Regional Road to Auhrim (R747) and two local roads, the Ballinglass Road and the “Long Hill”. Tinahely’s Roman Catholic Church and graveyard is sited at the eastern tip of the triangle. At the west of this area is the local national primary school, the largest school in the area. The area contains recent mixed residential and industrial development along with agriculture, with both ribbon development and small cul de sac estates taking bites out of the edge of this tranche of lands, that is now an area larger than Tinahely town. There is a local shop and petrol station in the area, which contains approximately 120 houses.

Issues to be resolved are the urban form and amenity of the area (which at present lacks coherence physically and visually}. the conflict between abutting areas of industrial and residential use and the physical separation of this area from Tinahely town centre.

4.8 Objectives for Coolruss / Ballinacor / Lugduff Suburbs

S01

Zoning Objectives for Coolruss and Ballinacor / Lugduff: To protect and improve residential amenity and to protect the amenity of existing community facilities, including the church, school, community hall and GAA pitch. To promote business activity on lands zoned for enterprise purposes. To have regard to the provisions of the Ballinacor / Lugduff Action Plan contained in this Plan.

S02 To require coherent, interconnected, in–depth development of these areas.

S03 To consolidate and infill these areas with a mix of community facilities, residential and employment development.

To provide, on a phased basis, additional footpaths and lighting at Coolruss, Ballinacor and Lugduff

S04 To require future development to provide through vehicular and pedestrian access in order to improve the permeability of the area.

S05 To improve the safety and convenience of linkage between Ballinacor and Tinahely Town Centre by means of improved and extended footpaths, lighting, traffic calming, traffic management and construction of one or more footbridges. To improve the safety and convenience of road, cycle and footpath access from residential areas to schools.

S06 To protect the amenity of schools and associated facilities.

S07 To reserve lands for future graveyard extension.

S08 To reserve lands for future second level education or other community uses.

S09 To improve the visual amenity of the area through landscaping measures and to improve the appearance of road margins, boundary walls and public spaces.

S010 To ensure that in-depth planted buffering of mixed evergreen and native broadleaf species is provided between new residential and employment areas

4.9 Churchlands

This area, to the east of the Derry, contains the Church of Ireland Church and primary school along with the site of the former railway station and a small cluster of houses. The laneway to the school is in poor condition. This area is remote from the town centre and has very poor road infrastructure.

Lands around the Church, School and rectory should be reserved free of development unless ancillary to these facilities. Any development in this area should have regard to the archaeology within this area, and the need for architecture which complements the existing buildings. Regard should be had to the nearby location of the railway line: the former station has been converted to residential use.

4.10 Objectives for Churchlands

Ch01

Zoning Objectives for the Churchlands Area: To restrict further residential or industrial development of this area with the exception and community facilities, ancillary development and on-farm enterprise. To protect and improve amenity within the area.

Ch02

To improve the safety and convenience of the public roadway to the school, for pedestrian, cycle and vehicular with prioritisation of safety for pedestrians and users of vehicles.

Ch03

To protect and conserve the archaeological sites within the area.

Ch04

To prevent development that might constrain future use of the railway line.

Ch05

To protect the amenity of the primary school and to facilitate improvement and expansion of the primary school and associated amenities.

Ch06

To identify and retain existing rights of way and to seek provision of riverside access as part of a continuous riverside walk

Ch07

To protect the setting of listed buildings and archaeological sites

Ch08

To require additional broad leaf tree planting of native species in association with new development.

5 Employment

5.1 Employment Policy

Wicklow County Council acknowledges the strategic importance of employment to the well-being and growth of towns. The consolidation and development of Tinahely as an employment centre is integral to the county's development strategy.

5.2 Employment Profile of Tinahely

5.2.1 Past Economy

Tinahely was historically a market town, with a strong range of food and timber processing activities. Horse and cattle fairs were held and until the 1960s farm produce was sold in the main square. Craft producers included a wheelwright and blacksmith. There was 2 corn mills and a saw mill. Agriculture used horse power well within living memory. The town and rural communities were highly self-sufficient up to the 1950s, but with continuing emigration.

5.2.2 Agriculture and Forestry

Agriculture is still an important occupation in the area. Land use has become more intensive relying on large machines with less requirement for labour. Farm relief services provide employment, with a local estimate of 50 farm workers. Food processing is an important employer with approximately 10 people from the Tinahely area working in Kepak in Hackettstown and 70 in Kerry Foods in Shillelagh. Tinahely has a wool store employing approximately 8 people.

Afforestation has increased, but forestry employment has declined due to mechanisation. The local Coillte tree nursery employs 15, plus 20 contract workers. Timber processing is also an employment sector, with a small furniture production business employing 15 in the town. A further 20 work in Woodfab in Aughrim.

5.2.3 Manufacture

There is a single medium sized manufacturing enterprise in Tinahely, the APL plastics factory, employing 80. People from Tinahely also commute to IFI and other employers in Arklow (approximately 60) and to Schering Plough, Rathdrum. More recently people working in Dublin have moved to Tinahely and are commuting. In some cases this has proved non-viable and local consultation suggests that to some extent a turn over of commuter residents is occurring.

5.2.4 Services (including Tourism)

There are approximately 100 people employed in various services in Tinahely, including trades people. There are also a number of people self-employed in cultural activities including artists, musicians, writers, home craft workers and clothes designers. There is a small but growing tourism sector, with some new guest accommodation in the town. The service sector is described more fully in section 4.

The number of people travelling to work in Tinahely is not known.

5.3 Employment

Table 6

Persons 15 and over in each Town, classified by social class, 1996⁹

Town	Total	Social Class						
		1	2	3	4	5	6	7
Tinahely Town	443	8	49	56	132	81	75	42
Tinahely DED	843	35	126	109	200	165	125	83

Table 7

Persons aged 15 years and over in each town, classified by principal economic status, 1996

Town	Total	Principal Economic Status					
		At work	Unem- ployed	Student	Home duties	Retired	Other
Tinahely	443	193	38	43	115	40	14
Males	229	139	24	24	-	32	10
Females	214	54	14	19	115	8	4

Tables 6 and 7 above show that out of the 630 people in the town, only 193 were at work in 1996. The largest group in the workforce are unskilled manual workers. The high dependency level is mainly a consequence of the high proportion of the population who are under 15 and the lower than average female participation in the labour force. Relatively low numbers unemployed in

⁹ Social Class Definitions:

The codes are

- 1 Higher professional, higher managerial, proprietors employing others and farmers farming 200 or more acres, 2 Lower professional, lower managerial, proprietors without employees and farmers farming 50-99 acres 3 Skilled manual and farmers farming less than 30 acres 4 Unskilled manual, 5 Unknown

rural areas often reflect migration rather than full employment, as people tend to leave to seek work in larger employment centres.

The Tinahely workforce is spread across the economic sectors, but is over - dependent on shrinking employment sectors, in particular farming and food processing, both of which are experiencing long trends of reduced employment. A large proportion of the workforce describes itself as engaged in manual work. This sector is also vulnerable to international competition and to mechanisation.

The labour force has the potential to grow both because of the youth of the local population and because of the potential for more women and part time farmers to enter the work force.

Community Appraisal raised six main issues in relation to employment

1. The need for more employment
2. The need for diversification
3. The need for better employment - more choice and improved income
4. Excessive travelling for work – the need for more local employment
5. Lack of public transport, restricting opportunity to travel to work

Other relevant issues are

6. Underdevelopment of tourism
7. Potential for linkage with Shillelagh, Carnew and Aughrim
8. Need for part time employment
9. Need for employment for women and for people with higher educational attainment
10. Potential of home working and e:working

5.4 County Council Policy on Employment

The County Council has recently adopted policy to secure employment for South Wicklow, including Tinahely:

The Council will specifically encourage the growth of towns and villages in the south of the county, namely the secondary development centre of Arklow, the primary growth centres of Baltinglass, Carnew and Rathdrum and the Secondary growth centres of Aughrim, Avoca, Tinahely and Shillelagh by seeking to stimulate the provision of manufacturing and service industry in south Wicklow, through the provision of serviced land, enterprise units and or other initiatives.¹⁰

5.5 Employment Policy

E P1

To strengthen Tinahely as a service and business centre and to facilitate a range of small and medium manufacturing and other enterprises.

¹⁰ County Development Plan Variation 6.15

5.6 Employment Objectives

E0 1

Zoning Objectives for Employment Areas (Map 4):

To provide for manufacture, transportation, warehousing and office use. To provide for commercial development, business, office, service industry, wholesale activity and ancillary uses.

E0 2

To endeavour to secure and develop suitable land and / or buildings for an Enterprise Centre / Business Centre in Tinahely.

E 03

To facilitate home working, including e:working, subject to the impacts not being greater than potential residential use.

E0 4

To facilitate tourism development and to require that it meets high standards of visual and environmental amenity.

E0 5

To protect and improve the amenity of Tinahely as a commercial, retail and public service centre.

E06

To support development of Tinahely as a tourism base and to promote hill walking: to promote a link between the town and the Wicklow Way by a safe pedestrian footpath or off road route.

E06

To require in-depth mixed evergreen and native broadleaf buffering of employment and residential areas.

6 Retail and Services

6.1 Service Centre Functions

Tinahely has an important role as a service centre. This includes both a retail function and the provision of services by local government and other agencies. This role will be protected and enhanced. Where possible, concentration of commercial and community facilities in the town centre will be encouraged. With respect to facilities located outside the town centre, including primary schools, better access routes from the town centre will be an objective.

To some extent, poor public transport and remoteness have helped sustain the vibrancy and self containment of this centre although, with increasing car ownership, Arklow and Dublin are winning an increasing share in retail spend.¹¹ Tinahely will need an enhancement of its urban environment and facilities if it is to retain and win back commercial and retail share and sustain its retail role.

The plan survey identified deficiencies in convenience shopping provision and a lack of off-street car parking. The potential for reintroducing a farmers' open air market in Tinahely has also been identified as beneficial to the success of the town as a retail and tourism centre.

6.2 Retail Objectives

Rt01

**Land Use Objectives for Employment Areas:
To provide for retail and ancillary office use**

(N.B. See also Town Centre Objectives)

Rt02

To facilitate the strengthening of Tinahely as a retail centre in accordance with the forthcoming Wicklow County Retail Strategy.

Rt03

To encourage the development of improved convenience, comparison and niche shopping in Tinahely

Rt04

To require provision of off street car parking, or contribution in lieu, to provide for the needs of supermarket expansion or new supermarket construction

Rt05

To encourage the development of a well-regulated and appropriately located farmers market for sale of local produce.

¹¹ Source: Community Appraisal, Appendix One

7 Community Facilities

7.1 Public and Community Services and Activities

Tinahely is an important service centre with a strong complex of public, voluntary and commercial services. These include

Public Services

Three primary schools	Health Centre and G.P.
A Teagasc farm advice centre	Post office
County Council Area Offices	Parish priest: three churches
Garda Station	Art Centre
Fire Station	Library

Voluntary Services

Community Centre	F.C.A.
Play School	Tinahely Area Development Association
Senior Citizens Annual Christmas Party	

Commercial Services

Credit Union	Accountants Practice
Bank	Courier
Service station	Hardware / Agri Store
Builders suppliers	Chemist
Nursery	General stores x 4
Garage / repairs	Chip Shop
Truck Yard	Restaurants x 2
Bed and Breakfast establishments	Estate Agent
Hotel	Butcher
Public houses x 4	Grocers
Restaurants x 2	Greengrocer
Farm Relief	Designer clothing shop
Minibus hire	

Community Organisations

ICA	Women's Network
Macra na Feirme	Aerobics
Tinahely Show Society	Rugby Club
Gun Club	Summer Camp
Hand Ball	Folk Group
GAA Gaelic Football	Book Club
Children's Drama – Variety Group	
Hill Walking	
Riding Club	
Indoor Soccer	
Golf Association	
Foroige	

7.2 Education

7.2.1 Primary Education

Tinahely is served by three primary schools. Crossbridge Community School is located on the Hackettstown Road, two miles north of the town. It has 3 teachers, including the head teacher. The total pupil numbers are 62 (a new maximum) having increased by 20 over the last ten years. The school has obtained a temporary permission for a prefabricated classroom and is seeking to extend.

Kilcommon Church of Ireland School, in Churchlands, has 2 teachers. Numbers have remained steady over the past 10 years at around 50 pupils. The school has its own school bus. The school aspires to extend its facilities.

Tinahely National School, in Ballinacor, has 92-93 pupils in 4 classes with 4 permanent teachers, 1 resource teacher and 1 learning support teacher. Numbers have declined by approximately 20 in the last five years.

The presence of three schools in the immediate vicinity of the town provides for choice and is an asset to Tinahely. It is unfortunate that none of the schools is well situated for pedestrian or cycle access: this issue is addressed in Section 5, Access.

There are playschools at Tinahely Community Centre, Hackettstown and Aughrim. Given the trend for higher participation in the work force, it is likely that there will be a requirement for additional facilities.

7.2.2 Secondary Education

Children and young people from Tinahely travel to Carnew, Wicklow Town, Bunclody and Hackettstown, or to boarding schools outside the County. Travel times to schools are very lengthy, involving departure at 8 a.m. and return by 5-6p.m. – a very long day followed by homework. It would clearly be desirable for a local secondary school to serve the Tinahely, Shillelagh and Aughrim area. The long term viability of a secondary school needs further study, taking into account trends across adjoining catchment areas. A site should be reserved in a suitable location, pending a detailed study. Lands have been zoned for this purpose adjacent to the Primary School at Lugduff.

7.3 Community Facilities and Open Space Policy

The town has a number of active local clubs and organisations that have played a key role in developing many of the cultural, sporting, community and

recreational amenities enjoyed by local residents. The annual Tinahely Show, organised by a local society, is nationally known.

C P1

To support Tinahely's role as a centre for community facilities and culture.

7.4 Community Facilities and Open Space Objectives

C 01

Zoning Objectives for Community Facilities (Map 4)

To provide for Community, Civic, Cultural, Religious, Institutional, Recreational and Educational Use

Open Space and Amenity: To provide for sports, passive and active recreation and environmental preservation.

C 02

To endeavour to ensure that the location of new facilities provides for convenient pedestrian access, whenever feasible.

C 03

To reserve lands for the expansion of existing schools.

C04

To reserve a site for a possible future Secondary school.

C05

To facilitate improved traffic management and safe drop-off facilities in liaison with school management where feasible.

C06

To facilitate provision of facilities for older people, for children and for teenagers by agencies and local voluntary groups.

8 Access and Transportation

8.1 Regional Access Issues

Tinahely is located on a regional access route linking the fast growing east coast and midlands development corridors. It is an objective of the County Development Plan to support the improvement of the Mid East Strategic Regional Routes including the Outer Regional Ring Road – Baltinglass – Tinahely – Arklow R747 (Map 31). The County Plan identifies this route as having strategic importance as a link between the East Coast development corridor and the midlands.

Since the opening of the M50 it appears that some traffic is being drawn through the town to the Blessington road via Baltinglass. A local survey in the year 2000 recorded 100 vehicles per hour at peak morning hours and 150 in the evenings. A high proportion of traffic consists of heavy goods vehicles. Local activity is also significant. Timber is extracted and transported using long vehicles. There is a local haulage firm and also use of large agricultural vehicles.

The roads of the town were not built for the vehicles of the size and volume that they carry today. There is a “pinch point” exiting the square to the west that results at times in severe congestion. Building lines, that contribute to the attractiveness of the town, are close to or at the road edge. Noise, emissions and vibrations are injurious to amenity, particularly in Dwyer Square and at the Bridge. Traffic speed and volume make crossing the square hazardous. It is likely that provision of a relief road or by-pass of the town is the best option for the future.

The need for a by-pass or relief road for the town has emerged strongly from local and statutory bodies. Given the steep topography of the town and the extent of linear development on radial routes, scope for a by-pass is somewhat limited. It is important to preserve possible routes free from development. For this reason, it is proposed that a number of corridors should be identified for investigation and reserved (Map 5).

Both in the interim and long term, traffic management and safety measures are required. The negative effects of traffic on safety and amenity was one of the strongest issues emerging from the community consultation. Traffic speed was the main concern.

Public Transport in Tinahely is very limited. Until 1944 the town was served by a rail link to the Dublin-Rosslare line at Woodenbridge. There are no regular daily public bus services.

8.2 Reservation of routes for investigation

As route investigation for a relief road or by-pass of Tinahely has not taken place, it is important that lands around the margins of the town are preserved free of development. A number of corridors for possible relief routes or by passes are shown on Map 5.

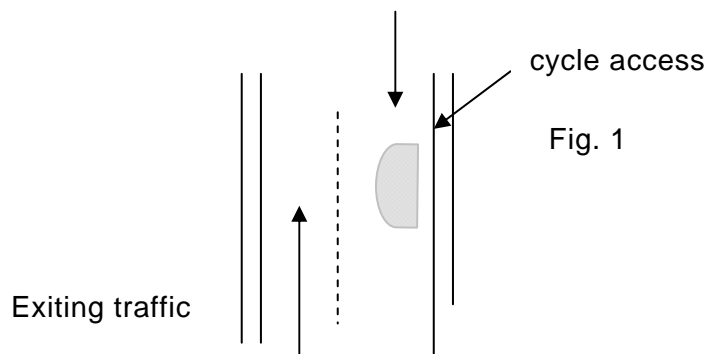
8.3 Local Traffic and Pedestrian Issues in Tinahely

Survey and consultation have identified the following local issues:

- Congestion due to the constrictions of narrow streets and to on street parking
- The need for a relief road or roads
- Speed of traffic approaching the town on all main approach roads
- The absence of footpaths on the Shillelagh entrance to the town (Barton Street, Pound Lane.
- The corner of Barton Street and Dwyers Square requires traffic management and pedestrian safety measures, as the width of this junction is not suitable for two-way traffic.
- Parking at night obstructs the entrance for residents at Mill Lane
- The absence of a safe footpath access from the town to Tinahely National School and Church via the bridge is a serious problem.
- The R745 effectively splits the town and is seen locally as a hazard.
- There are problems of excessive speed in residential areas.
- There is a need for off street car parking.
- There is a need for improving accessibility for pedestrians and for people with disabilities.

8.4 Traffic Calming and Safety

Pending the development of one or more relief roads, traffic management measures are needed. It is proposed that traffic calming measures should be introduced that give priority to vehicles exiting Tinahely over those entering.



Traffic calming measures are needed within residential areas and on the radial roads into Tinahely. Traffic calming measures should be designed so as to facilitate safe cycle and pedestrian access as a priority. The aim is to reduce speeds within the area used for pedestrian trips to 20 m.p.h. or less.

8.5 Car Parking

Tinahely is a busy market town serving a populated rural hinterland. In commercial hours, on-street parking reaches capacity. As the town expands, particularly to the east of the river, increased car trips into town are likely and this will increase the requirement for parking.

At present car parking in Tinahely is on-street and is at capacity in Dwyer Square. Parking in certain locations contributes to congestion and to hazards. Off-street parking needs to be developed in order to allow for traffic management measures and to facilitate the growth of the town as a social and commercial centre. It needs to be integrated well into the town visually, and to provide safe convenient access for pedestrians to the town centre.

8.6 Public Transport - Buses and Rail

From 1865-1944 Tinahely was served by the Woodenbridge Railway Junction to Shillelagh branch line of the Dublin Connolly to Rosslare Harbour Pier line. The rail was normal Irish gauge (5'3"). The route of this railway remains largely intact. The stations were Aughrim, Ballinglen, Tinahely, Coolatin and Shillelagh. The Tinahely station is outside the town in Churchlands.

The future potential of this route is not established. Elsewhere, some stretches of disused line have been brought back into operation in recent years, both as tourism and commuter services. Appendix Six of this Plan contains recommendations on matters to be considered in review of the County Development Plan. One such item is the proposal that the Woodenbridge to Shillelagh line should be reserved free from new development pending full assessment of its long-term importance.

There is a private bus service once a week to Dublin: the need for more frequent local bus services and for additional routes was strongly expressed in consultation.

8.7 Cycling and Pedestrian movement – Walking and Access

Currently there are a number of barriers to the safe and free movement of pedestrians and wheel chair users in Tinahely. This arises mainly from the fact that most of the town's structures and infrastructure were developed prior to the

introduction of building regulations and in a period when awareness of the needs of people with disabilities was lower.

Gradients in the town are steep and this contributes to difficulties of access. Public areas need to be improved in terms of access, through the improvement, lowering and extension of footpaths, dishing of kerbs etc.

8.8 Walking and Pedestrian Permeability

Cul de sac housing layouts usually ignore the needs of pedestrians for efficient access to local facilities. Because of their enclosed character, they can result in long walks to facilities that are only yards away “as the crow flies”.

This plan provides for a number of specific measures that will improve efficiency in pedestrian access. It also identifies some existing measures to improve or protect existing pedestrian rights of way

Traffic safety is very important to the residents of the town. Within the town centre and near schools and other public buildings, safety for pedestrians is the first priority. The plan proposes measures to address some identified hazards and policy for pedestrian friendly development.

Tinahely is within yards of the Wicklow Way and has a Walking Club. Residents also aspire to develop a riverside walk and link with the Wicklow Way.

8.9 Foot Bridges

At present the Derry River crossing is served by a single road bridge without footpaths. The provision of one or more footbridge would help to knit together the two sides of the town, at present divided by the regional road and by the River Derry.

8.10 Bridle Paths

Horses remain an important aspect of local life even though their economic uses for labour and transport have ended. Tinahely has an equestrian club and there is an active hunt (the Tinahely Hunt). The horse industry makes an important contribution to the rural economy and society. In designing new routes, amenity areas and walks, the need for bridle paths will be considered.

8.11 Landscaping and Amenity

Roadside areas are visually important as they are the areas most often seen by visitors and by the general population. Community appraisal found a local wish to improve the visual amenity of the access routes into Tinahely, particularly

through Coolruss (the Shillelagh Road) and from Hackettstown. Tree planting on the entrances to towns can also assist in traffic calming.

8.12 Telecommunications

Telecommunications have become centrally important to the prospects of any local economy, and clearly offer the prospect of some decentralisation of small scale economic activity to rural areas.

8.13 Objectives for Access, Transportation and Communications

(Refer to Map 5)

A0 1

To reserve a number of corridors for investigation and to undertake a study to identify a route or routes suitable for a relief road and / or by pass of Tinahely.

A02

To consider, assess and implement in conjunction with the Gardai, local business interests and residents associations, traffic management and traffic calming measures including, but not limited to

- a one way system in Dwyer Square, to allow a straight line approach to Barton Street for exiting traffic
- prioritisation of exiting traffic at all entrance routes to Tinahely Town Centre
- provision of footpaths and traffic calming at Coolruss, Barton Street and Pound Lane
- a safe route to school, with footpaths, lighting and safe crossing points, between the town centre and Tinahely National School: improvements in access and speed controls to all schools.
- improved pedestrian safety at the Bridge
- improvements to the road infrastructure and road drainage to the school at Churchlands
- improved lighting at Lugduff / Churchlands
- pedestrian footbridges, incorporated into road schemes, developments and amenity schemes

These objectives will be implemented on a phased and prioritised basis as funding becomes available.

A03

To co-operate with the Garda Siochana regarding on-street parking restrictions, in the interests of safety, prevention of obstruction and improvement of traffic flow.

A04

To identify, protect and improve existing pedestrian rights of way, including mass paths.

A05

To ensure that new development incorporates “short cut” pedestrian routes whenever possible. To incorporate new pedestrian and cyclist rights of way in new development and to ensure that they are overlooked, well lit and suitably and durably surfaced. To provide new footbridges where feasible.

A06

To ensure that cycling access is expressly catered for in traffic calming and route development schemes.

A07

To make provision (including ducting) for undergrounding of cables in new development or when new road and footpath works take place in existing developed areas.

A08

To improve signage and street markings and to remedy existing road hazards by road improvements.

A09

To restrict roadside advertising in the interests of amenity and safety.

A010

To retain, restore or replace old stone walls and ditches in association with new works where feasible.

A011

To control the location and design of masts and antennae in the interests of amenity.

A012

To undertake improvement to roadside areas at the entrances of the town, starting with the Hackettstown and Coolruss roads.

A013

Where hedges have to be removed and replaced, the species composition should first be recorded to ensure that the same species are planted again.

A014

In order to maintain and enhance bio- diversity within the Tinahely area, planting of suitable species such as Sessile Oak (*Quercus petraea*), Birch (*Betula* sp.) Ash (*Fraxinus excelsior*) and Rowan (*Sorbus aucuparia*) and other native species common to the immediate area will be encouraged and may be required to be planted in association with development.

A015

It is an objective of this Plan to seek to minimise any loss of residential amenity in the event of future re-use of the rail route.

9 Environment, Health and Open Space

9.1 Environmental Resources (MAP 2, overleaf)

This section of the Plan reviews the environmental resources, pressures on the environment and responses to those pressures in Tinahely. It contains objectives for good management of the local environment. A Strategic Environmental Assessment of the probable significant impacts of this plan is set out in Appendix Four.

9.2 The Environment at Tinahely

The environment in which the town of Tinahely sits forms part of the south-eastern foothills of the Wicklow mountains. The Southern Wicklow Hills to the north of the area are in a special amenity zone, categorised as of high vulnerability. The area around Tinahely is a pastoral valley with uplands in the north-west and a wide river valley in the south-east which offer good pasture land with some wetlands.

The town itself lies in the valley of the Derry river which drains into the Slaney catchment. The Ballycumber and the Ballyshonog hills to the north and the west of the village reach heights of just over 400 m. The Croghan mountain (606m) with Annahill (454m) and Hillbrook (323m) form the south eastern boundary of the valley. They are however more removed from Tinahely and belong in parts to County Wexford.

The underlying rock is mostly granite in the uplands and shale in the lower parts with soils ranging from peaty podzols to acid brown earths. This gives the lowlands a land use capability with no serious limitations and the uplands some limitations due to soil and slope.

9.3 Landscape Character

Wicklow County Council has carried out a landscape analysis to identify landscape categories within the County. These categories have been organised into development control landscape zones, having regard to vulnerability, assimilative capacity and development pressures. It is part of “the mountainous leg from Moylisha running north-west of Shillelagh, Tinahely and Aughrim” (Wicklow County Development Plan, 1999). The “gently rolling” lower lying areas to the south of the town are categorised as rural, medium vulnerability. Tinahely Town’s setting, in a fold between hills, has a strongly attractive visual character, contributing to sense of place and local identity.

MAP 2, Environmental Resources, shows the division, to the south of Tinahely, between the Southern Hills and Rural Area landscape character which follows the above division.

9.4 Land use in the Tinahely Area

The land around Tinahely is mainly used for forestry and agriculture. Forestry is a traditional land use in the area with a slowly changing planting pattern as regards soils planted and species diversity. Forestry plantation is now moving onto better soils and, after a period of mainly coniferous planting the rate of deciduous and mixed planting is increasing. The planting of the uplands around Tinahely is one of the most obvious landscape changes in terms of visual impact in recent years.

9.5 Agriculture

The Rural Environmental Protection Scheme (REPS) has been the single biggest factor recently influencing the change of land management practises in the Tinahely area. Approximately a quarter of all farmers in the area take part in the scheme and even those that do not, have taken on board many of the ideas and the background knowledge that came with the scheme. Local farmers have expressed a wish for independent advice on environmental issues that deals with cause and effect without being part of the enforcement system.

Agricultural land use in the uplands is mainly sheep and cattle farming, including some commonage with for intensive dairy farming in the lowlands. Approximately a quarter of all farmers in the area participating in REPS (*source: Teagasc*) with a much higher percentage of the smaller upland farms in the scheme. Part time farming is increasing.

9.6 Forestry

There is a strong forestry tradition in the area, which makes the increase in forestry less contentious for people here than in some other areas. The Oak festival in Shillelagh and some small scale furniture making in the area, along with employment by Coillte in their tree nursery two miles east of the town, are examples of economic benefits of timber growing and processing in the area.

Forestry policy has changed in the recent past. Private partnerships between land owners and Coillte now mostly result in a mixed plantation including deciduous trees and less single species. Thus biodiversity issues have been addressed to a certain extent, whereas clear-felling practices remain a problem.

The draft indicative forest strategy for Wicklow, prepared by Wicklow County Council, contains the new policies and guidelines issued by the Forest Service and outlines areas considered sensitive to forestry and areas considered suitable for afforestation.

Extraction of timber by road places environmental pressures on local infrastructure, with congestion resulting in Dwyers Square and other pressures on road infrastructure.

9.7 Derry River

The Derry river water quality is measured by the EPA in 6 sites around Tinahely. The overall quality recorded is somewhat lower in 2001 than in 1998, but continues to be generally satisfactory.

Water quality is subject to pressures from agricultural land use, commercial forestry and industrial and sanitary services effluent. It therefore provides a very useful baseline indicator of the overall condition of the environment. The table below shows the EPA test results for 2001, which were generally satisfactory except for Balisland Bridge (0700) where it was heavily silted in August 2001.

River and St. No. Code	Station Location	Q'91	Q'95	Q'98	Q'00		
DERRY	0100	Cross Bridge	4	4	4-5	4	13/08/01
12D02	0200	Tinahely Bridge	4-5	4-5	4-5	4	13/08/01
	0350	Greenhall Bridge	4-5	4	4-5	4-5	13/08/01
	0500	Shillelagh Bridge	3-4	4	4-5	4	14/08/01
	0700	Balisland Bridge	4	3-4/0	4-5	3-4*	14/08/01
	0800	Ford N. of Garryhasten	4	3-4	4	4	14/08/01
	1000	Just up stream from Slaney River confluence	4	4-5	4-5	4	14/08/01

*Heavy siltation

Dissolved Oxygen (DO) concentrations recorded at the time of this survey were as follows:-

St. No.	DO %	DO mg/l
0100	90	8.7
0200	95	9.2
0350	90	8.6
0500	84	8.1
0700	88	8.4
0800	99	9.4
1000	99	9.4

9.8 Habitats

Community and environmental appraisal have recorded a very diverse and thriving range of wildlife around Tinahely. The area around Tinahely can be divided into 7 different habitats: Some of these habitats have statutory protection. The habitats listed are:

- The river
- The riparian vegetation
- Improved grassland
- Rough pasture
- Bracken and gorse
- Heath vegetation
- Forestry

Appendix Two contains a summary description of these habitats.

Zoning Objectives for Agriculture (Refer to Map 4)

To protect and support agricultural and forestry land use, with particular regard to the need to safeguard flexible, high grade lands

To encourage biodiversity and the protection of habitats

9.9 Environmental Management (MAP 3, Overleaf Environment)

9.9.1 Waste

Wicklow County Council has a multi-faceted approach to waste management which combines collection and disposal services with education. Probably due to its remote location and the costs of disposal, there is much small-scale casual dumping in and around Tinahely, mainly of household goods, but also abandoned cars. Street litter was also raised as a problem by the community appraisal. Tinahely has two recycling stations, to the rear of the Square and in Lugduff, to the east of the river. As well as glass collection, there are regular mobile collection services are organised to collect plastic bottles, newspapers and textiles. Increased REPS involvement is promoting improved farm waste management.

A household hazardous waste collection is soon to be commenced and home composting is encouraged. Two of the National schools in Tinahely are participants in the Green Flag scheme run by An Taisce in conjunction with the Local Authority. There is strong community interest in waste reduction and management and a wish for enforcement action against illegal dumping (Community Appraisal, Appendix One).

9.9.2 Air

Traffic pressures, in particularly from HGVs (regionally and locally generated, some from the timber industry) are very evident in Tinahely, due to the physical restrictions of the town and the lack of any by pass or relief road. Other emissions noted in survey were from the furniture factory and from the town sewage treatment plant.

9.9.3 Sanitary Services

There are constraints on the servicing of development due to the height limitations of the water supply and there are also capacity limitations of both water and sewerage. Whilst capacity exists to service planned population expansion, it does not provide for any additional industrial usage.

9.9.4 Water Supply

Water is abstracted from the River Derry at Crossbridge, Kilavanny. It provides for a regional water scheme serving Tinahely and Shillelagh and has a 100 cubic metres an hour capacity. This capacity is restricted by a Fisheries Board abstraction order of 1800 cu. m. per day, necessary to protect the Derry as a salmonoid river. Kerry Group plc. meat processing plant at Shillelagh uses 40% of this (600 cu. m. per day). Total usage is estimated at present at 1400 cu. m. a day, leaving an usable capacity of 400 cu. m. per day for future development.

9.9.5 Sewerage

The sewage treatment plant is located close to the town, approximately 200 yards downstream of the bridge on its eastern bank. The plant has been recently upgraded. It provides secondary treatment and has a 1,100 population equivalent capacity. The development potential of the adjacent lands is constrained by proximity to the noise and odours at times generated by the plant.

9.9.6 Landscape Character – Views and Vistas

Wicklow County Council has undertaken a Landscape Character Analysis of the County. Tinahely is located at the transition from the Southern Foothills to lower lands characterised as Rural. The County Development Plan categorises the Southern Foothills as Highly Vulnerable and the Rural Area as of Medium vulnerability.

Tinahely's setting between three hills gives the town an exceptional visual quality. This plan contains objectives that will help to preserve this setting. A number of views and vistas of particularly fine quality have been identified and are indicated on Map 5.

Environmental Timeline- Changes in Our Area Since 1970

(This chart was made by a group of residents at an open meeting. They were asked to record environmental change in their area under a number of different headings)

	➔	PLUS	MINUS
Landuse		<ul style="list-style-type: none"> ▪ More intensive ▪ Less self sufficient ▪ "More interference and less control" 	
Afforestation		<ul style="list-style-type: none"> ▪ Increased planting 	Uncontrolled Decrease in employed
Waste		<ul style="list-style-type: none"> ▪ Greater awareness 	Lack of facilities
Pollution		<ul style="list-style-type: none"> ▪ Greater awareness 	Carbon Monoxide Phosphates (household)
Parks		<ul style="list-style-type: none"> ▪ Sports grounds 	Loss of Child Play areas
Infrastructure		<ul style="list-style-type: none"> ▪ Improvement to water and sewerage 	Over development
Species		<ul style="list-style-type: none"> ▪ Rural Dwellers lost 	Commuters gained
Activities		<ul style="list-style-type: none"> ▪ Food production ▪ Processing ▪ Rural activities 	Insurance Access

(Source: Community Appraisal, Tinahely, Nov. 2001)

9.10 Environment Policies

EnP1

To protect the high quality and diversity of the local environment.

9.11 Environment Objectives

En01

To protect the views and vistas of hillsides and the river corridor from Tinahely Town and to protect views towards Tinahely from the Hackettstown Road.

En02

To have regard to impacts on habitat and landscape character when assessing development proposals.

En03

To encourage good land management practices and enforce relevant regulations.

En04

To have regard to the economic importance of farming and forestry when assessing development proposals.

En05

To avoid wastage of higher quality / adaptable soils in low density development.

En06

To build on existing waste management and litter control initiatives in partnership with local residents, community organisations and schools to improve waste management in Tinahely.

En07

To seek community support in improving practice with regard to disposal of household goods and cars.

En08

To take enforcement action against illegal dumping

En09

To undertake a study of sanitary services at Tinahely to determine the potential for future expansion.

En010

To monitor the quality of the water of the River Derry and of the public water supply and to ensure that existing and proposed development does not give rise to adverse impacts.

- En011 **To protect the riparian zone of the Derry and to seek to develop a riverside ecological park/walk in co-operation with land owners, developers and the local community. To investigate the potential for walking links with Tomnafinnogue Woods and with the Wicklow Way.**
- En012 **To investigate the need for ameliorative measures including acoustic screening of the existing sewage treatment plant.**
- En013 **To require surface water drainage to be provided using means that avoid accelerating storm water ingress to water courses, that are non-damaging to environmental resources, road infrastructure or habitats and that do not contribute to flooding.**
- En014 **To protect existing out door recreational facilities and to promote their improvement. To co-operate with local development groups and developers to provide new amenities including a river walks and a town park with children's play area.**
- En015 **To ensure that open spaces are designed so as to provide suitable recreation for different age groups and different physical ability.**
- En016 **To support the development of the Tinahely Show.**
- En017 **The County Council will apply the provisions of the European Communities (Environmental Impact Assessment) Regulations 97/11/EC of 1997 and the Planning and Development Act 2000, EIS Amendment Regulations SI No 93 of 1999 and as subsequently amended. All developments to which these regulations apply, including public authority projects, will be required to submit Environmental Impact Statements as part of the planning approval process.**
- En018 **Dúchas National Parks and Wild Life Service shall be consulted on all proposed developments likely to impact directly on the conservation status the River Derry itself, or indirectly through its catchment area, including surface water drainage proposals. An assessment of the impact of the proposed development will be carried out, and ameliorative measures recommended addressing these impacts.**

Appendix 2: Habitats

1. The River

For any river it is most important to view it as an aquatic ecosystem with a complex flora and fauna that relates directly to its surroundings and as such is very vulnerable to land treatment in its catchment area. Rivers in urban areas have for a long time been treated as very convenient sewage disposal systems, in fact many villages originated near rivers for this reason. Today, we realise the importance of rivers and the danger of water pollution and the EPA and local authorities measure water pollution in regular intervals. A river need to be maintained as a healthy, self regulating ecosystem and important management guidelines, that exceed water quality issues in many respects, have to be taken into consideration. The regional and central fisheries boards have published widely on this topic and it recommended to refer to them whenever developments alter the water level or water course or the buffer zone of a river. The most important points for rivers in urban areas is to keep the river over ground and to maintain it in its natural shape. Drainage, water course alteration, abstraction and discharges are to be monitored very carefully and, as for terrestrial ecosystems, biodiversity is of utmost importance.

The Derry river is a Proposed Candidate SAC for its entire length throughout the Tinahely area. The Derry river is a river that supports salmon and trout and the Eastern Regional Fisheries board would like to see it declared a Salmon river under the EU habitats directive. Sewage discharge has been a big problem in the past. Recommended dilution on discharge is 20:1 to avoid raising the BOD too much and leading to enrichment of the catchment. Abstraction demands are at their peak at times where the river volume is at its lowest, and over abstraction can cause serious problems for the aquatic ecosystem.

2. Riparian vegetation

This is the riverside vegetation, which along the Derry river near Tinahely is dominated by Alder. It is a very important and very diverse habitat It is also a very important buffer zone for protecting the water quality of the river. The riparian zone has already been damaged to a certain extent by development or agricultural use and it is of the utmost importance to maintain and enhance the remainder by protecting it from drainage and clearing and by planting additional alder to keep the connectivity of the riparian zone in a good size buffer zone along the river. The riparian zone for roughly 150 m either side of the river is part of the Proposed Candidate Special Area of Conservation (SAC).

3. Improved grassland

These are heavily fertilised fields dominated by rye grass. They are used for intensive dairy and sheep production and offer very little biodiversity value. It is possible however to enhance these habitats, without interfering with their productivity, by maintaining and enhancing hedgerows with trees and shrubs and also possibly create or maintain small corners of woodlands or wetlands. In the Tinahely area they can be found mostly on the lowlands with one marked exception on the Ballyshonog which has been reclaimed right to the top.

4. Rough grazing

These are pastures of lower intensity usually found on the higher land. The fields consist of mixed grasses and are of higher biodiversity value. They also form a very desirable landscape feature. In Tinahely, this habitat is found on the Ballycumber and near Askakeagh north of Ballinglen. It is a habitat associated with slightly poorer soils, steeper slope and smaller field sizes.

5. Bracken and gorse

Bracken and gorse areas are found on the lower slopes of the Ballycumber. These appear to be areas which have relatively recently, i.e. in the last 10-20 years, gone out of production and have then reverted to gorse and bracken. Some of these areas have now been planted with deciduous trees, which is a useful and commendable land use. However, in the interest of biodiversity, it is suggested to keep some areas of open ground and wetlands within and on the edges of planted areas.

6. Heath vegetation

This vegetation is found on the high slopes of the Ballycumber and it is very important to keep a representative sample of this habitat to sustain its own characteristic set of species. Apart from the issues of biodiversity, the heath also forms a very desirable landscape feature.

7. Woodland

Woodlands form a very important habitat in the area. In the interest of biodiversity, it is important to plant as many native species as possible that will sustain a native population of insects, bird and mammals. A variety of species is important as are areas of open land and wetlands as they occur. The indicative forest strategy for County Wicklow is in draft format and outlines areas preferred for forestry. The Native Woodlands Scheme published by the Forest Service in conjunction with the Department of the Marine and Natural Resources is aimed at encouraging the proactive protection and expansion of Ireland's native woodlands and associated biodiversity, using appropriate "close to nature" silviculture. The scheme also supports the realisation of wood and non-wood products and provides financial support for landowners to protect and enhance existing native woodlands and to establish new native woodlands.

Coolatin estate and Tomnafinnoge wood:

Tomnafinnoge wood is not really in the area that related directly to Tinahely. However, the people of Tinahely feel a strong ownership of the woodland which therefore has to be part of this report. The woodland is part of the old Coolatin estate situated west of Coolboy. The old estate was sold to a developer and the parklands clear felled. Substantial local and national opposition rescued the Tomnafinnoge woodland from this fate and it is now the only remainder of the old Coolatin wood. Tomnafinnoge woodland is an SAC, protected as an old oak woodland, a habitat listed under Annex 1 of the EU habitats directive. The area covers about 72 hectares and is dominated by oak planted around 1700 with some planting dating from 1810. The woodland has a well developed shrub understory and oak regenerates naturally.

The Derry river flows through the woodland with some beech, alder and willow growing along the river banks. The wood supports many native bird species such as Sparrow hawk, Woodcock, Blackcap, Jay and Raven.

The woodland was managed in the past as a hazel coppice under oak standards, a management practise common in England but not in Ireland. Therefore the woodland is not only very important for its habitats but also of some historical interest.

Appendix 3: Protected Structures

It is an objective of the council to secure the preservation of certain items and structures of artistic, historic, social or architectural interest, which are listed below.

Item	Location	Significance	Status
Early 18th C Market/School House	Dwyer Square	Architectural /Social	Protected
Court House, C 1843 classical design	Dwyer Square	Architectural and Social	Protected
Former Mill building	Off Dwyers Sq.	Social	Protected
Church and Graveyard	Mullinacuffe	Architectural and Cultural	Protected
Black Tom's Cellars	Cellars Lane	Architectural	Protected
St Kevin's Church	Whitefield, Tinahely	Architectural	Listed in County Development Plan for Preservation
Church and Graveyard Mullinacuffe, Tinahely	Mullinacuffe, Tinahely	Architectural	" "
Kilcommon Church, Church of Ireland Bridge at Tinahely Former Garda Station Market House	Churchlands Tinahely town	Architectural	" "

Archaeological Sites and Structures

The following archaeological structures, listed for protection in the Wicklow County Development Plan, are located in the Plan area. The policy of the County Council, as set out in the County Development Plan, will be applied with regard to these sites: this policy states (page 14) *The Council will ensure that features or items of archaeological interest and zones of archaeological potential are protected and preserved from inappropriate development that would adversely effect and/or seriously detract from the interpretation and setting of these sites.*

The sites are cross referenced by number with the map overleaf. The numbers refer to the Sites and Monuments Record prepared by Duchas.

Duchas sheet 38 Site 15	Ringfort/Rath/cashel
Duchas sheet 43 Site 8	House Site ("Black Tom's)
Site 9 Site 901 Site 902 Site 903	ecclesiastical remains church graveyard ecclesiastical enclosure

Appendix 5

Land Use Zoning Matrix

N= Not permitted Y = permitted O = Open for Consideration

Proposed Use (Within the Development Boundary, Map 4)	Existing Resident -ial	New Residential	Town Centre	Town Centre Exten -sion	Commun -ity Facilities	Employ -ment	Open Space	Agriculture
Abattoir/rendering plant	N	N	N	N	N	N	N	N
Agricultural Machinery Outlet	N	N	N	N	N	Y	N	N
Agritourism	O	N	N	O	O	N	O	Y
Apart ments	Y	Y	Y	Y	N	N	N	N
Bed and Breakfast/ guesthouse (new)	Y	Y	Y	Y	N	N	N	N
Boarding kennels	N	N	N	N	N	N	N	O
Camping site/caravan park	N	N	N	N	N	N	N	N
Car park	O	O	O	O	ancillary to CF only	O	N	N
Church/place of worship	O	O	Y	Y	Y	N	N	N
Community facility	O	O	Y	Y	Y	N	O	N
Day Care Centre	O	O	O	O	O	N	N	N
Sheltered Accommodation	O	O	O	O	O	N	N	N
Dancehall, disco, nightclub, cinema	N	N	O	O	N	N	N	N
Enterprise units	N	N	Y	Y	N	Y	N	N
Garden Centre	N	N	Y	Y	N	Y	N	O
Health Centre/Clinic	O	O	Y	Y	Y	N	N	N
Heavy Vehicle Park	N	N	N	N	N	Y	N	N
Home based economic activity	Y	Y	Y	Y	N	N	N	O
Hospital/Nursing Home	O	O	O	O	O	N	N	N
Hostel/Hotel	O	O	O	O	N	N	N	O
Hot food takeaway	N	N	O	N	N	N	N	N
Library/Art Gallery	O	O	O	O	O	N	N	N
Motor Sales outlet	N	N	N	N	N	N	N	N
Offices	N	N	Y	Y	ancillary only	Y	N	N

Proposed Use (Within the Development Boundary, Map 4)	Existing Resident -ial	New Residential	Town Centre	Town Centre Exten -sion	Commun -ity Facilities	Employ -ment	Open Space	Agriculture
Park /Playground	O	O	Y	Y	Y	N	Y	O
Petrol Station	N	N	O	N	N	O	N	N
Playing fields	N	N	N	N	O	N	O	O
Playschool, crèche	O	O	O	O	O	N	O	N
Public House	N	N	O	N	N	N	N	N
Recreational building	O	O	O	O	O	N	O	N
Residential	Y	Y	Y	Y	N	N	N	N
Restaurant	O	N	Y	Y	N	N	N	N
School/education	N	N	Y	Y	Y	N	N	N
Shops/local 60sq.m. max.	O	O	O	O	N	N	N	N
Shop (other)	N	N	Y	Y	N	O	N	N
Sports club and grounds	N	N	N	N	Y	N	Y	O
Travellers' halting site	O	O	N	O	O	N	N	N
Warehouse	N	N	N	O	N	O	N	N
Wholesale outlet	N	N	N	O	N	O	N	N
Workshops	O (ancillary to residential)	O (ancillary to residential)	O	O	N	Y	N	N
Utility structures	O	O	O	O	O	Y	O	O

N.B. The Council shall seek to ensure development of lands in accordance with the Zoning Objectives set out in this Plan. However, it should not be assumed that if a proposed development complies with the matrix table it would necessarily be accepted. The implementation of the zoning objectives is dependent upon the provision/implementation of the necessary infrastructure. In addition, factors such as design, density, height, conservation objectives, traffic generation, design criteria and physical environment factors will also be considered in establishing whether or not a development proposal is acceptable in terms of sustainable planning and development.

Appendix 6: Items for consideration in the review of the County Development Plan

Having regards to the findings of survey work carried out to prepare this Local Area Plan, it is recommended that consideration should be given to the following matters in the forthcoming review of the County Development Plan:

- The need to identify a preferred trans regional route from East to West County Wicklow
- The need to preserve the route of the disused Railway for future potential use as rail, walking route or other service corridor¹²
- A review of the list of items to be Protected
- A review of population levels and the current Population Target
- A study of future sanitary services provision in South Wicklow
- The need for subregional Business Park
- Community involvement in the Native Woodlands Scheme in Tomnafinnogue wood and other suitable locations, with a focus on planting oak.
- Safe pedestrian linkage from Tinahely Town to Wicklow Way
- To consider granting permission for a country house hotel in the immediate vicinity of the town
- To consider adopting new residential development standards in accordance with the Residential Density Guidelines.

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Policy Ref.	Topic	Human Beings	Flora	Fauna	Soil	Water	Air	Noise	Landscape & Visual Appraisal	Material Assets	Cultural Heritage	Interaction of Foregoing	P= Positive Impacts M= Mitigatory measures proposed N= Negative Impacts - = Neutral	Comment
	STRATEGIC POLICY													
SP1		P	P	P	P	P	P	P	P	P	P	P		The plan puts in place a strategy for sustainable development. Well-managed population growth is necessary to ensure social sustainability. Growth will place some pressures on the environment and mititigatory measures are therefore proposed.
SP2		P	P	P	P	P	P	P	P	P	P	P		
SP3		P	M	M	M	M	M	M	M	M	M	M		
SP4		P	P	P	P	P	P	P	P	P	P	P		
SP5		P	P	P	P	P	P	P	P	P	P	P		
	POPULATION													Community involvement and developer contributions to social goals will support achievement of environmental goals Population target subject to sanitary services study. Water supply and pressure on the Derry river system limiting factor. Mitigatory measures proposed across all categories.
PP1		P	M	M	M	M	M	M	M	M	M	M		
PP2		P	M	M	M	M	M	M	M	M	M	M		
		P	-	-	-	-	-	-	-	-	-	P		
	HOUSING													Housing and Residential objectives will have a positive impact on the visual aspects of the village. They will also support social balance and strengthen the cultural heritage. Reduction of speed limits will have a positive impact on noise levels and air pollution. Open spaces and a town park ancillary to residential developments will have a positive impact on the townscape and increase urban habitat diversity.
RP1		P	M	M	M	M	M	M	M	M	M	M		
RP2		P	P	P	P	P	P	P	P	P	P	P		
RP3		p	-	-	-	-	-	-	-	-	-	-		
RP4		p	-	-	-	-	-	-	-	-	-	-		
RP5		P	P	P	P	P	P	P	P	P	P	P		
RO1		P	-	-	-	-	-	-	P	-	-	P		
RO2		P	-	-	-	-	-	-	P	-	-	-		
RO3		P	-	-	-	-	-	-	P	-	-	-		
RO4		P	-	-	-	-	-	-	P	-	-	-		
RO5		P	-	-	-	-	-	-	-	-	-	-		
RO6		P	-	-	-	-	P	-	P	-	P	-		
RO7		P	-	P	-	-	P	-	P	P	-	-		
RO8		P	-	P	-	-	P	-	P	P	-	-		
RO9		P	-	-	-	-	-	-	-	-	-	-		
RO10		P	-	-	-	-	P	-	-	-	-	-		
RO11		P	M	M	M	M	M	M	M	M	M	M		
RO12		p	-	-	-	-	-	-	-	-	-	-		
RO13		P	P	P	P	P	P	P	P	P	P	P		
RO14		P	P	P	P	P	P	P	P	P	P	P		
RO15		P	P	-	-	-	-	-	-	P	-	-		
RO16		P	P	P	P	P	P	P	P	P	P	P		

Likely significant effects on the environment of implementing the policies of this plan, P=Positive N= Negative --=Neutral or insignificant m= Mitigatory measures required/proposed.

Policy Ref.	Topic	Human Beings	Flora	Fauna	Soil	Water	Air	Noise	Landscape & Visual Appraisal	Material Assets	Cultural Heritage	Interaction of Foregoing	P= Positive Impacts M= Mitigatory measures proposed N= Negative Impacts - = Neutral	Comment
	URBAN STRUCTURE													
UP1		P	M	M	M	M	M	M	-	M	M	P		
UP2		P	P	P	P	P	P	P	P	P	P	P		
U01		P	-	-	-	-	-	-	P	-	-	-		
U02		P	-	-	-	-	-	-	P	-	-	-		
U03		P	-	-	-	-	-	-	P	-	-	P		
U04		P	M	M	M	M	-	-	-	-	P	P		
U05		P	-	-	-	-	P	-	-	-	-	-		
U06		P	-	-	-	-	-	-	P	-	P	-		
U07		P	-	-	-	-	-	-	P	-	-	-		
U08		P	-	-	-	-	-	-	-	-	-	-		
U09		P	P	P	P	P	P	P	P	P	P	P		
U010		P	P	P	P	P	P	P	P	P	P	P		
U011		P	-	-	-	-	-	-	P	-	P	-		
U012		P	-	-	-	-	-	-	P	-	P	-		
U013		P	-	-	-	-	-	-	P	-	P	-		
U014		P	-	-	-	-	-	-	P	-	-	-		
U015		P	-	-	-	-	-	-	P	-	P	-	Additional park and amenity lands will add to the visual character of the village and add urban habitat diversity	
U016		P	-	-	-	-	-	-	P	-	P	-		
U017		P	-	-	-	-	-	-	P	-	-	-		
U018		P	-	-	-	-	-	-	-	-	-	-		
U019		P	-	-	-	-	-	-	P	-	-	-		
U020		P	P	P	P	P	P	P	P	P	P	P		
U021		P	P	P	P	P	P	P	P	P	P	P		
U022		P	M	M	M	M	M	M	M	M	M	P		
	CONSERVATION OBJECTIVES												Conservation of historic buildings and sympathetic development of the streetscape will add to the character of the village and protect its cultural heritage	
C01		P	-	-	-	-	-	-	P	-	P	-		
C02		P	-	-	-	-	-	-	P	-	P	-		
C03		P	-	-	-	-	-	-	P	-	-	-		
C04		P	-	-	-	-	-	-	P	-	P	-		

Likely significant effects on the environment of implementing the policies of this plan, P=Positive N= Negative -=Neutral or insignificant m= Mitigatory measures required/proposed.

Policy Ref.	Topic	Human Beings	Flora	Fauna	Soil	Water	Air	Noise	Landscape & Visual Appraisal	Material Assets	Cultural Heritage	Interaction of Foregoing	P= Positive Impacts M= Mitigatory measures proposed N= Negative Impacts - = Neutral	Comment
	TOWN CENTRE													
TP1		p	-	-	-	-	-	-	-	-	P	-		Well planted public spaces enhance the environment of the village, increase urban habitat diversity and improve air quality and landscape. Sympathetic signage and shop fronts in keeping with the architecture of the buildings will add to the townscape and maintain the characteristic features of the village.
T01		P	-	-	-	-	-	-	-	-	P	-		
T02		P	-	-	-	-	-	-	P	-	-	-		
T03		P	-	-	-	-	P	-	P	-	-	-		
T04		P	-	-	-	-	-	-	P	-	P	-		
T05		P	-	-	-	-	-	-	P	-	-	-		
T06		P	P	P	P	P	P	P	P	P	P	P		
T07		P	-	-	-	-	-	-	-	-	-	-		
T08		P	-	-	-	-	-	-	P	-	P	-		
T09		P	-	-	-	-	-	-	P	-	P	-		
T010		P	-	-	-	-	-	-	P	-	P	-		
T011		P	-	-	-	-	-	-	P	-	P	-		
	TOWN CENTRE EXTENSION													
TE1		P	-	-	-	-	-	-	-	-	-	-		Development of back lands will lead to loss of open space land and additional pressure on resources.
TE2		P	-	-	-	-	-	-	-	-	-	-		
TE3			N	N	-	N	-	N	-	-	-	-		
TE4		-	-	-	-	-	-	-	P	-	-	-		
TE5		P	-	-	-	-	-	-	P	-	P	P		
TE6		P	M	M	M	M	M	M	P	P	P	P		
TE7		P	-	-	-	-	-	-	P	P	-	-		
TE8		P	-	-	-	-	-	-	P	-	P	-		
TE9		P	P	P	P	P	P	P	P	P	P	P		
TE10		p	-	-	-	-	-	-	p	p	-	-		
	COOLRUSS BALLINACOR / LUGDUFF													
SO1		P	M	M	M	M	M	M	p	-	-	-		Further developments will lead to loss of land and put additional pressure on resources, especially the sanitary services and the Derry river system. Safe pedestrian access to the village will reduce the number of car journeys and impact positively on traffic congestion and noise pollution.
SO2		P	M	M	M	M	M	M	p	-	-	-		
SO3		P	-	-	-	-	-	-	-	-	-	p		
SO4		P	-	-	-	-	-	-	-	-	-	p		
SO5		P	-	-	-	-	-	-	-	-	-	p		
SO6		P	-	-	-	-	-	-	-	-	-	-		
SO7		P	-	-	-	-	-	-	-	-	-	-		
SO8		P	P	-	-	-	-	-	P	-	-	-		
SO9		-	-	-	-	-	-	-	p	-	-	-		
SO10		P	P	P	P	P	P	P	P	P	P	P		

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Policy Ref.	Topic	Human Beings	Flora	Fauna	Soil	Water	Air	Noise	Landscape & Visual Appraisal	Material Assets	Cultural Heritage	Interaction of Foregoing	P= Positive Impacts M= Mitigatory measures proposed N= Negative Impacts - = Neutral		Comment	
	CHURCHLANDS															
Ch01		P	P	P	P	P	P	P	P	P	P	P	P			Hedgerow preservation will impact positively on the landscape and on the maintenance of biodiversity in the area
Ch02		P	-	-	-	-	P	-	-	-	-	-	-			
Ch03		P	-	-	-	-	-	-	P	P	P	-	-			
Ch04		P	P	P	P	P	P	P	P	P	P	P	P			
Ch05		P	-	-	-	-	-	-	P	-	-	-	-			
Ch06		P	P	P	P	P	P	P	P	P	P	P	P			
Ch07		P	-	-	-	-	-	-	P	P	P	-	-			
Ch08		P	P	P	P	P	P	P	P	P	P	P	P			
	EMPLOYMENT															All industrial development will mean loss of land and additional pressure on resources. Environment Impact Assessment to be carried out to ascertain impacts. To stop fragmentation of agricultural land will keep biodiversity and maintain the open countryside as a landscape feature.
EP1		P	M	M	M	M	M	M	M	P	-	-	-			
EO1		P	M	M	M	M	M	M	M	P	-	-	-			
E02		P	M	M	M	M	M	M	M	P	-	-	-			
E03		P	-	-	-	-	-	-	-	-	-	-	-			
E04		P	M	M	M	M	M	M	M	P	-	-	-			
E05		P	M	M	M	M	M	M	M	P	-	-	-			
E06		P	P	P	P	P	P	P	P	P	P	P	P			
	RETAIL AND SERVICES															Concentration of retail development within the town core will discourage car dependency and support social sustainability.
Rt01		P	M	M	M	M	M	M	M	P	-	-	-			
Rt02		P	M	M	M	M	M	M	M	P	-	-	-			
Rt03		P	M	M	M	M	M	M	M	P	-	-	-			
Rt04		P	M	M	M	M	M	M	M	P	-	-	-			
Rt05		P	M	M	M	M	M	M	M	P	-	-	-			
	COMMUNITY FACILITIES															Facilitating safer pedestrian and cycling routes will encourage less car usage for smaller journeys and thus decrease noise and air pollution and reduce traffic congestion. Social sustainability will be supported by improved facilities.
CO1		P	-	-	-	-	-	-	-	P	-	-	-			
CO2		P	-	-	-	-	-	-	-	P	-	-	-			
CO3		P	-	-	-	-	-	-	-	P	-	-	-			
CO4		P	-	-	-	-	-	-	-	P	-	-	-			
CO5		P	-	-	-	-	-	-	-	P	-	-	-			
CO6		P	-	-	-	-	-	-	-	P	-	-	-			

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	ACCESS, TRANSPORTATION AND COMMUNICATIONS																	New roads will lead to loss of land and changed drainage patterns while on the other hand improving traffic problems in the village. Environmental Impact Statements on proposed routes are important with special attention paid to the riparian zone. Public transport will decrease dependency on cars and thus aid noise and air pollution reductions.
AO1		P	N	N	N	N	-	-	-	P	-	-						
AO2		P	-	-	-	-	P	P	-	P	-	-	P					
AO3		P	-	-	-	-	P	P	-	-	-	-	-					
AO4		P	P	-	-	-	-	-	-	P	P	-	-					
AO5		P	-	-	-	-	P	P	-	-	-	-	-					
AO6		P	-	-	-	-	P	P	-	-	-	-	-					
AO7		P	-	-	-	-	-	-	P	-	-	-	-					
AO8		P	-	-	-	-	-	-	-	P	-	-	-					
AO9		P	-	-	-	-	-	-	-	P	P	-	-					
AO10		P	-	-	-	-	-	-	P	-	-	-	-					
AO11		P	-	-	-	-	-	-	P	-	-	-	-					
AO12		P	-	P	P	-	-	-	P	-	-	-	-					
AO13		P	-	P	P	-	-	-	P	-	-	-	-					
AO14		P	-	P	P	-	P	P	P	-	-	-	-					
AO15		P	-	-	-	-	-	-	P	-	-	-	-					
	ENVIRONMENT																	The environment objectives aim to protect the environment and to promote the diversity of the local environment. The Derry River System and the protection of the riparian zone are recognised as the single biggest limiting factors for development. Environmental Impact Statements are recommended to identify specific impacts for specific developments.
EP01		P	P	P	P	P	P	P	P	P	P	P	P					
En01		P	P	P	P	P	P	P	P	P	P	P	P					
En02		P	P	P	P	P	P	P	P	P	P	P	P					
En03		P	P	P	P	P	P	P	P	P	P	P	P					
En04		P	P	P	P	P	P	-	-	-	P	-	-					
En05		P	P	P	P	P	P	-	-	-	P	-	-					
En06		P	P	P	P	P	P	P	P	P	P	-	P					
En07		P	P	P	P	P	P	P	P	P	P	-	P					
En08		P	P	P	P	P	P	P	P	P	P	-	P					
En09		P	M	M	M	M	P	P	M	P	M	P	P					
En010		P	P	P	P	P	P	P	P	P	P	P	P					
En011		P	P	P	P	P	P	P	P	P	P	P	P					
En012		P	-	-	P	P	P	P	M	P	-	P	P					
En013		P	P	P	P	P	P	P	P	P	-	P	P					
En014		P	P	P	P	P	P	P	P	P	-	P	P					
En015		P	-	-	-	-	-	-	P	P	-	P	P					
En016		P	-	-	-	-	-	-	-	-	P	-	-					
En017		P	P	P	P	P	P	P	P	P	P	P	P					
En018		P	P	P	P	P	P	P	P				P					

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