



WICKLOW COUNTY COUNCIL

Preparation of the Tinahely Town Plan



BACKGROUND ISSUES PAPER

Planning Department
Wicklow County Council
County Buildings
Wicklow
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1.0 INTRODUCTION

1.1 What is a Background Issues Paper?

This Background Issues Paper has been prepared in order to stimulate debate and seek feedback from stakeholders and the general public on the planning issues that the new Plan may address over its duration. It deals with some of the main issues under various topic headings. These headings are not exhaustive and you are invited to raise other matters you may consider relevant.

A brief introduction of what each topic deals with is provided in the main document. In order to obtain further information on these headings please refer to the Appendices attached which provides background information

- Population
- Housing
- Employment and Industry
- Retailing
- Community
- Infrastructure
- Heritage and Landscape Conservation
- Agriculture
- Tourism and Recreation

How Do I Get Involved?

Public Consultation will take place in Murphy's Hotel, The Square, Tinahely, on **Wednesday 04 June 2008**. A meeting with local stakeholders (community groups and interested representative bodies) will take place from 3pm to 5pm while the meeting with the general public will take place from 7pm to 9pm that evening.

Written submissions (including email) with respect to the future development of Tinahely can be made during the period from Wednesday the 28th of May to Tuesday 25th of June up to 5pm.

Submissions should be sent to:

Sheila O'Leary,
Senior Executive Officer,
Planning & Economic Development,
County Buildings,
Wicklow.

Submissions may also be emailed to planreview@wicklowcoco.ie headed **Tinahely Town Plan**. All submissions should state the name(s) and address(s) of the person, group, or public body from whom the same is received.

1.2 Town Profile

The settlement of Tinahely is located in south Wicklow, at the narrow part of the south-western 'finger' of County Wicklow that protrudes between the adjoining counties of Carlow to the north west and west and Wexford to the east. The county border with Co. Wexford is only 4km to the southeast, while the Carlow border is c. 4.3km the northwest of the town. Tinahely is one of the most secluded towns in Wicklow being located in a river valley, surrounded by higher land. The Wicklow Mountains surround the town to the immediate northeast and northwest with the valley opening up to the south of the town. The R747

Regional Road, that runs from Arklow to the east to Hacketstown, Kiltegan and Baltinglass to the northwest, forms the main access route to/from and through the town centre, while the R749 links the town to Shillelagh. A disused railway line passes to the south of the town centre at Kilcommon.

The town acts as the main service centre for this rural area, having a strong retail, service and community role. The town contains a Catholic Church, a Church of Ireland Church, 2 primary schools, a community hall, County Council Area Office, Garda Station, Fire Station, Health Centre, Teagasc farm advisory centre, a GAA facility, Post office, Art Centre, Library and a number of local shops, public houses and small businesses.

Tinahely is designated as a Level 6 Small Growth Town II in the County Settlement Strategy and has a census population of 965 (2006 census).

1.3 Landscape Categorisation and Urban Form

Tinahely is nestled between three mountains at a crossing of the Derry River, the northeast-southwest mountainous area to the north and west of the town being designated a 'Area of Special Amenity' while the lower land to the south and south-west is designed a 'Rural Area' zone in the current County Development Plan. The hinterland is comprised of predominately arable and livestock agricultural land. Agriculture has had a huge influence not just in the origins and development of the town itself, but also in the shaping of the surrounding landscape. It is important to preserve the rural character of the town and hinterland as an integral part of Tinahely's heritage.

The Urban form of the town centre of Tinahely is created by the narrow streets, which extend out from the triangular town (market) square. The square is located at an elevated plateau above the river with a steep incline between the town bridge and the square. This is the historic centre of the town, where the main roads from surrounding settlements converge.

Development along both sides of the Hacketstown road has generally been restricted by the higher land to the west and the river valley to the east. Some residential development has occurred on the Shillelagh road, this being the location of a number of community / service facilities including the Garda station, Fire station, Council area office and Teagasc. The landscape in this direction is generally more open and exposed and access is also constrained by the narrow junction from this road onto the market square. Development in the last 20 years has generally been in an easterly/south-easterly direction, where there are fewer natural / topographical constraints to development and where one of the primary schools and the GAA / community centre is located, leading to a very dispersed settlement (the pull towards this area is generally attributed to the location of the Catholic Church). The area around Lugduff has seen most of the residential development expansion in the last 10 years and this area is somewhat separated from the main town centre and would benefit from strengthened linkages. The location of the former railway station and the Church of Ireland church at Churchlands / Kilcommon has also lead to development in this direction.

1.4 Built & Natural Heritage of Town

There are currently 9 no. protected structures in Tinahely and six recorded monuments. There is currently one listed view and one listed prospect in Tinahely which are as follows:

- Prospects No. 50 - R749 from Tinahely - prospect to south and east to Shillelagh along R749 towards the Derry valley and Tomnafinnoge Wood
- View No. 28 - R747 east of Tinahely - Holts Way - View of Tinahely and hill to west

The Slaney River valley, extending south from the bridge, is designated a candidate SAC (Special Area of Conservation) under the EU Habitats Directive.

2.0 IDENTIFYING THE ISSUES

2.1 Population

Background

In the 2002 census the population of Tinahely was 692 up 9.8% from 1996. The Census of 2006 indicates that the population had increased to 965 persons (up 39.5%). Limited further growth is expected throughout the lifetime of the plan with the County Development plan Indicative population for 2016 being 1,100.

Tinahely is designated as a 'Small Growth Town II' in the County Development Plan (CDP). Such settlements represent the 'more rural small towns in the County, which provide a range of employment, retail and social/community services to mainly a rural hinterland'. These towns will serve as local hubs for the development of social, cultural and economic services which are necessary for quality of life and sustainable communities.

Policy SS4 of the settlement strategy contains the criteria for local growth for multi-house and single house developments for Tinahely (see Population and Settlement Strategy Variation No. 3 of 2007, SS3 at Section 4.1.5, Page 5 and definitions at Page 3). In short this policy restricts single house development to those living and/or working in the County for 5 years. For multi-house developments, 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%.

Main Issues

- Should the target population for 2016 remain at 1,100 or should this be increased?
- In what areas of the town should additional population growth be focused?
- What steps should be taken to manage the impact of population growth?

2.2 Housing

Background

Housing need over the period of the Town Plan will arise from an overall increase in the number of households; obsolescence of the existing stock and additional houses required to facilitate movement of persons within the stock of housing.

The County Development Plan predicts that based on a total County population of 134,095 in 2010, the average household size will drop to 2.93 by this time however, the average household size in Wicklow has already fallen from 3.23 in 1996 to 2.9 in 2006. This is a fall of 0.033 per annum over the 10-year period, but this accelerated to over 0.04 over the last 4 years. In the context of the stabilising economy and housing market, a more conservative figure of 0.025 per annum would give an assumed household size of 2.56 per annum in 2016.

The role of the town plan is to cater for an increase in population in Tinahely to 1,100 in 2016 under the County Development Plan 2004. Given the 2006 town population of 965 and given the number of existing planning permissions granted in the town that have either been occupied since the census or have yet to be built / occupied (approximately 70), there would be a need for only 26 further dwellings in the town up to 2016. If the town population were increased to 1,500 in 2016, there would be a need for 240 additional dwellings in the town up to 2016.

The 2002 Tinahely local area plan zoned more land that was needed to attain the population target of 1,100 and in fact there is sufficient available zoned for up to 400 additional houses. In this regard the 2002 plan set out restrictions and phasing to ensure that population targets were not breached.

Main Issues

- How should further residential development be managed in order to ensure that population targets are not breached?
- What community/infrastructure services should be integrated into the areas of additional population growth?
- Are there deficiencies in the existing residential areas within the town?
- What are the issues that have a detrimental effect on the residential amenity?
- How can the residential amenity of the town be maintained and improved?
- What are the perceived preferable formats for housing layout and housing types for the town and at what density and height?
- What should accompany residential developments for the convenience of new residents?
- How can the Plan cater for a range of different housing needs, including the elderly, students, the homeless, the mobility impaired, traveller families and first time buyers?
- What considerations should be taken into account for proposed infill developments within existing residential areas?

2.3 Employment and Industry

Background

In 2006 the total number of people classified as at work in County Wicklow was 57,326 out of a total participation population of 126,194. In the 2006 Census, 4,410 persons were classified as unemployed (having lost or given up their previous job) up 300 from the 4,110 said to be on the live register in January 2003 and up 713 from the 3,697 classified in the same way under the 2002 Census.

Employment in Tinahely is focused in two locations – the town centre and employment zoned lands in Lugduff (c. 11.35 hectares / 28 acres)

Main Issues

- What type of employment should the plan encourage and how can this be done?
- Should industrial/employment generating lands be located elsewhere?
- What types of enterprises would enhance the economic development of Tinahely?
- What guidance can the Plan give to ensure architectural design and screening be incorporated into new industrial/commercial developments.

2.4 Retailing

Background

In 2002 there was 65,845m² of retail trading floorspace in Wicklow comprising of 41% convenience, 50% comparison / bulky goods¹. Arklow, Bray Greystones and Wicklow Town account for the majority of retail floorspace in the County. These four centres contained over three-quarters of all convenience floorspace and over four-fifths of all comparison floorspace. County Wicklow experiences high levels of comparison expenditure leakage (circa 40%) to the Greater Dublin Metropolitan area. This leakage is to be reduced through the implementation of the policies and objectives of the Draft County Retail Strategy.

The County Retail Strategy has identified Tinahely as a 'Local Centre': Level 4, Tier 2 Small Town Centre. It is the strategy policy in such centres to "facilitate the local provision of shops and services....to meet the needs of existing and expanding populations"

The Strategy identifies a limited existing floorspace in Tinahely: 198sqm of convenience and 575sqm comparison with no retail warehousing (survey undertaken in 2001). Given the size of Tinahely, retail expansion to the extent of self-sufficiency is unlikely and undesirable considering the role of the town in the County retail hierarchy.

Main Issues

- What type and scale of retail activity should the Town Plan provide for?
- What would encourage you to shop locally more often?
- What measures can be taken to improve the town centre environment to make it more attractive to visit for shopping?
- What uses are inappropriate in the main retail area of the town?
- Are there enough appropriate retail facilities available within walking distance of residential areas in the town?
- Are there centrally located derelict sites, which should be used to consolidate the provision of retail services?
- How can walking and cycling links to retail facilities be improved?
- Does advertising and signage cause visual clutter in the town, and what measures should be taken to reduce and counteract this?

2.5 Community

Background

The Planning and Development Act 2000 has placed greater emphasis on planning authorities to provide specific policies and objectives for the development of community facilities within their administrative areas. These objectives relate firstly to the provision of community services, including schools, crèches and childcare facilities.

Secondly the objectives must encourage the integration of planning and sustainable development with the social, community and cultural requirements of the area. The 2000 Act has also extended the range of facilities for which financial contributions can be levied to include community facilities (See Planning & Development Act 2000, Part III, Section 48).

¹ Convenience goods comprise food, alcoholic and non-alcoholic beverages, tobacco, non-durable household goods. Comparison goods comprise clothing and footwear, furniture, furnishings and household equipment (excluding non-durable household goods), medical and pharmaceutical products, therapeutic appliances and equipment, educational and recreation equipment and accessories, books, newspapers and magazines, goods for personal care and goods not elsewhere classified

Existing Services

The town contains a Catholic Church, a Church of Ireland Church, 2 primary schools, a community hall, County Council Area Office, Garda Station, Fire Station, Health Centre, Teagasc farm advisory centre, a GAA facility, Post office, Art Centre and Library

Main Issues

- Are there deficiencies in the existing open spaces within the town? Are the existing areas of open space useable i.e. situated in the most ideal and easily accessible locations?
- Are open space/recreational areas within close walking distance of residential areas and are such areas easily accessible?
- Is there adequate sports and recreation space available in the town?
- Where could new parks/open spaces/playgrounds and recreational areas be located?
- Are there any significant interest groups or community activities without adequate accommodation or satisfactory location to carry out their activities?
- Which community and cultural facilities (such as schools, churches etc.) within the town are in need of expansion?
- How can the level of safety be improved around schools and play areas?
- What can be done to improve walking and cycling routes to and from schools within the town?
- Where should amenity walks in an around the town be located?

2.6 Infrastructure

Background

Infrastructure within the town includes a wide variety of services and functions, without which it could not function socially and economically. These include:

- Waste, wastewater treatment, the protection of existing groundwater aquifers and the recovery of household and hazardous waste.
- Water supply.
- Transport/Road Infrastructure
- Fire Service

Main Issues

- How can the use of cycling and walking be promoted?
- Are there any deficiencies in, or difficulties with, existing linkages (vehicular, pedestrian, cycle) between different parts of the town?
- Are you impeded from walking to the town centre? What prevents you from using this route?
- Are there any walking routes to the town centre that can be improved?
- Where should new linkages be established?
- Is a car-parking plan required for the town centre?
- What roads or junctions in the town require upgrading to improve safety or traffic flow?
- How can the Plan strike a balance between infrastructural development and protection of the natural and built environment?
- Are traffic calming measures needed in the town and if so where?

2.7 Heritage and Landscape Conservation

Heritage Background

Under the Heritage Act 1995, Heritage is composed of the following elements: monuments, archaeological objects, heritage objects, architectural heritage, flora, fauna, wildlife habitats, landscapes, seascapes, wrecks, geology, heritage gardens and parks and inland waterways. The Council will need to have regard to the relevant aforementioned elements when forming Heritage Policy for Tinahely.

Main Issues

- How can the obligations regarding the conservation of natural heritage resources be met in light of increased development pressures?
- How can the Plan advance the protection and conservation of habitats and species that are outside designated areas?
- What role does the Plan have in nature conservation?
- How can the Plan best offer protection to Tinahely's archaeological and architectural heritage?
- How can the policies of the Town Plan contribute to the protection and appreciation of protected structures?
- How can we achieve a balance between development pressures and the protection of built and natural heritage?

Landscape Background

The challenge when it comes to planning for the future management of the landscape is to ensure developments occur in a manner that is sustainable, i.e. that heritage and scenic qualities are protected in tandem with the need to encourage sustainable settlement and economic development.

Main Issues

- How can the Plan best protect the character of the landscape while at the same time facilitating modern settlement and development needs?
- Is there a need to review current plan policies in response to increased development pressures?
- How can the natural and built heritage of the town be enhanced?
- Are there views, areas of special amenity, which are worthy of protection in the town?

2.8 Tourism and Recreation

Background

County Wicklow has compelling advantages as a destination and centre for tourists. With its close proximity to the Dublin Metropolitan Area, it is ideally located to benefit economically from the day-tripper, the foreign visitor and the stay over visitor markets.

Like any industry, tourism has its advantages and disadvantages. When operating to its capacity, it attracts significant visitor spending in the local economy, creates employment and assists investment. On the other hand there can be negative impacts ranging from traffic congestion and parking problems, to the commercialisation of historic and attractive environments. Pressure to provide tourist orientated facilities to meet the needs of visitors and tourists also creates particular problems. Proposals for tourist orientated development such as accommodation, restaurants, and retail outlets are not always compatible with the character and scenic amenity of the area.

Main Issues

- What are the tourism opportunities available in Tinahely?
- How can a balance be struck between development of tourist facilities and protection of the environment?
- How can signage be improved to allow ease of access to visitor facilities in the town?
- What forms of alternative tourism could be encouraged within the Town Plan?
- How can the town benefit from the tourist attractions such as local heritage?
- How could the Plan deal with tourism and recreational related activities that require extensive areas of open land such as golf courses, quad biking etc?

Appendix 1

Statutory Context of the Plan, Time Frame and structure of process

Statutory Context

The Tinahely Town Plan will be adopted as a variation to the County Development Plan 2004-2010, as set out in Section 13 of the Planning and Development Act, 2000. Where a planning authority proposes to make such a variation to the Development Plan, the variation shall be undertaken during a 14-week period and shall be in accordance with the following:

1. Publish notice of the proposed variation and display the variation for a 4-week period, during which members of the public are invited to submit written submissions, which will be taken into consideration before the making of the variation.
2. Following the public consultation period, the Manager shall, over a 4 week period, prepare a report on the submissions received and shall submit the report to the members for their consideration. The Manager's report shall (i) list the persons/bodies who made submissions, (ii) summarise the issues raised, and (iii) give the response of the Manager to the issues raised, taking account of the proper planning and sustainable development of the area, the statutory obligations of the local authority and any relevant Government policies or objectives.
3. The members shall consider the proposed variation and the Manager's report over a 6-week period, and may, by resolution, make the variation, with or without modifications, or refuse to make it. In making a variation, the members are restricted to considering the proper planning and sustainable development of the area, the statutory obligations of the local authority and any relevant policies or objectives of the Government.
4. Once a variation is made, the public are notified of the varied Development Plan and a copy is made available for inspection.

The period of the Tinahely Town Plan shall be taken as the lifetime of the County Development Plan, that is December 2010.

Timeframe of Plan and Structure

The Town Plan shall set out an overall strategy for the proper planning and sustainable development of the Plan area.

Following this initial period of consultation, a draft Town Plan will be drawn up by Wicklow County Council. The draft Town Plan will be advertised and then be placed on public display for a period of not less than 4 weeks. Once advertised, the timeframe for the process is then fixed by legislation.

Timeframe	Progress prior to town plan (variation) process
28/05/08	Background Issues Paper on display - submissions invited
04/06/08	Public meeting with stakeholders & general public

Following the issuing of the Background Issues Paper and the public consultation, 4 weeks will be allowed over which time submissions can be made to inform the draft Town Plan. When this time has elapsed, all submissions shall be considered before the Draft Town Plan is issued. The date of issue of the Draft Town Plan will vary depending on the quantity and detail of the submissions and the resource and time constraints that exist.

Timeframe	Progress of town plan (variation) process
*Week 1	Draft Town Plan on display - submissions invited 4 weeks
Week 4	Preparation of Manager's Report on submissions received 4 weeks
Week 8	Manager's Report given to Members for consideration 6 weeks
Week 14	Plan made by with or without modifications

*Week 1 will be the beginning of the statutory process (used in the preparation of an Town Plan), outlined in Section 13 of the Planning & Development Act 2000. This process will begin when notice has been given about the start of the public display of the draft town plan.

Appendix 2

Identifying the Issues background information and Statistics

Population

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 CDP, 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

Strategic Environmental Assessment

The EU Directive 2001/42/EC on the assessment of the effects of certain plans and programmes on the environment (Strategic Environmental Assessment) – (SEA) are given effect by the European Communities (Environmental Assessment of Certain Plans and Programmes) Regulations 2004 (SI No. 435 of 2004) and by the Planning & Development (SEA) Regulations 2004 (S.I. No. 436 of 2004).

The SEA Directive requires that an environmental assessment must be carried out for all plans and programmes that fall within the parameters as set out in the Directive. A Strategic Environmental Assessment is not mandatory for the Tinahely Town Plan as the town's population is under 10,000 however, as advised by the Regulations, a screening exercise will be undertaken having regard to the criteria set out in Schedule 2A of the SEA Regulations 2004. The key in deciding if SEA will apply is whether the plan would be likely to have significant effects on the environment

Housing

Housing Strategy 2004-2010

The Wicklow Housing Strategy is incorporated into the County Development Plan and governs the issue of housing in County Wicklow. Social and Affordable housing in Tinahely will be provided in a number of ways including: Part V of the Planning and Development Act 2000; Wicklow County Council's house building programme; assistance to other agencies and individuals; and through the acquisition of dwellings and other special programmes.

Residential Density Guidelines

In 1999 the Government issued guidelines to all Planning Authorities on residential density. The Planning and Development Act 2000 requires planning authorities to have regard to these guidelines. In this regard, Town Plans should give specific recognition to the importance of achieving, for example, higher residential density in appropriate areas such as sites in close proximity to town centres or public transport corridors in the interest of sustainable land use management and residential pattern.

Employment and Industry

County Wicklow Profile

Principal economic statistics recently released from the 2006 census indicate that the labour force participation rate for County Wicklow is 63% with unemployment being 8.08%. Given the current population of Tinahely, which stands at 965 (2006 census) the appropriate scale of employment to be provided for such a 'Small Growth Town II' as Tinahely is guided principally by the RPG's for the Greater Dublin Area and the County Development Plan.

Wicklow County Development Plan 2004-2010

Wicklow County Council's industrial and employment policy in the CDP aims to promote a growth centre strategy to ensure a better distribution of employment throughout the County. Given its size and geographic location, it is unlikely that Tinahely will be self-sufficient in terms of employment. The existing General Employment/Industry zoning to the south-east of the town is the only significant area capable of accommodating employment-generating activities in the town. It would be appropriate to encourage the majority of future residents to be employed in Tinahely or within a 15mile radius of the town, However analysis of the area indicates that it is a town serving its hinterland with some commuting population and that outflows for employment are considerably greater than inflows.

Retailing

Retail Planning Guidelines

The Regional Planning Guidelines were published by the Government in 2000 and require Local Authorities to prepare a Retail Strategy for their area. The Retail Planning Guidelines were prepared in response to the increasing pressure for retail development in the last decade. The Guidelines provide the policy framework to enable projected future development to be accommodated in a way that is 'efficient, equitable, and sustainable'.

Retail Planning Strategy for the GDA

The Retail Planning Strategy for the GDA has been prepared on behalf of the four Dublin Local Authorities and for the County Councils of Wicklow, Meath and Kildare. This Strategy is

designed to ensure that there is a sufficient amount of floorspace to meet the requirements of the population of the GDA up to 2011 and that these needs are met in a sustainable and equitable manner.

The retail policies and proposals in this strategy document were incorporated into the CDP. It is the policy of the County Council to facilitate and encourage the provision of shops and services to meet the needs of the existing and expanding populations.

Draft Wicklow County Retail Strategy

The Draft County Retail Strategy (Feb 04) is incorporated into the County Development Plan. It seeks to implement the Government guidelines at a County and local level through the implementation of policies and proposals reflecting national guidelines. The development of the retail strategy for the County is an important part of this strategy.

The strategy provides a number of policies to be implemented at all levels; these seek to encourage and facilitate innovation in the County's retail profile and offer, re-use and regenerate derelict land and buildings and to encourage and facilitate; the role of the corner shop and enhancement and improvement of the County's towns and villages. The County Retail Strategy has identified Tinahely as a 'Local Centre': Tier 2 Small Town Centre

The Strategy identifies a limited existing floorspace in Tinahely: 198sqm of convenience and 575sqm comparison with no retail warehousing (survey undertaken in 2001). Given the size of Tinahely, retail expansion to the extent of self-sufficiency is unlikely and undesirable considering the role of the town in the County retail hierarchy.

Community

Wicklow County Development Board 2002-2010

The Wicklow County Development Board Strategy has identified a number of key issues with regard to community development. Generally it is felt that greater support of the community and voluntary sector is needed. Genuine supports are required that enable the community/voluntary sector to participate in decision making at County and regional level. The strategy also identified problems with accessing national funding schemes. There are gaps in support to the voluntary sector regarding information for funding and the ability to access it successfully. There is a need to ensure that sporting and recreational activities are developed and promoted in a sustainable and socially inclusive manner. Finally the strategy encourages the provision of increased recreational facilities to serve the needs of people with disabilities in County Wicklow.

Wicklow County Development Plan 2004-2010

The County Development Plan sets out policies and objectives to provide for community facilities and to promote social inclusion. Such facilities and objectives include education and training; play policies; sports and recreation facilities; arts and library developments; childcare facilities and health services. The provision of these facilities and range is dependent on settlement commensurate size.

Infrastructure

Wicklow County Development Plan 2004-2010

Wicklow County Council aims to provide public water supply to towns, villages and rural areas in accordance with the Council's "Water Services Investment Programme" contained within the Development Plan. The treatment plant at Tinahely was completed in early 2002 resulting in an improvement in the quality of effluent discharged into the Derry River and providing additional capacity.

It is an objective of the County Council to improve existing road networks in the interest of safety and free flow of traffic. Measures to achieve this objective may include footpath provision and improvement, the improvement of junctions, horizontal and vertical alignments, pavement strengthening and the provision of cycleways.

Natural Heritage and Landscape Conservation

Natural Heritage

Wicklow has a rich and diverse natural heritage. The Council has a role to play in helping to ensure the conservation of this resource for current and future generations. Of importance are designated wildlife habitats and species (e.g. NHA's, SAC's), areas of geological interest, and non-designated habitats for wildlife such as coastlines, trees, hedgerows, stone walls, rivers and lakes. The Wicklow County Development Plan 2004 contains policies for the protection of these features. Proposed NHA's, SAC's, SPA's, Nature Reserves, Geological Areas of Scientific Interest, trees subject to Tree Preservation Orders and trees worthy of preservation are listed in this plan.

In formulating additional policies the Council will need to have consideration of EU Habitats and Bird Directives, as well as national legislation in the form of the Natural Habitat Regulations.

Views and Prospects

There are 2 no. listed views and prospects in Tinahely, which are listed in Schedule 10.6 and 10.7 of the County Development Plan 2004.

- Prospects No. 50 - R749 from Tinahely - prospect to south and east to Shillelagh along R749 towards the Derry valley and Tomnafinnoge Wood
- View No. 28 - R747 east of Tinahely - Holts Way - View of Tinahely and hill to west

Built Heritage

The Wicklow County Development Plan 2004-2010 includes policies for the protection of archaeological sites and monuments and protected structures. The Development Plan lists National Monuments in State care and indicates areas of archaeological importance as well as architectural conservation areas. All National Monuments in the County are offered protection under the National Monuments Acts. Also listed in the Development Plan are buildings, landmarks, structures and items of industrial and mining heritage importance.

There are six national monuments in the Tinahely and Environs Area:

<i>Record number</i>	<i>Type</i>	<i>Location</i>
WI038-015	Ringfort (rath/cashel) possible	West of town, on Shillelagh Road
WI043-008	House site	Coolross, south of town
WI043-009	Ecclesiastical remains	Churchlands
WI043-00901	Church	Churchlands

WI043-00902	Graveyard	Churchlands
WI043-00903	Ecclesiastical enclosure	Churchlands

There are 9 Protected Structures in Tinahely designated under the 2000 Planning Act and included in the County Development Plan 2004. The 2000 Act provides that all Development Plans must now include objectives for preserving the character of places, areas, groups of structures or townscape of special interest.

Protected Buildings/Structures:

Ref. No.	OS Map Ref	Building Address	Structure	Townland	Description
38-02	38	Tinahely Church of Ireland Church	Church	Church Land Td T 040 723	First Fruits Church with rendered, two-bay nave and three-stage, west tower with granite, clasping buttresses, pinnacles and crenellations.
38-03	38	Coolross Tinahely Black Tom's Cellars	Stonework	Coolross Td T 035 725	Stonework and structure of "Black Tom" 1630.
38-04	38	Church of Ireland Church	Church	Knockatomcoyle Td S 990 725	Small, First Fruits Church built of granite ashlar with lancet windows and slender, corner turrets.
38-05	38	Tinahely Market House	Market House	Tinahely Td T 036 732	Built as a combined market house and court house with a three-arched market on the basement and a court room above. The building dates from the early 18th Century and has granite dressings to the opes, a heavy cornice and almost pyramidal roof with a louvered bellcote.
38-06	38	Tinahely Court House	Court House	Tinahely Td T 036 732	Four-bay two-storey court house of 1843 with advanced end bays which are channelled on the ground floor, cornice and blocking course, wings containing pedimented doorcases. This design by William Calbeck is found all over the country.
38-07	38	Tinahely House on corner of Shillelagh Road	House	Tinahely Td T 036 732	Three-bay, two-storey house with a curved corner, beside the court house. The square-headed, granite doorcase, of circa 1800 has exceptionally delicate carving. Former Garda Station.
38-08	38	Tinahely Bridge	Bridge	Tinahely Td T 037 732	Two-arch bridge.
38-09	38	Tinahely Corn Mill	Mill Building	Tinahely Td T 037 732	Former mill building built of large blocks of granite with brick dressings to the opes.
38-10	38	Tinahely Catholic Church	Church	Whitefield Td T 049 734	Large, single-cell church of five bays of tall, round-headed windows with a three bay façade which has two, round-headed doorcases. The church is built of coursed-rubble stone with granite architraves to the opes. It has links with Killamoat church.

APPENDIX 3

GUIDELINES AND STRATEGIES TO BE CONSIDERED WHEN PREPARING THE NEW LOCAL AREA PLAN

- Regional Planning Guidelines for the Greater Dublin Area 2004-2016.
- The DTO Strategy 2000 – 2016, “A Platform for Change” 2001.
- Retail Strategy for the Greater Dublin Area 2001.
- The Wicklow Retail Strategy (draft).
- The Retail Planning Guidelines.
- Residential Density Guidelines.
- The National Spatial Strategy 2002.
- Sustainable Development: A Strategy for Ireland” 1997.
- National Development Plan 2000 – 2006.
- Wicklow County Development Board “Outlook”.
- Draft County Retail Strategy (Feb 04).
- Development Plans of adjoining Planning Authorities: Dun Laoghaire/Rathdown County Council, Wexford County Council, Kildare County Council, Carlow County Council, South Dublin County Council.
- Waste Management Plan for Wicklow.
- Water Quality Management Plan.
- Part V of the Planning and Development Act 2000, Housing Supply Guidelines for Planning Authorities.
- Childcare Facilities Guidelines for Planning Authorities.
- Landscape and Landscape Assessment (Draft) Guidelines for Planning Authorities.
- Waste Management: Changing Our Ways a Policy Statement.
- Making Ireland’s Development Sustainable: Review, Assessment and Future Action 2002.
- Local Authorities and Sustainable Development: Guidelines on Local Agenda 21.
- Wind Farm Development: Guidelines for Planning Authorities.
- Telecommunications Antennae and Support Structures: Guidelines for Planning Authorities.
- Architectural Heritage Protection (Draft) Guidelines for Planning Authorities.
- National Heritage Plan.
- National Biodiversity Plan.
- Draft Sludge Management Plan.

This list is not exhaustive and additional documents will be considered as appropriate

APPENDIX 4

GUIDELINES FOR MAKING A SUBMISSION

Please keep all submissions clear, simple and concise. A submission form is attached to this document and you may find this easy to use. However, submissions do not have to be made on this Form. In either case, please enclose a map, if appropriate and where necessary to identify land pertaining to the submission.

A good submission is that which relates to specific policies, locations or activities. If you have suggestions with regard to new policies or objectives, you could suggest where these could/should be included in the Plan.

A good submission should be in the best interests of proper planning and sustainable development. Consideration of submissions will be balanced against EU, National, Regional and local policy/guidelines, and submissions where possible should reflect that.

Appendix 1 of this document identifies those documents referred to in the preparation of the Plan. Submissions and observations should be marked **Tinahely Town Plan** and should state your name and, where appropriate, the body represented, in writing to:

Sheila O'Leary
Senior Executive Officer
Planning Department
Wicklow County Council
County Buildings
Wicklow

Submissions and observations may also be made by email to the following addresses:

planreview@wicklowcoco.ie

All submissions shall be lodged not later than 25/06/2008. These will be taken into consideration prior to the preparation of the Draft Tinahely Town Plan. In order to facilitate the Plan preparation, please make your submission as early as possible.

APPENDIX 5

Zoning Map and Key 2001

Please refer to PDF attached separately