

## **Appendix**

Action Area Six Development Criteria Wicklow Environs Local Area Plan  
2001 Extract

Land Use Framework Map

## Action Area 6 Development Criteria

This is located in the Ballynerrin, Ballynerrin Lower and Marlton area of Wicklow Town Environs, it is proposed to prepare a separate Local Area Plan for this area to incorporate:

- Development of residential units of high standards of design and layout.
- Provision of a landscaped open space area, on lands zoned for open space, that will be used for the purpose of a public park / amenity area and active recreation and ancillary uses at Marlton Valley. This park area will provide for passive recreation facilities with possible provision of a limited number of playing pitches, basketball and netball facilities and tennis courts. The provision of multi-purpose play areas and shared pitches in this area should be considered in order to maximise the amenity potential of the area.
- Reservation of lands for community facilities and open space at the junction of Rocky Road and Ashtown Lane.
- Reservation of lands for business and industry.
- Protection of trees at Marlton Valley.
- Retention of lands free from development along the potential alignment of the Relief Road and reservation of lands for a possible road from Marlton Road to the Relief Road north of Marlton Valley.
- Retention of lands for potential road improvements including the possible realignment of Ashtown Lane and the Rocky Road.
- Provision of cycle lanes as part of road improvements, particularly along Ashtown Lane and to allow for the development of cycle lanes linking Ashtown Lane through Marlton Valley to the Marlton Road.
- Reservation of lands to allow for the development of sanitary service and other services facilities, including water storage facilities, to service the development of the area.
- Subsequent to the interim report of the Retail Planning Strategy for the Greater Dublin Area, it is likely that further retail zoned lands will be required, particularly for comparison shopping. The Council will be preparing a Retail Planning Strategy for the County and is currently preparing a Framework Land Use and Transportation Study for Wicklow Town and its Environs. It is likely that lands within this Action Area could be suitable from a spatial and traffic point of view for additional Retail Zoning, and subject to the outcome of the Retail Strategy and Land Use and Transportation Studies, Retail Development Zoning will be incorporated.