



# **TINAHELY**



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## **DRAFT TOWN PLAN**



**Wicklow County Council  
October 2008**



## **TINAHELY DRAFT TOWN PLAN**

This document is in two sections:

- A** Consists of a description of the process involved in the preparation and making of the Plan, including the statutory basis, details and reports of the consultation process, as well as the basis of and calculations for zoning. This part of the document is to enable an understanding of the basis of the assumptions and recommendations made in the Plan.

This section will not form part of the final published Plan.

While Part A will not be published once the Plan has been adopted, it will be available on the Wicklow County Council website, or at the Planning Office, for those who wish to further understand the process behind the Plan.

- B** The development plan itself, include all relevant policies and objectives, and one or more maps

**TINAHELY  
DRAFT TOWN PLAN**

**PART A**

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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.

<b>Timeframe</b>	<b>Progress of variation process</b>
Week 1	Draft Town Plan on display - submissions invited <b>Minimum 4 weeks</b>
Week 5	Preparation of Manager’s Report on submissions received <b>Maximum 4 weeks</b>
Week 9	Manager’s Report given to Council Members for consideration <b>Maximum 6 weeks</b>
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 site<sup>1</sup> 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.

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<sup>1</sup> 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)

## 5.1 Legal Framework

On the 21<sup>st</sup> 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 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 report<sup>2</sup>.

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<sup>2</sup> 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**<sup>3</sup>

### *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 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.

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

### **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)

<b>Location</b>	<b>Proposed zoning</b>	<b>Area (ha)</b>
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<sup>4</sup>).
- 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.

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

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<sup>4</sup> 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.

(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 rate<sup>5</sup>
- a jobs ratio of 0.7<sup>6</sup>
- 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<sup>2</sup> 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' exists<sup>7</sup>. 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'<sup>8</sup> 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,

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<sup>5</sup> 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.

<sup>6</sup> 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)

<sup>7</sup> 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

<sup>8</sup> 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



- 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

#### 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 2016<sup>9</sup>. This equates to c. 350sqm of convenience floor space and 1,000sqm comparison floor space<sup>10</sup>.

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

<sup>9</sup> 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

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

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. 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.

**TINAHELY  
DRAFT TOWN PLAN**

**PART B**

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## **1. Purpose & status of this plan**

### **Purpose**

The purpose of this plan is to put in place a structure that will guide the future sustainable development of Tinahely. The plan, in conjunction with the County Development Plan will inform and manage the future development of the town.

The aim of this Plan is to establish a framework for the planned, co-ordinated and sustainable development of Tinahely, and 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.

### **Vision**

A key aim of a Local Area Plan is to set out the vision and overall strategy for the future development of a settlement and from this vision, all policies and objectives can be developed and implemented with the overall aim of achieving this vision.

The key elements of the vision for Tinahely are to

- Improve the quality of life of the citizens of Tinahely by planning for and encouraging the provision of employment opportunities, social and community facilities, and a range of recreational options, in a quality environment.
- Regulate pressures from both urban and rural development, in particular sporadic development in rural areas, by providing a sustainable settlement and growth strategy to create a compact urban form and to enhance the physical, economic and social profile of Tinahely.
- Protect and develop the identity of Tinahely as a self contained settlement with a unique character, but with strong links to its hinterland and neighbouring settlements;

This will be achieved by

- Reinforcing and improving the vitality and vibrancy of the town centre, in particular by providing for town centre expansion areas at the Riding Club and Fair Green
- Facilitating the provision of both engineering and community infrastructure to meet the demand for development and future population needs in a sustainable manner
- Ensuring the protection of natural habitats (in particular, the Slaney River Valley SAC), cultural heritage, ecological resources and quality landscapes and the protection and enhancement of biodiversity.

### **Plan Status**

This plan has been prepared in accordance with Part II, Section 13 of the Planning & Development Acts 2000-2006. The Town Plan will be adopted as a variation to the County Development Plan. The plan will replace the 2002 LAP for the town of Tinahely and shall have effect within the development boundary set out in Map 1.

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 County Development Plan, to assist the Development Management process in managing sustainable progress for the town.

## **2. Location & planning context**

### **Location**

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.

### **National & Regional context**

#### **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”.

#### **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.

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**

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 was designated by the County Development Plan 2004 (as varied) as a 'Small Growth Town II' (Level 6), however it is proposed to alter its designation to 'Small Growth Town I' (Level 5) – this will entail a variation to the County Development Plan, which is running concurrently with this town plan. The County Development Plan 2004 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 SS3** applies in Level 5 settlements - in any new housing developments, a minimum of 50% of new houses must be sold to persons that have been living and/or working in County Wicklow for at least 1 year. There are no restrictions of the remaining 50%. Any new single house developments shall be restricted to those living and/or working in the County for 1 year.

### **3. Settlement form & function**

Tinahely is 250 feet (77 metres) above sea level and nestles between three hills at a crossing of the Derry Valley. It is located at an important communications point at the intersection of routes to Wicklow, Arklow, Carlow and County Kildare. It is a small, historic, market town, with an important cluster of commercial and public service infrastructure that services both the town and its rural hinterland.

The town has a strong but simple urban form, with a triangular main square dominated by the Market Houses. To the south of the square is the former Courthouse, now used as an Arts Centre and library as a result of a community initiative. The cultural role of this centre has important potential for the development of the town. The town centre is built on the west slopes of the valley of the river Derry and the square is consequently characterised by its steep gradient. The north west bank of the River Derry was the site of a complex of corn and saw mills driven by water power. Parts of two of these mills and their mill races remain. Up to 1944 a railway linked Tinahely to the Dublin to Wexford line at Woodenbridge.

Outside the centre, more recent development is mainly linear, spreading out along the three radial routes that intersect at Tinahely's Main Square. In addition, a separate but linked development area has evolved at Ballinacor and Lugduff, to the west of the River Derry. None of the town's churches were built in the town centre - as a consequence the primary schools and some other community facilities are also located outside the town core. This historic evolution has led to a dispersed, multi-centred form of development focused on four distinct and separate areas:

1. Tinahely town proper and the linear extension of the town out along the Hacketstown Road. This is the main commercial / retail area of the settlement. 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
2. Shillelagh Road / Coolross area to the west of the town centre. This area is predominately residential but also hosts number of important commercial and community facilities including the Garda and Fire Station, Teagasc office and County Council Area Offices. 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
3. Ballinacor / Lugduff, to the east of the River Derry, with the RC Church, Community Hall, GAA pitch and Tinahely NS. Residential development in the last 20 years has generally been in this direction, where there are fewer natural / topographical

constraints to development and where community facilities are located. This area is somewhat separated from the main town centre and would benefit from strengthened linkages.

4. Churchlands, to the south-east, the location of the Church of Ireland Church and primary school and also the site of the former railway station.

#### **4. Residential development**

Taking into the account the 2006 Census population for the town (965), allowing for the anticipated decrease in household size, provide for c. 50% 'headroom' and adopting an 'excess factor' of 6%, there is sufficient land currently zoned in Tinahely to meet the population target. 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)

<b>Location</b>	<b>Proposed zoning</b>	<b>Area (ha)</b>
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

#### **Policies/Objectives**

- Notwithstanding the zoning of land for residential purposes, the Development Management process shall monitor and implement the population targets and shall phase and restrict, where necessary, the granting of residential planning permissions to ensure these targets are not exceeded
- Housing development shall be managed and phased to ensure that infrastructure and in particular, community infrastructure, is provided to match the need of new residents
- Encourage the expansion of Tinahely on lands closest to the town centre, which may be developed with least infrastructural expenditure and which provide good access to the range of social, educational and economic facilities available in the town

- Encourage in-fill housing developments, the use of under-utilised and vacant sites and vacant upper floors for accommodation purposes and facilitate higher residential densities at appropriate locations, subject to a high standard of design, layout and finish
- In the RE zone, house improvements, alterations and extensions and appropriate infill residential development in accordance with principles of good design and protection of existing residential amenity will be permitted. While new developments shall have regard to the protection of the residential and architectural amenities of houses in the immediate environs, alternative and contemporary designs shall be encouraged (including alternative materials, heights and building forms), to provide for visual diversity
- To provide for a mixed housing development, including a range of tenure types in the MU (Mixed Use) zone

## **5. Employment**

In terms of employment and enterprise, the role envisaged for Tinahely is to sustain the local community and to provide for enhanced opportunities for the creation of new enterprises. There was sufficient land zoned in Tinahely under the 2002 plan (as amended) to provide for considerable expansion of employment in the settlement; however, all 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' exists<sup>11</sup>. In order to ensure the development of new employment sites, this block is broken up in two employment zones and one additional employment site is proposed, with two of the sites proposed for E2 'option zoning'<sup>12</sup> strictly on the basis of 'first come first served'.

### **Policies / Objectives**

- An integrated employment zone (E1) may be developed in AA3 at Lugduff, in accordance with the criteria set out in Section 11
- An integrated employment zone (E2) may be developed in either AA4 **or** AA5 at Lugduff, in accordance with the criteria set out in Section 11
- Notwithstanding the zoning of land for employment purposes, the Development Management process shall monitor the granting of permission on employment lands, and shall phase and restrict, where necessary, the granting of employment planning permissions to ensure that such development is sustainable and meets the needs of the area
- Promote the location of high-density employment uses, such as offices, in locations within or close to the town centre and in particular, a minimum of 25% of the floor area of any development in the AA1 Town Centre expansion zone shall be developed for commercial / employment use
- To maintain the existing level of employment zoned land in Tinahely and to resist changes of use from employment to other uses

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<sup>11</sup> 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

<sup>12</sup> 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



## **6. Town centre & retail**

It is important that town centres are inhabited, provide for a mix of uses and exhibit a high standard of urban design, in order to ensure vitality and viability. The town centre of Tinahely has a traditional, generally 2-storey village appearance, including a number of protected structures. It is important that new developments respect the two-storey scale of the village. Contemporary design will be considered where appropriate.

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.

### **Policies / Objectives**

- Lands zoned TC - AA1 shall be developed as a town centre 'expansion' area and shall include a new network of streets and squares linked to Market Square, commercial / service uses at ground level in accordance with Action Area 1 criteria
- Infill developments in the town centre shall incorporate new "*streets*" where possible, and developers of new town centre areas shall co-operate with each other in order to provide a new network of street and squares and to minimise duplication of car parks and vehicular access points onto the public road
- The concept of 'living over the shop' will be encouraged generally and required in new developments. In particular, a relaxation in density, car parking and open space standards will be considered for such developments
- The closure of side laneways, access doors and archways shall be generally discouraged, in order to maintain access to backland areas in the town centre
- New developments (including the refurbishment of buildings) shall generally be two-storey in the town centre area and shall have regard to the protection of the residential and architectural amenities of structures in the immediate environs, but alternative and contemporary designs shall also be encouraged (including alternative materials, heights and building forms), to provide for visual diversity
- Any new developments in the town centre shall include the refurbishment of existing footpaths, street furniture and street lighting, which shall conform with an agreed design theme
- Public car parks shall be developed in AA1 and AA2

## **7. Community infrastructure**

Community infrastructure must be progressed in tandem with residential development and the latter will only be permitted on the basis of satisfactory provision of land for the former.

### **Community & social infrastructure**

Tinahely is well serviced by community facilities including a community centre, library, arts centre, Garda Station and Fire Station.

### ***Policies / objectives***

- To encourage the provision of housing for the elderly and in particular, to allow the development of a continuing care / nursing home facility on lands zoned CE at Lugduff
- To encourage and facilitate the provision of facilities for children and teenagers
- To maintain the proposed level of community zoned land in Tinahely and to resist changes of use from community to other uses

### **Sport/Play & Parks, Open Spaces and Green Amenity**

Tinahely requires enhancement of sporting and play facilities, particularly having regard to the population target. Tinahely is also currently lacking in public parks. The plan shall make provision for amenity areas, taking full advantage of the natural and built environment of the town.

### ***Policies /Objectives***

- An active open space zone of c. 3.15ha shall be reserved at Tinahely GAA
- In accordance with Action Area criteria, c. 2ha shall be provided in AA4 or AA5 for active open space
- In accordance with AA1 Action Area criteria, a c. 400sqm equipped playground shall be provided in the town centre expansion zone
- An equipped playground shall be provided in the MU zone
- To preserve the area around the Derry River valley (lands zoned as CZ – Conservation Zone) as a natural amenity area. Any works / development in the zone shall be so designed so eliminate any potential impact on the cSAC zone. Any development in this zone shall be subject to ‘Appropriate Assessment’ under the EU Habitats Directive 92/43/EEC.
- To maintain an agricultural zone surrounding the settlement, to accommodate agriculture and amenity uses in a manner that protects the physical and visual amenities of the area

### **Education**

**Primary:** There are two primary schools in Tinahely – Tinahely National School and Kilcommon National School. Tinahely NS 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. Kilcommon NS is a three teacher school serving the Church of Ireland community in the vicinity of Tinahely. The current enrolment is approximately 55.

The Department of Education advises that 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.

**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.

### ***Policies/Objectives***

- Two 1.01ha sites (suitable for 8-classroom schools) shall be reserved for primary school development

## **8. Transportation & traffic**

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.

It is an objective of the County Development Plan to support the development of an 'Outer Regional Ring' road from Arklow (N11) to Baltinglass (N81), which may form part of a future Dublin Outer Orbital Route (DOOR). This road may follow the route of the R747.

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. Development has occurred principally off the R747 route out from the town centre in the direction of Lugduff / Ballinacor.

The zoning of employment lands at Churchlands presents the opportunity to improve the LP-3216 (Tinahely – Coolattin) as far as the old railway line.

Parking in the town centre takes place on street and around the Market House. Footpaths exist through the town centre and continue into residential areas to the east and west of the town.

### **Policies / objectives**

- The following new access / distributor roads / bridges and improvements to existing roads are required to facilitate vehicle and pedestrian movements generated by new developments adjoining or adjacent to these roads. New development shall not be permitted ahead of the provision of these new roads / road improvements:-
  - Improve local primary road L3216 (Tinahely - Coolattin) as far as the old railway line
  - Improve junction of R747 and L3205 (Tinahely – Rosbane) immediately east of Tinahely Bridge
- Land shall be reserved to facilitate future new access / distributor roads and improvements to existing roads, which shall be carried out by Wicklow County Council (subject to adequate finance being made available):-
  - By-pass of the town square from the R747 east of the town centre to the R747 (Hacketstown Road) north of the town centre
  - By-pass of the town square from the R747 east of the town centre to the R749 (Shillelagh Road) west of the town centre
  - Improved pedestrian linkages across the River Derry from the town centre to Lugduff
- Any road development / improvement works in or in the vicinity of the Derry River shall be subject to 'Appropriate Assessment' under the EU Habitats Directive 92/43/EEC and / or Environmental Impact Assessment (in accordance with EIA Directive 85/337/EEC as amended by 97/11/EC and 2003/35/EC) as appropriate
- To facilitate the provision of additional off-street car parking close to Main Street
- Provide safe and high quality pedestrian and bicycle links between residential areas and retail, recreational and educational facilities in the town

## **9. Services infrastructure**

### **Water Supply**

Raw water is abstracted from the Derry River upstream from Tinahely and is pumped to the Water Treatment Plant in Tinahely. 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

### **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. 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.

### **Telecommunications**

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

### **Policies/Objectives**

- No new development shall be permitted unless there is adequate capacity in the wastewater collection and treatment systems.
- No projects giving rise to significant adverse direct, indirect or secondary impacts on the Derry River (River Slaney cSAC) arising from water abstraction or discharge of treated wastewater shall be permitted on the basis of this Plan (either individually or in combination with other plans or projects),
- Ensure the separation of foul and surface water effluent through the provision of separate sewerage networks.
- Ensure the implementation of Sustainable Urban Drainage Systems (SUDS)
- Promote and encourage the improvement of telecommunications infrastructure, including broadband services. Co-operate where possible with relevant agencies to achieve this goal
- Require all new developments to provide service cables / ducting suitable for phone, internet and broadband services. Require all new developments to provide service cables under ground.

## **10. Heritage**

Tinahely has a rich and diverse natural heritage. The Council has a role to play in helping to ensure the conservation of these resources 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 trees, hedgerows, stone walls and rivers. The Wicklow County Development Plan 2004 –2010 contains policies for the protection of these features, which are listed in this plan. In formulating additional policies for the protection of the built and natural heritage in the Tinahely area the Council will be required to give consideration to EU Habitats and Bird Directives, as well as national legislation in the form of the Natural Habitat Regulations.

### **Policies/Objective**

- To protect the natural, architectural and archaeological heritage of the town, in accordance with the provisions of the County Development Plan and in particular, to improve and protect the Slaney River cSAC from unacceptable impacts arising on foot of the plan. (The tables below set out the structures and features designated for protection in the County Development Plan 2004)
- Ensure that all proposals for development in the vicinity of recorded monuments shall submit an architectural / archeologically impact assessment, as part of their application for development
- All developments shall have regard to the Eastern Regional Fisheries Board "*Requirements for the protection of fisheries habitat during the construction and*

*development works at river sites*”, and a statement of how it is intended to comply with same shall be submitted with any applications for permission

- Protect trees, hedgerows, wooded areas, watercourses and other features of the natural landscape that contribute to the biodiversity of Tinahely

The following tables (and ID numbers) are extracted from the County Development Plan 2004:-

<b>Schedule 10.2 – proposed and candidate special areas of conservation</b>		
<b>No.</b>	<b>Name</b>	<b>Designation</b>
8	Slaney River Valley	pcSAC

<b>Table 10.6 Views of special amenity value or special interest</b>		
<b>No.</b>	<b>Origin</b>	<b>Description</b>
28	R747 east of Tinahely (Holts Way)	View of Tinahely and hill to west

<b>Table 10.7 Prospects of special amenity value or special interest</b>		
<b>No.</b>	<b>Origin</b>	<b>Description</b>
50	R749 from Tinahely to Shillelagh	Prospects to south and east along R749 towards the Derry Valley and Tomnafinnoge Wood
52	R748 at Killaveny and Rosnatraw	Prospects towards Tinahely and south Wicklow mountains

<b>Schedule 10.12 Architectural Conservation areas</b>		
<b>No.</b>	<b>Location</b>	<b>Description</b>
3	Tinahely	Tinahely Village Centre

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

<b>Record number</b>	<b>Type</b>	<b>Location</b>
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

### Schedule 10.15 Record of Protected 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's" 1630.
38-04	38	Church of Ireland Church	Church	Knockatomoyle 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 Caldbek 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.

### 11. Action Area Plans

Five Action Areas have been identified in this draft plan. All Action Areas are to be the subject of comprehensive (not piecemeal) integrated schemes of development that allow for the sustainable, phased and managed development of the action area during the plan period. Separate applications for sections of each Action Area will not be considered until an overall Action Area Plan has been agreed in writing with the Planning Authority. The position, location and size of the land use zonings shown on Map 1 within each Action Area are indicative only and may be altered in light of eventual road and service layouts, detailed

design and topography, subject to compliance with the criteria set out for each Action Area below.

Any residential development occurring within an action area must be matched with the appropriate community / social and engineering infrastructure necessary to serve that quantum of housing.

By time related conditions, agreements or otherwise, the Council will regulate the building programme to ensure that the needs of the population do not exceed the provision of essential support systems and the Council will use its powers under the Planning & Development Acts 2000-2006 to effect this control.

### **Action Area 1**

This action area is located to the south of Market Square on the 'Fair Green' lands as shown on Map 1. This action area measures c. 6.6ha and includes c. 2.4ha zoned for 'town centre' uses and c. 4.25ha zoned for residential use. This action area shall be developed in accordance with the following criteria:-

- Primary two-way access shall be provided from the Shillelagh Road, which shall serve both the town centre expansion zone and the residential zone. Secondary one-way vehicular access shall be provided from Market Square with a minimum of two further pedestrian access routes being provided from Market Square and the bridge area. Vehicular access to the town wastewater treatment plant shall be maintained
- A public car park shall be provided, at a convenient location to both users of the new development and users of the existing town centre. The car park shall also be conveniently located and linked by pedestrian routes to the existing handball alley.
- The town centre zone shall be developed as a series of new streets and squares, functionally and visually linked into the existing town centre. The design of this area shall be of the highest architectural quality, which respects the existing vernacular and form of the town centre and in general shall not exceed 3 storeys in height
- The town centre expansion zone shall be developed with a plot ratio not exceeding 1:0.5 and a minimum of 25% of the floor area in the town centre expansion zone shall be devoted to commercial (retail / office / employment) uses.
- Development in the R zone shall comply with the design and layout standards of the County Development Plan and shall pay particular regard to the sloping, elevated location of the site.
- An equipped play area of not less than 400sqm shall be provided in the town centre expansion zone.
- Any development proposals for this Action Area shall include proposals for community uses, which can be determined through consultation with the Community & Enterprise Section of Wicklow County Council.
- Significant landscaping will be required and any application for permission shall include detailed landscaping proposals
- Any development proposals shall have due regard to the juxtaposition of the site with the Conservation Zone along the Derry River any works / development shall be so designed so eliminate any potential impact on the cSAC zone.

### **Action Area 2**

This action area is located to the north of Market Square on the 'Riding Club' lands as shown on Map 1. This action area measures c. 4.7ha and includes c. 0.9ha zoned for OS, c. 1.65ha zoned for 'town centre' uses and c. 2.15ha zoned for residential use (including c. 0.5ha zoned RE). This action area shall be developed in accordance with the following criteria:-

- Vehicular access shall be provided from the Market Square end through to the Hacketstown Road. Pedestrian access shall be provided at any suitable location from

Market Square and Kevin Street, but at a minimum, one main pedestrian / cycle way shall be provided.

- Lands zoned R2 in the action area shall be developed strictly as a low-medium density housing development, of mainly medium-large houses on generous sites (not exceeding 15/ha). Apartments shall not be considered in this zone. Higher density mixed use development shall be considered on lands designated TC in the action area (to a maximum plot ratio of 1:0.5)
- A public car park shall be provided, with suitable vehicular and pedestrian access to the town core retail area.
- A public riverine park shall be provided on land zoned OS, along with suitable pedestrian and cycle access through the TC and R zones to the park from the public roads on either side of the action plan. This public park shall be designated a public park, not exclusive to the residents of the development and shall be maintained open at all times. Suitable pathways and lighting / furniture shall be provided by the developer
- Dwellings shall be positioned and orientated to provide maximum passive surveillance of the new park and shall not back onto the river
- Any development proposals shall include suitable proposals for the redevelopment of the old mill
- Any development proposals for this Action Area shall include proposals for community uses, which can be determined through consultation with the Community & Enterprise Section of Wicklow County Council.
- Significant landscaping will be required and any application for permission shall include detailed landscaping proposals.

### **Action Area 3**

This action area is located in the townland of Lugduff (Ballinacor south) on the south-east side of the settlement as shown on Map 1. This Action Area 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 in accordance with the following criteria:-

- Access to the site shall be from the R747 on the eastern side of the site. Footpaths and cycleways shall be provided on all roadside boundaries of the site, along with generous grass verges and tree planting
- Building site coverage shall not exceed 30% and generous open landscaped areas shall be provided. Building height shall generally not exceed 2-storeys (8m), shall be designed to the highest architectural standard and include design variety within a design theme and having a visual coherence by the compatible use of materials and colour.
- A number of enterprise / commercial units shall be provided, including light industrial, warehouse, wholesale and retail warehousing units. A petrol station may be provided.
- A convenience retail unit, not exceeding 200sqm in net retail floor space may be provided
- A crèche shall be provided, with maximum capacity for 100 children (full and part time). Suitable car parking and set down area shall be provided, as well as a suitable safe, enclosed play area. Buildings surrounding the crèche shall be so designed to minimise disturbance from noise and traffic. Direct and safe pedestrian and cycle access shall be available to the crèche from the surrounding public road network

### **Action Area 4**

This action area is located in the townland of Lugduff (Ballinacor south) on the south-east side of the settlement as shown on Map 1. This Action Area measures c. 6.2ha. This Action Area measures c. 6.2ha and includes 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 in accordance with the following criteria:-

- An area of active open space shall be provided by the developer, which shall be laid out as playing pitches. This area shall not be less than 2ha
- Primary access to the site shall be from the R747. Secondary access may be provided from LP 3216 Coolboy Road subject to improvement of this road from the junction with the R747 as far as the old railway station, including re-alignment, widening, footpaths, cycleways and lighting
- A building line set back of min 25m shall be observed along the R747, with a densely planted buffer zone of min 10m provided. A building line set back of 10m shall be observed along the Coolboy Road
- Up to 4ha may be provided for employment / enterprise units and a minimum of 1ha shall be devoted to smaller start-up type incubator units and an enterprise centre
- Building site coverage shall not exceed 30% and generous open landscaped areas shall be provided. Building height shall generally not exceed 2-storeys (8m) and shall be so designed to the highest architectural standard and include design variety within a design theme and having a visual coherence by the compatible use of materials and colour
- Buildings adjacent to surrounding residences shall be so designed to minimise disturbance from overlooking, overshadowing, noise and traffic.
- Direct and safe pedestrian and cycle access shall be available to each unit from the surrounding public road network

#### **Action Area 5**

This action area is located in the townland of Churchland on the south-east side of the settlement as shown on Map 1. This Action Area measures c. 6.2ha and includes 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 in accordance with the following criteria:-

- Any development proposals shall be devised following archaeological assessment of the site
- An area of active open space shall be provided by the developer, which shall be laid out as playing pitches. This area shall not be less than 2ha
- Access shall be provided from LP 3216 Coolboy Road subject to improvement of this road from the junction with the R747 as far as the old railway station, including re-alignment, widening, footpaths, cycleways and lighting
- A building line set back of 10m shall be observed along the Coolboy Road
- Up to 4ha may be provided for employment / enterprise units and a minimum of 1ha shall be devoted to smaller start-up type incubator units and an enterprise centre
- Building site coverage shall not exceed 30% and generous open landscaped areas shall be provided. Building height shall generally not exceed 2-storeys (8m) and shall be so designed to the highest architectural standard and include design variety within a design theme and having a visual coherence by the compatible use of materials and colour
- Buildings adjacent to surrounding residences shall be so designed to minimise disturbance from overlooking, overshadowing, noise and traffic.
- Direct and safe pedestrian and cycle access shall be available to each unit from the surrounding public road network

## **12. Zoning**

The purpose of land use zoning objectives is to indicate the Council's intentions for all lands in the town. The various land use zones and their objectives are identified on the map of this

Town Plan. Land use zoning objectives and the associated vision for each zone are as follows:-:

<b>Zoning Objectives</b>	
RE: Residential	Existing residential. To protect, provide and improve residential amenities of adjoining properties and areas while allowing for infill residential development that reflects the established character of the area in which it is located
R1: New residential	To protect, provide and improve residential amenities
R2: New residential Low-medium density	To protect, provide and improve residential amenities at low to medium densities of 10-15/ha max
TC: Town Centre	To provide for the development and improvement of appropriate town centre uses including retail, commercial, office, residential and civic use. To consolidate and facilitate the development of the central area, and to identify, reinforce, strengthen and promote urban design concepts and linkages between town centre activity areas.
MU: Mixed use	To provide for the development of a mixed-use housing and community area
E1: Employment	To provide for economic development and employment, enterprise, light industry, distribution, warehousing, local retail and ancillary uses
E2: Employment	To provide an <b>option for the life of the plan</b> for economic development and employment, enterprise, light industry, distribution, warehousing
CE: Community & Education	To provide for civic, community and educational facilities.
OS: Open Space & Amenity	To preserve, provide and improve recreational amenity and passive open space.
AOS: Active Open Space & Amenity	To provide for active recreational open space
CZ: Conservation Zone	To protect and enhance the area around the Derry River valley as a natural amenity area
AG: Agriculture	To protect and provide for agriculture and amenity in a manner that protects the physical and visual amenity of the area and demarcates the urban and rural boundary
PU: Public utility	To protect and provide for public services. "Public Services" include all service installations necessarily required by electricity, gas, telephone, radio, television, drainage and other statutory undertakers

The acceptability of certain uses in particular zones are self evident, as is the unacceptability of others. Over a wide range of uses, the degree of acceptability will be assessed on the basis of a specific planning application where its nature, extent, intensity and its incidental effects can be evaluated properly.

The following table indicates the acceptability levels for any use in each of the groups:

<b>Acceptability of Uses</b>	
Y	Permitted in Principle
N	Not Normally Permitted
X	Prohibited

'Not Normally Permitted' means a use is not acceptable in principle and will only be permitted in special cases where the Council is satisfied that the use would not conflict with

the general objective for the zone and could be permitted without undesirable consequences for the permitted uses and which can be allowed subject to compliance with pertinent control criteria consistent with the proper planning and development of the area, having regard to the Local Area Plan.

Uses in the table which are not indicated as ‘Permitted in Principle’ or ‘Not Normally Permitted’ are material contraventions of the plan. Uses not recorded in the Land Use Matrix will be considered in relation to the general policies of the plan and the zoning objectives of the particular area.

Many uses exist where they do not conform to the designated use zoning objectives. When extensions to, or improvements of premises accommodating such uses are proposed, each shall be considered on its merits and permission may be granted where the development does not adversely affect the amenities of properties in the vicinity and does not prejudice the proper planning and development of the area. Development within the Agricultural zoning shall be strictly in accordance with the provision of the County Development Plan.

### Land Use Matrix

Development Categories	R	TC	MU	E1	E2	CE	OS, AOS CZ	PU	AG
Bed & Breakfast/ Guesthouse	Y	Y	X	X	X	X	X	X	X
Car Parks	N	Y	Y	Y	Y	N	N	X	N
Community Facility	Y	Y	Y	Y	Y	Y	N	Y	Y
Crèche/ Nursery school	Y	Y	Y	Y	N	Y	X	X	X
Halting Site	Y	N	N	N	N	N	X	Y	Y
Doctor/Dentist/Health Centre	Y	Y	N	Y	X	Y	X	X	X
Education	Y	Y	N	X	X	Y	X	X	X
Garden Centre	N	Y	X	Y	Y	N	X	X	N
Heavy Vehicle Park	X	X	X	N	Y	X	X	X	X
Hospital/Nursing Home	Y	Y	X	X	X	N	X	X	N
Hotel	X	Y	X	X	X	X	X	X	X
Industry	X	N	X	Y	Y	X	X	X	X
Motor Sales Outlet	X	Y	X	Y	Y	X	X	X	X
Offices	X	Y	X	Y	Y	X	X	X	X
Petrol Station	X	Y	X	Y	X	X	X	X	X
Public House	N	Y	X	X	X	X	X	X	X
Public Services	Y	Y	Y	Y	Y	Y	Y	Y	Y
Recreational Building/ Facility	N	Y	Y	Y	Y	Y	Y <sup>13</sup>	X	Y <sup>3</sup>
Residential	Y	Y	Y	X	X	X	X	X	N <sup>14</sup>
Residential Institution	Y	N	Y	X	X	Y	X	X	X
Restaurant	N	Y	X	Y	N	X	X	X	X
Service Garage	X	Y	X	Y	Y	X	X	X	X
Shops (Local) <sup>15</sup>	Y	Y	X	Y	X	X	X	X	X
Shops (Other)	X	Y	X	X	X	X	X	X	X
Retail Warehouse/ Cash and Carry	X	N	X	Y	X	X	X	X	X
Warehousing/Distribution.	X	N	X	Y	Y	X	X	X	X

<sup>13</sup> A ‘Recreational Building’ shall be an ancillary use only.

<sup>14</sup> Residential development is only permissible in the AG zone in accordance with the rural development policies of the County Development Plan

<sup>15</sup> A Local Shop is one that primarily serves a local community and does not generally attract business from outside that community.

### **13. Implementation**

The Council is obliged to monitor the operation and implementation of the Plan. The successful implementation of the provisions of this Plan will require the combined involvement of the community, local business, statutory service providers as well as Wicklow County Council.

The achievement of the objectives of the Plan will be dependent on the availability of appropriate levels of finance. The Council will actively and innovatively strive to identify and secure resources from both public and private sectors, to implement the provisions of this Plan and facilitate private investment in the town, in accordance with this Plan.

To facilitate the implementation of roads and transportation, water and drainage, and community facilities infrastructure, the Council will require contributions from benefiting developers. Contributions shall be required in accordance with Wicklow County Council's Development Contribution Scheme 2005-2007, prepared under Section 48(1) of the Planning and Development Act, 2000.

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

### **14. 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 site<sup>16</sup> 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.

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, DEHLG and DCENR. 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

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<sup>16</sup> 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)

- 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) as a result of water abstraction, wastewater disposal or disturbance of the site

Responses were received from the Environmental Protection Agency, Department of Communications, Energy & Natural Resources and Department of Environment, Heritage & Local Government. Having regard to the feedback received and the Council's consideration of the relevant criteria, it has been concluded that the policies and objectives contained within the draft plan and the development that will result there from, are unlikely to give rise to any significant effects on the environment / Natura 2000 site. It is concluded therefore that an SEA/AA is not required for this plan<sup>17</sup>.

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<sup>17</sup> 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