



TINAHELY



TOWN PLAN

2009



**Wicklow County Council
January 2009**



**TINAHELY
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BACKGROUND INFORMATION DOCUMENT

This document consists of a description of the process involved in the preparation and making of the Tinahely Town Plan 2009, including the statutory basis, details and reports of the consultation process, as well as the basis of and calculations for zoning.

This document was presented during the public display period as Part A of the draft plan and was open to comment and submissions.

As a number of modifications were made to the Tinahely Town Plan during the plan adoption process, the calculations and recommendations with regard to policies and zonings contained in the document may not be fully consistent with those contained in the final town plan adopted. However, this document will still enable an understanding of the basis of the assumptions and recommendations made in the Plan.

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1. PURPOSE OF THE PLAN

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

In addition to the policies and objectives set out in the County Development Plan 2004 –2010 (CDP), that are relevant to the development of Tinahely, it is an overarching objective of this Plan to identify the special characteristics of Tinahely and accordingly craft policies and objectives to meet the town's specific needs.

The Town Plan consists of a written statement and one map. The written statement takes precedence over the map should any discrepancy arise between them.

2. TOWN PLAN STATUS AND PROCESS

This plan has been prepared in accordance with Part II, Section 13 of the Local Government (Planning and Development) Act 2000. The Town Plan will be adopted as a variation to the County Development Plan.

As this plan will be part of and form a subset of the County Development Plan it is not proposed to include a repetition of the policies, objectives or strategies as set out in the County Development Plan. Where standards or objectives for a particular development are not included in this plan the provisions of the County Development Plan shall apply. The plan will however seek to formulate appropriate Tinahely specific development objectives and guidance, compatible with those of the CDP, to assist the Development Management process in managing sustainable progress for the town.

Once the Draft Plan is prepared, notice of the intention to make the proposed Town Plan will be advertised in one or more newspapers circulating in the area. Information will also be disseminated through public counter, website and by phone as appropriate. The statutory time frame as set out in the Planning & Development Acts, commences upon public display of the Draft Town Plan.

Timeframe	Progress of variation process
Week 1	Draft Town Plan on display - submissions invited Minimum 4 weeks
Week 5	Preparation of Manager's Report on submissions received Maximum 4 weeks
Week 9	Manager's Report given to Council Members for consideration Maximum 6 weeks
Week 14	Plan made by the Council Members, with or without modifications , or not made

3. PUBLIC CONSULTATION

A Public Consultation session was held on 04 June 2008 from 3pm-9pm at Murphy's Hotel in Tinahely. A Background Issues Paper and a submission form were made available to each attendee upon arrival at the meeting. The afternoon session was reserved for local community groups and stakeholders and was held in a clinic format where each group/stakeholder had an opportunity to speak to a planner individually. The evening meeting was an information disseminating session whereby information on various topics was presentation in display form with planners available to answer any questions arising.

Written submissions were invited from the public from the 28 May 2008 up to the closing date of the 25 June 2008 at 5.00 pm.

List of those who made pre-plan submissions:

No.	Name	Company	Address
1	Darcy, Anthony	PD Lane Associates	1 Church Road, Greystones
2	Dillon, Matt	BPS Planning Consultants	3 Wentworth Place, Wicklow Town
3	Dollard, D & M		Barton Street, Tinahely
4	Doyle, Martin	Alphaplan Deign	Suite 14, Block 1, Broomhall Business Park
5	Doyle, Paula		12 The Tyndles, Lugduff, Tinahely
6	Duffy, Mathew	Ian Doyle Planning Consultant	14 Bayview Drive, Wexford Town
7	Duffy, Paul	Ian Doyle Planning Consultant	14 Bayview Drive, Wexford Town
8	Feldwick, Len		25 Kilcommon View, Tinahely
9	Hadden, Philip		Acaun, Tinahely
10	Hayes, Shelley		Courthouse Arts Centre, Tinahely
11	Jacob, Ronnie	Heylin Kelly Architects	Mill Wood House, Coolattin Shillelagh
12	Monaghan, S		Bridgeland Properties Ltd, Lugduff, Tinahely
13	Mullen, John		Tinahely Area Development
14	O'Connor, D	Theo Phelan Design Ltd	6 Wentworth Place, Wicklow
15	O'Keefe, Kieran	Buttle Design	Main Street, Carnew
16	O'Kelly, Pat		pokelly@eircom.net
17	RTJ Construction	Heylin Kelly Architects	Mill Wood House, Coolattin Shillelagh
18	Smyth, Bridie		Churchlands, Tinahely

HEADLINE ISSUES

A summary of the main planning issues raised in public submissions and during public consultation meeting included:

Population & settlement strategy

- Town population should be increased to provide opportunities for growth and housing for young people
- Town population should be maintained at 1,100 as further growth will lead to excessive urbanisation; the town has inadequate employment opportunities, public transport, no parking and inadequate recreational facilities
- Plan should ensure that local people have then opportunity to build / buy in Tinahely and are not priced out of the market

- Priority should be given in terms of phasing for town centre lands and land closest to the centre
- Growth in housing must be constrained to more sustainable levels in order to prevent imbalance between population growth and provision of employment and community facilities
- Tinahely's place in the settlement strategy should be amended

Housing & residential development

- 4 requests to rezone land from unzoned to residential (totalling c. 8.4ha)
- Request to rezone land from R2 (agriculture) to residential (1.08ha)
- 2 requests to rezone CF lands at Lugduff & Churchlands to residential (totalling 4.25ha)
- Request to rezone 5.1ha block of land along river to south of town centre from 0.2ha TC, 0.75ha RA7, 4.15ha AG to 0.63ha TC, 1.67ha R and 2.86ha public park
- Request to rezone OS (0.14ha) and AG (c. 0.7ha) to R at Lugduff
- Additional lands should not be zoned, nor densities increased as there already is sufficient land to accommodate the required growth
- The density / number of houses allowable on the RA1 lands at Lugduff is excessive and not suitable to this out of centre location
- Density on RA3 lands at Lugduff should revert to 4-6 / acre as set out in 2002 LAP (changed to 3-4/acre in 2006 amendment)
- Social housing demands should be met from people who are from the area
- Purpose built housing for the elderly is required in the town centre
- County Council development should be zoned 8-12/acre in the town centre and 3-4/acre on fringes of town
- Parcel of AG land near the river, beside the Community Centre should be zoned low density 3-4/acre

Town centre & retail

- New retail should be small scale in nature
- Existing streets should be strengthened
- The Riding School and Fair Green sites should be developed ahead of greenfield sites
- The requirement in the 2002 plan that new town centre development should be 50% residential and 50% commercial should be relaxed to allow projects to more commercially viable
- TCE1 zone should be extended by 0.7ha (of which c.0.04ha currently zoned RA7 and c.0.66ha currently zoned AG)

Traffic, transportation, connections & movement

- Traffic management and improved car parking / access arrangements are required in the town centre
- Junction of Barton Street with Dwyer Square requires improvement
- Traffic calming required on Aughrim – Carnew road intersection at Lugduff
- Lack of public transport

Services infrastructure

- If the town population is to grow beyond 1,100, additional capacity in the Wastewater Treatment Plant is required

- Site behind APL plastics (owned by WCC) should be designated for community playing pitches and community managed recycling centre (c. 1ha)

Community infrastructure

- Land should be designated for a recreational facility in the town which would include all weather pitches, running track, bowling green, dressing rooms, indoor sports hall etc
- Request to zone unzoned land (c. 9.2ha) for ‘Continuing Care Retirement Community’ at Lugduff
- Request to zone land from unzoned to CF (2.95ha) at Churchlands
- Need for a designated children’s play space in the town
- Need for teenage facility in the town
- The arts and culture needs of Tinahely should be addressed in the plan
- A community care facility for the elderly is required in Tinahely and should be provided on the Fair Green lands
- Town park and a river walk required
- Handball Alley requires refurbishment
- Lands near GAA to be developed for additional playing pitches
- Community education and training centre required

Employment and economic development

- Rezone unzoned land (c. 9.5ha) for employment at Lugduff
- Rezone unzoned land (c. 9ha) for employment at Coolross
- Alternative lands are required for employment development, with a ‘use it or lose it’ provision built into the plan

4. DEVELOPMENT MANAGEMENT

As this plan must conform to the policies and objectives of the County Development Plan (CDP) it is not proposed to include a repetition of the policies, objectives or strategies as set out in the CDP. Where standards or objectives for a particular development are not included in this plan the provisions of the CDP shall apply. The plan will however include appropriate Tinahely specific development objectives and guidance, compatible with those of the CDP, to assist the Development Management process in managing sustainable progress for the town.

Development Contributions:

Having regard to the capital expenditure required to adequately provide for Roads and Transportation, Environmental and Community Facilities Infrastructure, the Council will require contributions from benefiting developers. Contributions shall be made in accordance with Wicklow County Council’s Development Contribution Scheme (The Scheme was adopted in December 2005 and is reviewed and updated on an annual basis), and crafted by virtue of its powers enacted under Section 48 (1) of the Planning and Development Act, 2000.

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

5. STRATEGIC ENVIRONMENTAL ASSESSMENT

The Strategic Environmental Assessment (SEA) process is the formal systematic evaluation of the likely significant environmental effects of implementing a plan or programme before a decision is made to adopt the plan or programme. A sub-section of this process is the ‘Appropriate Assessment’ (AA) process which comprises the assessment, based on scientific knowledge, of the potential impacts of the plan on the conservation objectives of any Natura 2000 site¹ and the development, where necessary, of mitigation or avoidance measures to preclude negative effects. The impacts assessed must include the indirect and cumulative impacts of the plan, considered with any current or proposed activities, developments or policies impact on the site. It informs plans of the environmental impacts of alternative actions and contributes to the integration of environmental considerations into plan making.

5.1 Legal Framework

On the 21st of July 2004, the Strategic Environmental Assessment (SEA) Directive (2001/42/EC) was transposed into Irish law through the European Communities (Environmental Assessment of Certain Plans and Programmes) Regulations 2004 (S.I. 435 of 2004) and the Planning and Development (Strategic Environmental Assessment) Regulations 2004 (S.I. 436 of 2004). Relevant ‘Guidelines for Planning and Regional Authorities’ were subsequently issued by the Minister for the Environment, Heritage & Local Government in November 2004. As the Tinahely Town Plan is being prepared in accordance with the provisions of the Planning & Development Acts 2000-2006, the plan will supersede the existing Tinahely Local Area Plan 2002. As the population within the plan area is less than 10,000 it is a requirement that the County Council undertakes a “*screening*” of the plan in respect of SEA.

Under the ruling in Case 418/04 EC Commission v Ireland, it was found that Ireland had not correctly transposed and implemented the Habitats Directives by not providing explicitly for ‘appropriate assessment’ of land use plans. This judgement is expected to require legislative change to complete the transposition of the Directives; however to date (October 2008) no legislation or guidelines have been produced with regard to ‘appropriate assessment’. It is the current recommendation of the Department of the Environment, Heritage & Local Government that any land use plan is screened for any potential impact on areas designated as Natura 2000 sites. In any case where, following screening, it is found that the draft plan may have an impact, a full ‘appropriate assessment’ must be carried out, as well as a full SEA.

5.2 The Screening Process

Screening is the technique applied to determine whether a particular Plan would be likely to have significant environmental effects and would thus warrant an SEA/AA. The key indicator that will determine if an SEA/AA of a plan is required is the determination of whether they are likely to have *significant environmental effects* on the environment / Natura 2000 site or not. Where the Planning Authority is uncertain that there is a prima facie case for an SEA/AA, the Plan/revised Plan must be screened for its possible significant effects and the designated environmental

¹ Natura 2000 sites are sites subject to European designations, normally known as SAC (Special Area of Conservation) and SPA (Special Protection Area). These are protected under the Habitats Directive of 1992 (EU directive 92/43/EEC)

authorities should then be formerly consulted during, and as part of, the screening exercise.

The designated authorities are the Environmental Protection Agency (EPA), the Department of the Environment, Heritage & Local Government and the Department of Communications, Energy & Natural Resources. While the EPA must be consulted in all cases, consultation with the two Departments is conditional on the Plan having significant effects within the remit of those departments.

5.3 Tinahely Local Area Plan Screening

As stated above, the key to deciding if SEA/AA will apply is whether the revised Plan would be likely to have significant effects on the environment / Natura 2000 site. The draft plan was screened having regard to the criteria set out in Schedule 2A of the SEA Regulations 2004 and the guidance set out in “*Assessment of plans and projects significantly affecting Natura 2000 sites*” (EC 2001) and subsequently notice was given to the EPA and the two relevant departments. The screening exercise came to the following conclusions:-

- The Plan aims to provide zoned land and services for a population of 1,100 in 2016, which represents a population increase of only 14% from the 2006 population. However, having regard to the availability of existing zoned land to provide for the needs of this future population, it is unlikely that any significant rezoning of land will occur during this plan review.
- Some industrial / employment rezoning may occur, which will generally bring positive impacts and possible negative impacts are unlikely to be significant
- Additional lands may be designated for community and social uses, which will generally bring positive impacts and possible negative impacts are unlikely to be significant
- Improvements to infrastructure will generally bring positive impacts and possible negative impacts are unlikely to be significant
- The policies and objectives of this Town Plan are unlikely to have significant effects on the architectural, archaeological or natural heritage of the Plan area and any impacts identified are likely to be positive in nature
- Development Management Provisions in the Wicklow County Development Plan 2004-2010 and this Plan will ensure appropriate assessment of proposed developments on a case-by-case basis
- The Plan will not give rise to significant adverse impacts on the Natura 2000 site (the Slaney River Valley cSAC) as a result of water abstraction, wastewater disposal or disturbance of the site

5.4 Consultation with Environmental Authorities

Department of Communications, Energy & Natural Resources

- In terms of the protection of water quality and fishery status of the receiving waters, the status objectives as set out in the Water Framework Directive should not be compromised as a result of this Town Plan
- Wastewater Treatment Plant capacity must be sufficient to take and treat the increased loadings both organic and hydraulic that are likely to arise from the projected population increases anticipated in the Town Plan. In this regard it is noted that the existing WWTP has a design capacity of 1,200pe
- The Department has no comments to make on the ‘Appropriate Assessment’

Department of Environment, Heritage & Local Government

- Tinahely is situated adjacent to the Slaney River Valley cSAC. The proposed variation is a plan which has the potential to impact on the cSAC through increased water abstraction and discharges of wastewater to the River Derry. Therefore the plan must be screened to establish if it will have an effect, in combination with any other plans / proposals, on the Natura 2000 site
- The conclusion of Wicklow County Council's assessment, following screening, that no 'Appropriate Assessment' is warranted is accepted.

Environmental Protection Agency

- The conclusion of Wicklow County Council's assessment that no SEA is warranted is noted.

Conclusions

It is concluded that having regard to the responses received and the availability of existing policies / controls to protect the environment as set out in the County Development Plan and proposed policies to be contained within this town plan, that this plan is unlikely to have significant effects on the architectural, archaeological or natural heritage of the plan area or on the Natura 2000 site. Therefore it is not considered necessary for a SEA/AA to be carried for this area as detailed in the screening report².

² The SEA and Appropriate Assessment screening reports and the responses from the relevant agencies are available for inspection at Wicklow County Council offices and website

6. STRATEGIC CONTEXT

6.1 *The National Spatial Strategy 2002-2020*

The NSS is a twenty-year national planning framework designed to achieve a better balance of social, economic, physical development and population growth between regions. Under the NSS the cities and towns of Ireland were designated a status to reflect their role as drivers of development in their relevant region. Under the NSS, Tinahely is located in an area where there exists ‘village strengthening and rural area opportunities’ where the attributes of the rural zone should be harnessed to attract visitors and local business and generate local employment opportunities. The NSS recommends that new development in villages should take account of and respect the established character of these villages. Appropriately scaled new development that reinforces the character of these towns and villages and supports local service, retail and employment functions should also be encouraged. Outside the villages, the agricultural areas are considered to have “strategic national food production” importance while also providing for amenity and environmental value in terms of “water reserves, providing ‘green lungs’ for surrounding urban areas and valuable eco-systems”.

6.2 *The Regional Planning Guidelines for the Greater Dublin Area 2004 – 2016*

The Regional Planning Guidelines (RPG) put in place a broad planning framework for the development of the Greater Dublin Area of which Wicklow forms a part. The Guidelines are informed by and flow from the National Spatial Strategy 2002 – 2020. The RPGs provide an overall strategic context for the Development Plans of each Local Authority. The RPGs make a distinction between the existing built up area and its environs, where the built up area is the ‘Metropolitan’ and the remainder the ‘Hinterland’, with a range of settlement sizes that have the potential to attain an enhanced level of sustainability. Northeast Wicklow including Bray and Greystones/Delgany and their environs are within the Metropolitan area while the remainder of the County, including Tinahely is in the Hinterland. The settlement strategy in the Hinterland is essentially based around a clearly articulated hierarchy of settlements. This strategy seeks to promote development into a series of tiers, with the Large Growth Towns I and II and the Moderate Growth Towns at the urban end of the strategy with the other towns located in the tiers below.

Having regard to Tinahely’s location, role and size, it is considered to be defined as a ‘key village’ in the RPG hierarchy:-

A Key Village should be considered as a ‘rural service centre’. It is envisaged that the future development strategy of such villages should be to concentrate population, services and jobs in strategic village locations, which have relatively good access from nearby towns. Key Villages would be the centre of a cluster of other villages, and provide services and jobs relatively close by. The concentration of population will strengthen the viability of services, such as public transport and primary schools, retail, and facilitate the creation of small rural enterprise.

Wicklow County Development Plan 2004 – 2010

County Wicklow is located in the most rapidly growing regions in Ireland today (the Mid-East Region). However, the rate of population growth in the County has not kept pace with other counties in the region. Its population has increased from 114,676 in 2002 to 126,194 in 2006, an increase of 10%. This rate growth is significantly below the growth rate in the other counties in the region, such as Kildare (13.7%) and Meath

(21.5%). In-migration and natural population increase has resulted from Wicklow’s location within the Greater Dublin Area and the influence of Dublin’s Urban Shadow, together with the amenities it offers, including its coastline, mountains and scenic rural areas.

The County Development Plan settlement strategy seeks to locate population growth and channel development in line with the principles of the RPGs. The application of such a strategy includes the promotion of growth within the Metropolitan area settlements of Bray and Greystones/Delgany, the Hinterland Large Growth Towns of Wicklow/Rathnew and Arklow, and the Moderate Growth Towns of Blessington and Newtownmountkennedy. It also seeks to facilitate local growth, where in-migration is restricted, in Small Growth towns, Villages and other Rural Areas.

The CDP promotes a hierarchy of settlements in recognition that settlement role and function is a product of scale and spatial distribution. Tinahely is designated by the County Development Plan 2004 (as amended in 2006) as a ‘Small Growth Town II’, is located c.20km west of Arklow and c.35km to southwest of Wicklow Town which both have higher designations as Large Growth Town II and Large Growth Town I respectively.

The County Development Plan also allocates the population increases designated in the Regional Planning Guidelines to settlements (and the rural area) of the County, Tinahely has a 2016 population target of 1,100.

Policy SS4 applies in Tinahely:-

Multi-house developments: In any new housing development, 25% of new houses must be sold to persons that have been living and/or working in County Wicklow for at least 1 year; 50% of new houses must be sold to persons that have been living and/or working in County Wicklow for at least 5 years excluding residents of any settlement in Levels 1-3, who are not generally eligible. There are no restrictions of the remaining 25%.

Single house developments: Any new single house developments shall be restricted to those living and/or working in the County for 5 years, excluding residents of any settlement in Levels 1-3, who are not generally eligible

It is currently proposed to vary the County Development Plan to move Tinahely up the hierarchy to a ‘Small Growth Town I’ (proposed Variation No. 8.2, which is running concurrently to this variation).

7. POPULATION

The role of the town plan is to cater for an increase in population in Tinahely to 1,100 by 2010 and 1,000 in 2016 (as provided in the County Development Plan 2004). The 2006 Census revealed a population of 965 persons. The table below gives the context of population growth since 1996.

Year	Population	% Increase on previous population	Source
1996	630	-	1996 Census
2002	692	+ 9.8 %	2002 Census
2006	965	+ 39.5%	2006 Census
2010	1,100	+ 14 %	CDP Indicative Population
2016	1,000	- 9 %	CDP Indicative Population

Due to an error in the County Development Plan 2004, the projected 2016 population is lower than the 2010 population. This anomaly is proposed to be corrected through

Variation 8.2. For the purpose of this Plan, provision shall be made for zoning of land and infrastructure for a population of 1,100 in 2016.

8. QUANTITY OF ZONED LAND

It is intended to enhance the physical and social infrastructure and accommodate the needs of the town, in accordance with its 'Small Growth Town' status as set out in the County Development Plan Settlement Strategy. This will require land to be designated for community and employment infrastructure, in addition to residential development.

8.1 Housing

Though this Plan will form part of the County Development Plan 2004-2010, zoning will be in the context of the proposed County Development Plan population projections up to 2016.

While the amount of land to be zoned for housing is based on the number of people to be accommodated, Household Size, 'Excess Factor', 'Headroom', and Housing Density are all factors in this equation.

Household Size

The average household size has been steadily falling in Co Wicklow, from 3.23 in 1996 to 2.9 in 2006, a fall of 0.033 per annum over the 10 year period, but this accelerated to over 0.04 over the past 4 years. The Regional Planning Guidelines review group for the Greater Dublin Area estimates that the average household size by 2016 will be in the region of **2.56 persons per household**.

The 2006 census does not provide information on the number of households in the town of Tinahely in the 2006 census. However, figures are available for the Tinahely Electoral Division (ED), which encompasses the town and the rural area immediately surrounding it. It is considered that the average household size in this ED will give a reasonable indicator of house size in the town itself.

There was a population of 1,508 persons in the Tinahely ED in 2006 (census) and 536 households. This is an average household size of 2.8. Therefore it is estimated that there were **345** households in the town of Tinahely in 2006.

It is projected that household size will drop 2.56 by 2016. The target population of 1,100 will thus require **430** households. Therefore this plan must make provision for these **85 new households**³

Excess Factor

This term describes the fact that demand for housing will exceed actual household formation due to:

- Some of the additional units being required to replace obsolete housing;
- Some units being vacant at any one time due to market frictional factors;
- Some units being second homes or pieds à terre.

This essentially means that not all new houses in the town will result in the formation of a new 'household' in the town as (a) the new occupants may have previously resided in the town, in now obsolete housing (b) the house may be vacant or (c) the house may be a second home for someone who resides permanently elsewhere.

The Excess Factor can vary over time, between regions, within counties, and between urban and rural areas. The Regional Planning Guidelines have assumed that by 2010

³ This figure makes provision for both falling household occupancy rates of existing houses and the projected occupancy rate of new houses.

the Excess Factor will be 20% for the Greater Dublin Area, and in the Mid-East region it will be circa 13%. Given that the Excess Factor is greater in urban than in rural areas, that Tinahely is in the ‘Hinterland’ and that a considerable proportion of households in the town are commuter households, ***an Excess Factor of 6% will be used in this Plan.***

Due to the excess factor, more houses require to be built than the number of new households required; therefore the number of new houses / residential units required is **85 + 6% = 90 new houses.**

Since the adoption of the current Tinahely LAP in June 2002, permission has been granted for c. 142 dwelling units, of which c. 80 were not completed / occupied by the time of the census in April 2006 (these units have either been completed, are currently under construction or have permission and are awaiting commencement, since the census). Therefore up to 2016, sufficient zoned land is required to provide for 10 (90-80) **additional** houses in Tinahely.

Headroom

This is the amount of extra land that should be zoned over and above the minimum amount needed to accommodate population targets. It is also known as “market factor” and is intended to allow for that element of zoned land that may not be released to the market for housing purposes during the Plan period. Headroom is normally in the 30% - 50% range; a figure of **50% will be applied** in this Plan given that land (particularly in the town centre) has been slow to be released / developed. In this context, the LAP must make provision for the development of 15 additional residential units (10 + 50%).

Conclusions

There is sufficient land currently zoned in Tinahely to meet the population target of 1,100. The existing quantum of zoned residential land (which is in excess of the needs of the current population target of 1,100) will be maintained in the plan in order to ensure it remains a robust, long term plan that will accommodate any increase in the population target that may arise in the future through the review of the County Development Plan. It will be a policy of the plan that the granting of permission will be regulated in order to ensure that population targets will not be breached. Therefore, the zoning of land does not guarantee that permission will be forthcoming but rather that it is considered suitable for housing development when the need for housing stock expansion arises.

Residential zoning shall have regard to the following spatial criteria:-

- Lands closest to the existing town centre shall be considered first for new development and for higher densities. Within this context the choice of zoned land will be informed by the natural topography of the town, in particular the steep hillside to the west of the town centre, the river valley to the west of the town centre and by other physical constraints such as the pinch point at the junction between Market Square and Barton Street.
- Lands adjacent to community and social infrastructure such as schools and open space sites / zones shall be considered
- Lands that meet a social or community need shall be considered

The proposed residential zonings are as follows: (from north-west to south-east)

Location	Proposed zoning	Area (ha)
East of Kilcommon View	R1	0.94
West of Hacketstown Road	R2	3.1
Riding School	R2 (AA2)	1.6
South of Fair Green	R1 (AA1)	4.3
North of Community Centre	MU	1.35
Lugduff (Ballinacor south)	R2	3.3
Lugduff (Ballinacor south)	R1	4.1

R1 = New residential @ 20/ha or 8/acre density

R2 = New residential @ 10-15/ha or 4-6/acre density

8.2 Social & Community Infrastructure

Tinahely has the following social & community assets:

- 2 primary schools
- Community Centre (this centre is used by a number of community and sports groups, including KARE ⁴).
- GAA ground, including clubhouse with changing rooms and one pitch
- Handball alley
- Athletics club (train at GAA / community centre)
- County Council Area Office
- Garda Station
- Fire Station
- Health Centre
- Post office
- Catholic Church (St. Kevin's)
- Church of Ireland Church
- Courthouse Art Centre
- Library (in the Market House)
- Teagasc farm advisory centre
- Permission has been granted for a new KARE facility (single storey day care centre consisting of day care rooms, canteen facilities, office / staff areas)

Education

Primary: There are two primary schools in Tinahely – Tinahely National School and Kilcommon National School. Tinahely NS is located in Lugduff on the eastern side of the town, adjacent to the GAA grounds. It has 6 classrooms (4 mainstream classrooms and 2 special needs classrooms) with an enrolment of approximately 90 students and occupies a site of c. 0.5ha. The school has soft and hard surfaced play areas, including tennis and basketball courts. The school has access to the GAA grounds opposite and the community hall adjacent. Kilcommon NS is a three teacher co-educational school serving the Church of Ireland community in the vicinity of Tinahely. The current enrolment is approximately 55. The pupils who attend the school come from a wide catchment area beyond Tinahely and according to the Department of Education, it serves a mainly rural community.

⁴ KARE is a voluntary organisation providing service to over 400 children and adults with intellectual disabilities and their families throughout Counties Kildare, East Offaly and West Wicklow.

The Department of Education advises that c. 12% of the population at any time are of primary school going age. However, the existing schools currently have an enrolment of 15% of the town population and therefore this proportion will be carried forward in this plan. The 2016 town population of 1,100 would generate a demand for 165 school places - 7 classrooms. Therefore there appears to be no requirement to provide for new schools but it is considered necessary to ensure that sufficient zoned land is maintained around the existing schools commensurate with their size and possible future expansion, should the need arise. In this regard, a minimum area of 1.01ha / 2.5 acres shall be maintained with CE zoning around each school.

Secondary: There is no secondary school in Tinahely. The 2016 population would create a demand for 94 secondary school places. Students have the option of travelling to a number of schools in the area including Carnew, Hacketstown and Arklow.

Zoning: The site occupied by Tinahely NS (c. 0.5ha) does not meet minimum site size recommended by the Department of Education for school of up to 8 classrooms (1.01ha). It is therefore necessary to maintain sufficient land with Community & Education zoning around the school for future expansion of up to 8 classrooms (a total area of 1.01ha is recommended). The current Tinahely Local Area Plan 2002 has designated lands (c. 5.4ha) for 'CF' uses (*Community, Civic, Cultural, Religious, Institutional, Recreational and Educational use*) directly adjacent to Tinahely NS. This zoning includes the Community Centre and the permitted location for the new KARE facility. This will be maintained in the proposed plan.

The site occupied by Kilcommon NS (c. 0.5ha) also does not meet minimum site size recommended by the Department of Education for school of up to 8 classrooms (1.01ha). It is therefore necessary to maintain sufficient land with Community & Education zoning around the school for future expansion of up to 8 classrooms. The current Tinahely Local Area Plan 2002 has designated lands (c. 8.8ha) for 'CF' uses directly adjacent to Kilcommon NS. This zoning includes the Church and the Rectory. This will be maintained in the proposed plan

Play

It is the policy of the Council to ensure the provision of Active Open Space (AOS) at a rate of 2.4ha of land per 1,000 population. For the target population of 1,100 this will require 2.64ha. It is considered that AOS in Tinahely serves a wider catchment than the town itself, and therefore it is considered appropriate to ensure enough AOS for a catchment of up to 1,500. This population would require 3.6ha of AOS. In accordance with the adopted Active Open Space policy of the Council, this should be divided into:-

- 2.4ha for outdoor play space
- 0.3ha for equipped play spaces
- 0.9ha for casual play spaces

Outdoor sport areas: Tinahely GAA currently occupies a site of approx 1.8ha, of which 1.3ha comprises the playing pitch. The GAA has indicated a need for an additional pitch (c. 1.04-1.31ha). There are no other playing fields in the town, the closest soccer ground being located some distance north of the town past Crossbridge. Therefore there is a need for additional outdoor sport areas, which should meet the needs of other sporting groups as well as the GAA.

Equipped play spaces: There are currently no public equipped play spaces in Tinahely.

Casual play areas: There are no casual parks in Tinahely.

Zoning: There is a shortfall of c. 1.1ha of outdoor playing pitches. The existing plan has zoned an area of this size directly adjacent to the GAA ground. This zoning shall be maintained. An additional area of AOS zoning shall be provided at Lugduff/Churchlands as part of AA4 or AA5, in order to ensure availability and delivery of additional AOS. The Council owned lands adjacent to the Community Centre shall be zoned MU – ‘Mixed Use’ to allow for a mixed social / affordable housing and community development, including an equipped playground. A further playground will be required in AA1.

Community & social facilities

Community facilities: There is a well-utilised community centre in Tinahely and only one submission indicated a need for additional community space. There is a separate library and arts centre in the Market House and Courthouse respectively.

Childcare: While new housing areas will be required to provide private crèches in accordance with the Childcare Guidelines (20 spaces for every 70 houses), there is a need for community childcare to be facilitated. There are current plans being developed for a community childcare facility on community zoned lands to the rear of the Community Centre. This location is considered suitable given proximity to other community facilities and housing areas.

Zoning: Existing community zoning at the community centre to be maintained. Existing community zoning around the Church of Ireland church and Kilcommon NS to be maintained.

8.3 Employment & Enterprise

The appropriate scale of employment to be provided for such a ‘Small Growth Town’ as Tinahely is guided principally by the Regional Planning Guidelines for the Greater Dublin Area and the County Development Plan.

While the comparative measurement of the economic health of settlements by the application of statistical indicators is of importance to the understanding of medium to large settlements, such detailed analysis of the economic status of smaller towns and villages is not warranted or necessarily accurate. Analysis of Tinahely indicates that it is a town serving its hinterland, with a number of thriving enterprises and employers, yet commuting to other settlements is still prevalent.

While the “*Planning role*” of Tinahely, a medium sized settlement amidst higher order towns, is to sustain the local community, this Plan will seek to enhance Tinahely’s role as a nucleus for local enterprise and to accommodate all its citizens, and those of its hinterland to be able to work locally, without having to travel more than moderate distances to work. The public consultation process and Wicklow County Council Enterprise and Corporate Services Directorate have identified that demand exists for local employment. The type of employment envisaged is typically service based, with some light industry and of a small scale.

This Plan will allow for sufficient ‘employment’ land to cater for the growth of the settlement. The quantity of employment zoning is calculated using the following assumptions:-

- 63% labour force participation rate⁵
- a jobs ratio of 0.7⁶

⁵ Labour Force Participation rate for County Wicklow according to Principal Economic Status, 2006. “Labour Force Participation” includes the total amount of people who are classified as “at work”, “looking for first regular job” and “unemployed” as a percentage of the total population excluding people aged under 15.

- new business parks / industrial estates will be developed at a low density plot ratio of 0.4 to reflect the area and the preferred quality of service based employment or small enterprise units;
- a gross employment density of 40m^2 per employee;

Thus the overall amount of land required to be zoned for employment for the 2016 population (taking the estimated total catchment of 1,500) is $1,500 \times 0.63 \times 0.7 \times 40\text{m}^2 / 0.4 / 10000 = 6.6\text{ha}$. As employment land has traditionally been slow to be released, a market factor of 100% is considered prudent, giving a gross requirement of 13.2ha.

Zoning:

There is currently c. 11.2ha of land zoned in Tinahely under the 2002 plan (as amended). However, 60% of this land is in one 'block', which requires to be developed in a comprehensive manner, subject to an overall masterplan and therefore it is considered that insufficient 'market factor' exists⁷. In order to ensure the development of new employment sites, it is proposed that this block be broken up in two employment zones and one additional employment site be proposed, with two of the sites proposed for E2 'option zoning'⁸ strictly on the basis of 'first come first served':-

1. AA3 - measures c. 1.1ha and includes the existing service station at the R747 / LP 3216 Coolboy Road junction. While the entire action area will be zoned 'E1 – employment', it shall contain a range of employment, retail and service uses including enterprise / commercial units (light industrial, warehouse, wholesale and retail warehousing units). A petrol station may be provided with a convenience retail unit, not exceeding 250sqm in net retail floor space. A crèche shall be provided, with maximum capacity for 100 children (full and part time)
2. AA4 - measures c. 6.2ha and includes E2 employment (c. 4.1ha) and active open space (2.1ha) zonings. This action area shall be developed as an employment and active open space zone. The action area shall contain a range of employment, retail and service uses including enterprise / commercial units (light industrial, warehouse, wholesale and retail warehousing units) and a minimum of 1ha shall be devoted to smaller start-up type incubator units and an enterprise centre
3. AA5 - measures c. 6.2ha and includes E2 employment (c. 4.1ha) and active open space (2.1ha) zonings. This action area shall be developed as an employment and active open space zone. The action area shall contain a range of employment, retail and service uses including enterprise / commercial units (light industrial, warehouse, wholesale and retail warehousing units) and a minimum of 1ha shall be devoted to smaller start-up type incubator units and an enterprise centre

⁶ The Jobs Ratio is the total number of jobs divided by the labour force. This is currently estimated at 0.59 for Wicklow. The Jobs Ratio has been used to measure the sustainability of settlements and it has been suggested that on sustainability grounds, the ratio should not fall below 0.7 (Source: Regional Planning Guidelines for the Greater Dublin Area 2004-2016)

⁷ i.e. in the event that an overall masterplan including phasing and delivery of infrastructure cannot be agreed with the relevant landowners, no new employment development will occur in the town

⁸ Option zonings are zonings that are only in place for the duration of the plan period and will be considered for omission from the next plan if not taken up during this plan period

8.4 Retail

Tinahely is a Hinterland Area **Level 4 Local Centre** in the Greater Dublin Area (GDA) Retail Hierarchy. Small Towns & Village centres are considered to perform the equivalent role within the Hinterland as Neighbourhood centres perform in Metropolitan Area, which typically comprise of a parade of convenience stores, the occasional lower order comparison outlet and limited local services, primarily served by a 'walk-in' population and will have limited parking.

Given the rural nature of the Hinterland area of the County and the spatial distribution of centres and population, there is reliance on the private car and public transport and hence the Small Towns & Village Centres serve more than a 'walk-in' population. The Village Centres have a more important role therefore in meeting shopping needs than the Metropolitan Area 'Neighbourhood Centres', particularly in respect to convenience shopping. Economic and lifestyle changes, combined with retail trends, have however resulted in the retail and service offer in village centres declining with greater consolidation in larger centres. It is the policy of the Council to facilitate the local provision of shops and services in Tier 2 Level 4 village centres to meet the needs of existing and expanding populations.

Having regard to the target population of 1,100 persons and a wider retail catchment of up to 1,500 persons, it is estimated that there would be available expenditure of c. €5m for convenience goods and €7.7m for comparison goods in the catchment in 2016⁹. This equates to c. 350sqm of convenience floor space and 1,000sqm comparison floor space¹⁰.

A survey carried out in 2001 revealed that Tinahely had 198sqm of convenience floor space and 575sqm of comparison floor space. Retail in the town was resurveyed in the preparation of this draft plan and the retail offer was found to comprise of

- (a) Two convenience stores (Gala and Centra), a Fruit & Vegetable shop, a Butcher, an Off-licence and a newsagents, with total floor sales area in the region of 1,000sqm (these are considered 'convenience' outlets)
- (b) Health store, pharmacy, a giftware / interiors shop and a clothes shop, with total floor sales area in the region of 300sqm (these are deemed 'comparison' outlets)

Having regard to Tinahely's retail function as envisaged by the County Retail Strategy, it is considered that the retail offer of Tinahely is commensurate with its size; however, of concern is the lack of off-street car parking in proximity to the two convenience stores. In this regard, two options are available – the relocation of these outlets to new sites where car parking can be provided or the provision of a new town car park in convenient walking distance to both stores. In this regard, in the interest of maintaining a healthy and vibrant town centre, the relocation of retail away from the centre is not considered desirable. Therefore the plan shall make provision for car parking at two locations in the town centre.

With regard to 'comparison' shopping, while the offer is limited in Tinahely, it is not considered, given Tinahely's role in the retail hierarchy, that all of the available comparison expenditure requires to be absorbed in the town. Only approximately 30% of all expenditure is currently absorbed and it is recommended that this be increased to at least 50% and the range of goods offered expanded. In this regard, sufficient town centre zoned land will be maintained and specific encouragement will be given to comparison shopping.

⁹ Derived from CSO / ESRI data (expressed in 2004 prices) – approx €3,355 per capita expenditure of convenience goods and €5,117 per capita expenditure of comparison goods

¹⁰ Based on turnover of €14,552/sqm convenience and €6,600/sqm comparison

9. INFRASTRUCTURE

9.1 Roads & transportation

Tinahely is principally served by the R747, which links the town to Arklow via Aughrim and to Baltinglass via Hacketstown and Kiltegan. The R749 also links Tinahely to Shillelagh, Carnew and County Carlow. Both roads meet in Market Square in the town centre. The junction of the R749 with Market Square is narrow in width and only one car can pass at a time. This presents a serious restriction to the development of this area, and while there has been historical development on this route, the growth of housing has been generally limited to one-off type ribbon development. Development has occurred principally off the R747 route out from the town centre in the direction of Lugduff / Ballinacor.

Wicklow Rural Transport provides transport services around the county. There are 10 fixed routes in operation providing services throughout the south and west of the county. Services are provided to Tinahely, Aughrim, Arklow, Baltinglass, Blessington, Shillelagh, Carnew, Gorey, Carlow, Tallaght and Newbridge from the surrounding hinterlands.

9.2 Water services

Water Supply

Raw water is abstracted from the Derry River upstream from Tinahely and is pumped to the Water Treatment Plant in Tinahely. The abstraction point is located approximately 800m upstream of Tinahely bridge. The current rate of abstraction is 100 cubic meters per hour and the abstraction limit is 1,800 cubic meters per day. The water is treated at the plant at a rate of 100 cubic meters per hour and the plant can run on a 24 hour basis, (limited to 1800 cubic meters per day). The current demand is between 800 and 900 cubic meters per day (2008). This supply serves Tinahely, Shillelagh and Carnew (total 2006 population of 2,225 persons).

Waste Water

A new treatment plant with a design capacity of 1,200 p.e was installed at Tinahely in 2000 replacing a highly deficient primary tank. This plant has capacity to treat the effluent generated by a town population of 1,100 and associated employment and community development. The treatment plant is under supervision and maintenance and at the time of any application for permission, an evaluation of the capacity of the plant to absorb the predicted effluent generated by that development is undertaken as a matter of course. If and where it is found that capacity is unavailable, permission will not be considered. This plant discharges treated effluent to the Derry River downstream of Tinahely.

Surface Water

Surface water in Tinahely is generally drained to the Derry River. Subject to all new developments providing for separate surface water networks, attenuation where appropriate and measures to ensure no contamination enters the surface system, there are no issues with regard to surface water disposal in the town or impacts on downstream areas.

9.3 Telecommunications

Business and home user broadband services are provided in the area by a number of Internet Service Providers. Technologies include DSL, Satellite etc.