

AGREED ACTION AREAS

A number of Action Areas have been identified in the Local Area Plan. These lands, must be developed on the basis of comprehensive development proposals that allow for the sustainable, phased and managed development of the environs area during the forthcoming plan period. Any development on these lands must be on the basis of a comprehensive plan. The precise location of each land use zone in these Action Area's is illustrative only, subject to a proper planning study, and conformance with proper planning and development. In the interests of encouraging sustainable transport, all large development proposals for Action Areas will require Local Transport Plans that illustrate that modal choice will be used in providing for local transport needs. Mobility Management Plans will be required for all commercial developments including enterprise, industrial and retail developments. These must also promote and enable modal choice at the developers expense if necessary.

In order to ensure that development is undertaken in a sustainable and integrated manner, Action Area Plans shall include objectives for the phasing of the development of lands within Action Areas. The Council will require developers to provide physical and social infrastructure, and employment generating development, concurrent with new residential developments.

Action Areas numbered 2, 3, 5, 7 and 9 have previously been agreed upon with the Planning Department. These agreed action areas are set out below based on the zoning objectives of the 2001 Wicklow Environs Local Area Plan. It should be noted that while Action Areas 2 and 7 were agreed under the 2001 plan minor amendments have been made to these action areas under the provisions of the Wicklow Environs and Rathnew LAP 2008-2014 as set out below.

Wicklow Environs Local Area Plan 2001 Land Use Zoning Matrix

The purpose of this document is clarify the current status of the agreed action areas previously agreed upon under the 2001 plan as listed above and to highlight where these action areas have been modified by the 2008 plan. Zoning refers to the main land use occurring in each zone. The zones in

Group		
R	Residential	Residential – Infill, Residential, Residential – High Density Potential
I	Industry	Industry, Light Industry
E	Employment	Enterprise Development
C	Community	Community and Education
O	Open Space	Open Space, Greenbelt
A	Agriculture	Agriculture
RC	Retail / Commercial	Town Centre Activities

Acceptability levels for any use in each of the 7 groups.

Table 22 Key:	1	Permitted in Principle
	0	Open for Consideration
	X	Not Permitted

Land Use Group

	R	I	E	C	O	A	RC
Abattoir	x	o	x	x	x	o	x
Advertising	o	1	1	x	x	x	o
Aerodrome / Airfield	x	o	x	x	x	o	x
Bed and Breakfast	1	x	o	x	x	1	1
Boarding Kennels	x	o	o	x	x	1	o
Car Parks	o	1	1	x	o	o	1
Caravan Park (holiday)	x	o	x	x	o	o	x
Caravan Park (residential)	x	o	x	x	x	x	x
Cash and Carry Outlet	x	1	o	x	x	x	1
Cemetery	1	o	o	1	1	1	x
Church	1	x	x	1	o	o	1
Commercial	o	o	o	x	x	x	1
Community Facility	o	o	o	1	o	o	1
Concrete Asphalt etc. plant	x	1	x	x	x	x	x
Crèche / Nursery School	1	1	1	1	x	x	1
Cultural Use	o	o	o	1	o	0	1
Halting Site	1	o	o	o	1	1	o
Dance hall / Discotheque	x	x	x	o	x	x	1
Doctor / Dentist etc.	o	x	o	o	x	x	1
Education	1	x	o	1	x	x	1
Civic Amenity	o	1	0	x	x	0	x
Extractive Industry	x	x	x	x	x	o	x
Garden Centre	o	o	o	o	x	o	1
Guest House	1	x	o	x	x	1	1
Health Centre	o	x	o	o	x	x	1
Heavy Vehicle Park	x	1	o	x	x	o	x
Home based Economic Activity	1	x	0	x	x	1	1
Hospital / Nursing Home	o	x	o	o	x	o	1
Hotel / Motel	o	x	o	x	x	x	1
Industry - General	x	1	o	x	x	x	o
Industry - Light	o	1	1	x	x	x	o
Motor Sales Outlet	x	o	o	x	x	x	1
Offices	x	o	1	x	x	x	1
Open Space	1	1	1	1	1	1	1
Petrol Station	x	1	1	x	x	o	1
Private Club	o	x	o	x	x	x	1
Public House	x	x	o	x	x	x	1
Public Services	1	1	1	1	1	1	1
Recreational Building	o	o	o	1	1	o	1
Residential	o	x	x	x	x	o	1
Residential Institution	o	x	x	x	x	o	1
Restaurant	o	x	o	x	x	x	1
Scrap Yard	x	o	o	x	x	x	x
Service Garage	x	1	o	x	x	x	1
Shops (Local)	1	o	o	x	x	x	1
Shops (Other)	x	o	x	x	x	x	1
Sports Club	o	x	o	1	1	1	1
Warehouse	x	1	o	x	x	0	x

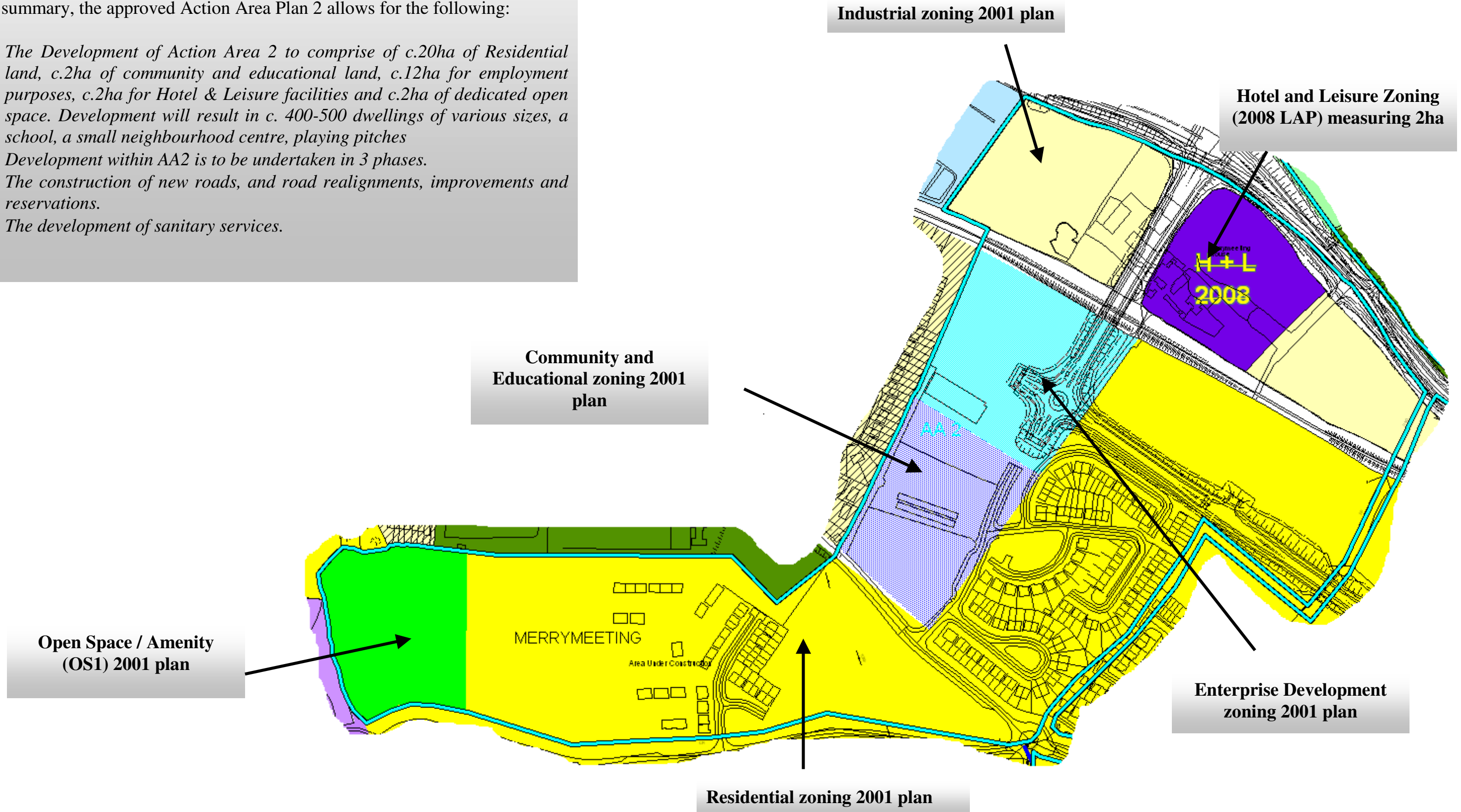
Action Area 2

This Action Area is located in the Tinakilly, Merrymeeting and Broomhall area of Wicklow Environs and Rathnew.

Development shall be in accordance with the approved Action Area Plan 2, dated 4th March 2003. (As modified by the 2008 Local Area Plan)

In summary, the approved Action Area Plan 2 allows for the following:

- *The Development of Action Area 2 to comprise of c.20ha of Residential land, c.2ha of community and educational land, c.12ha for employment purposes, c.2ha for Hotel & Leisure facilities and c.2ha of dedicated open space. Development will result in c. 400-500 dwellings of various sizes, a school, a small neighbourhood centre, playing pitches*
- *Development within AA2 is to be undertaken in 3 phases.*
- *The construction of new roads, and road realignments, improvements and reservations.*
- *The development of sanitary services.*



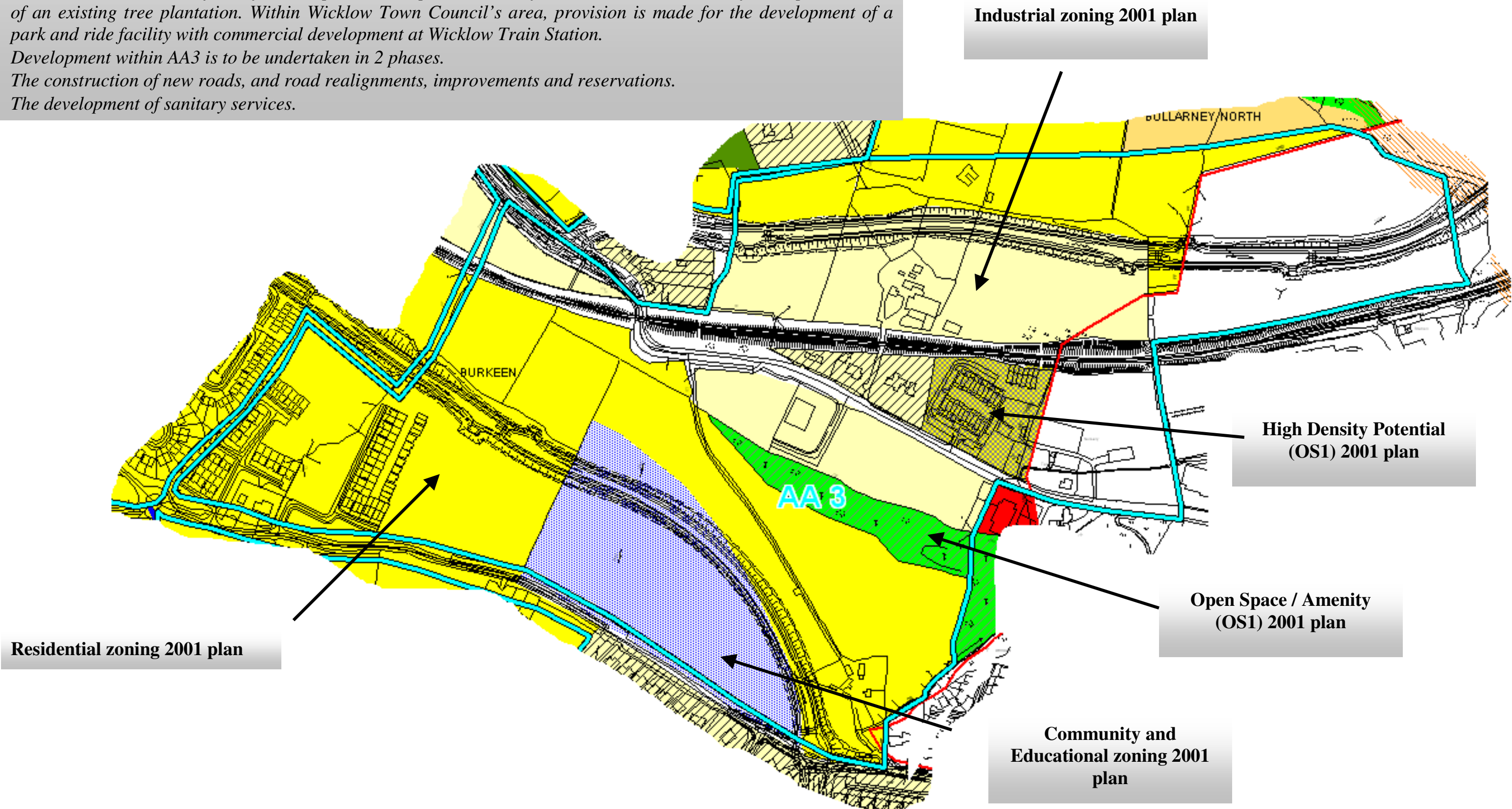
Action Area 3

This Action Area is located in the Burkeen and Bollarney North area of Wicklow Environs and Rathnew, and incorporates lands in the Wicklow Town Council administrative area.

Development shall be in accordance with the approved Action Area Plan 3, dated 24th October 2003.

In summary, the approved Action Area Plan 3 allows for the following:

- The development of c.54ha, which is made up of approximately 25ha of residential land, 4.85ha of community and educational land, 2.7ha of land for Enterprise Development, 4.4ha of Industrial land and 1.9ha for the preservation of an existing tree plantation. Within Wicklow Town Council's area, provision is made for the development of a park and ride facility with commercial development at Wicklow Train Station.
- Development within AA3 is to be undertaken in 2 phases.
- The construction of new roads, and road realignments, improvements and reservations.
- The development of sanitary services.



Action Area 5

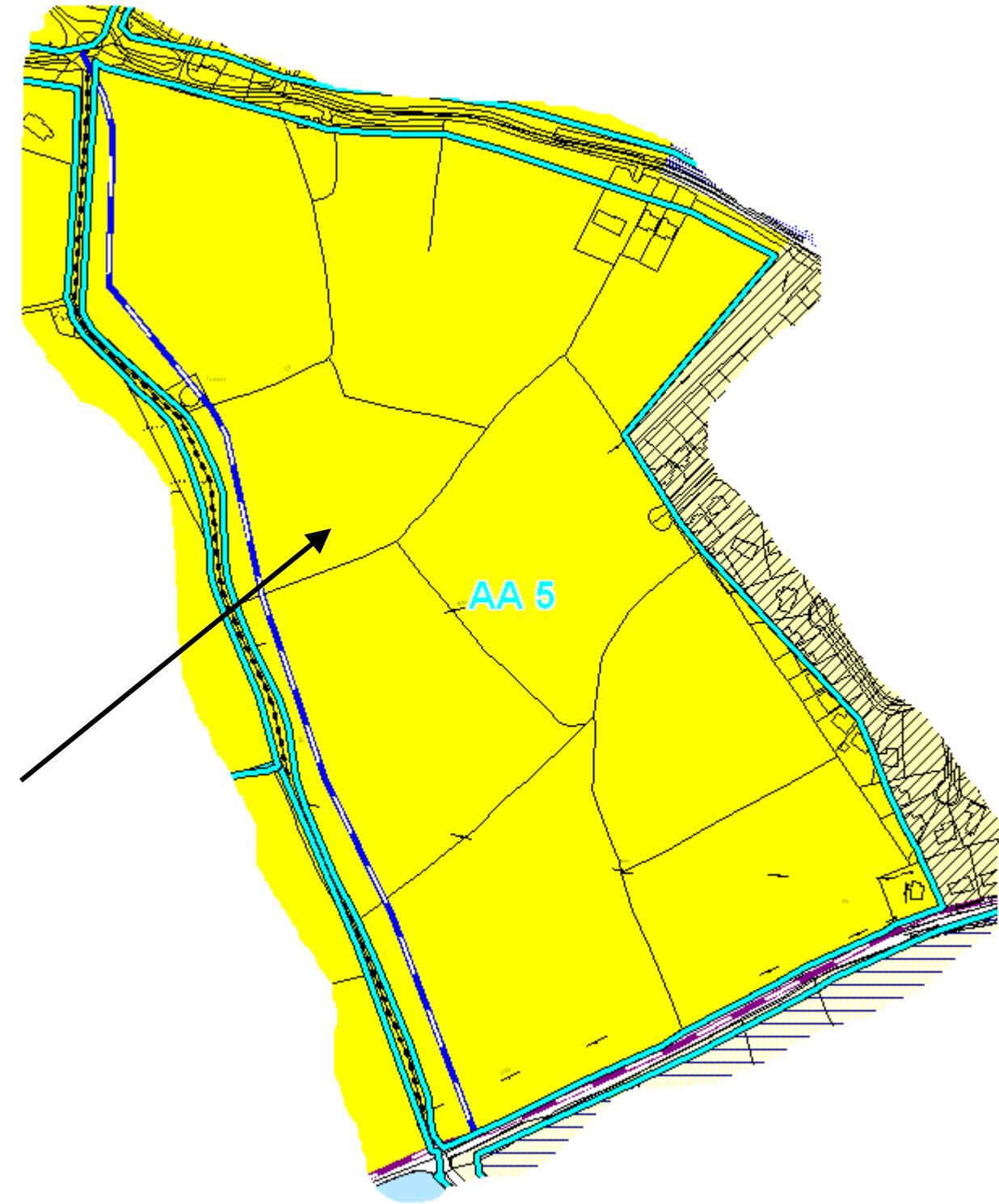
This Action Area is located in the Broomhall area of Wicklow Environs and Rathnew.

Development shall be in accordance with the approved Action Area Plan 5, dated 6th July 2005.

In summary, the approved Action Area Plan 5 allows for the following:

- *The development of c.27ha, all of which is zoned for residential development.*
- *A neighbourhood centre with maximum floor area of 500m² is to be provided along the boundary of AA5 with AA9.*
- *Open space is required to be provided in tandem with the development.*
- *Development within AA5 is to be undertaken in 3 phases.*
- *Road alignments and improvements.*
- *The development of sanitary services.*

Residential zoning 2001 plan

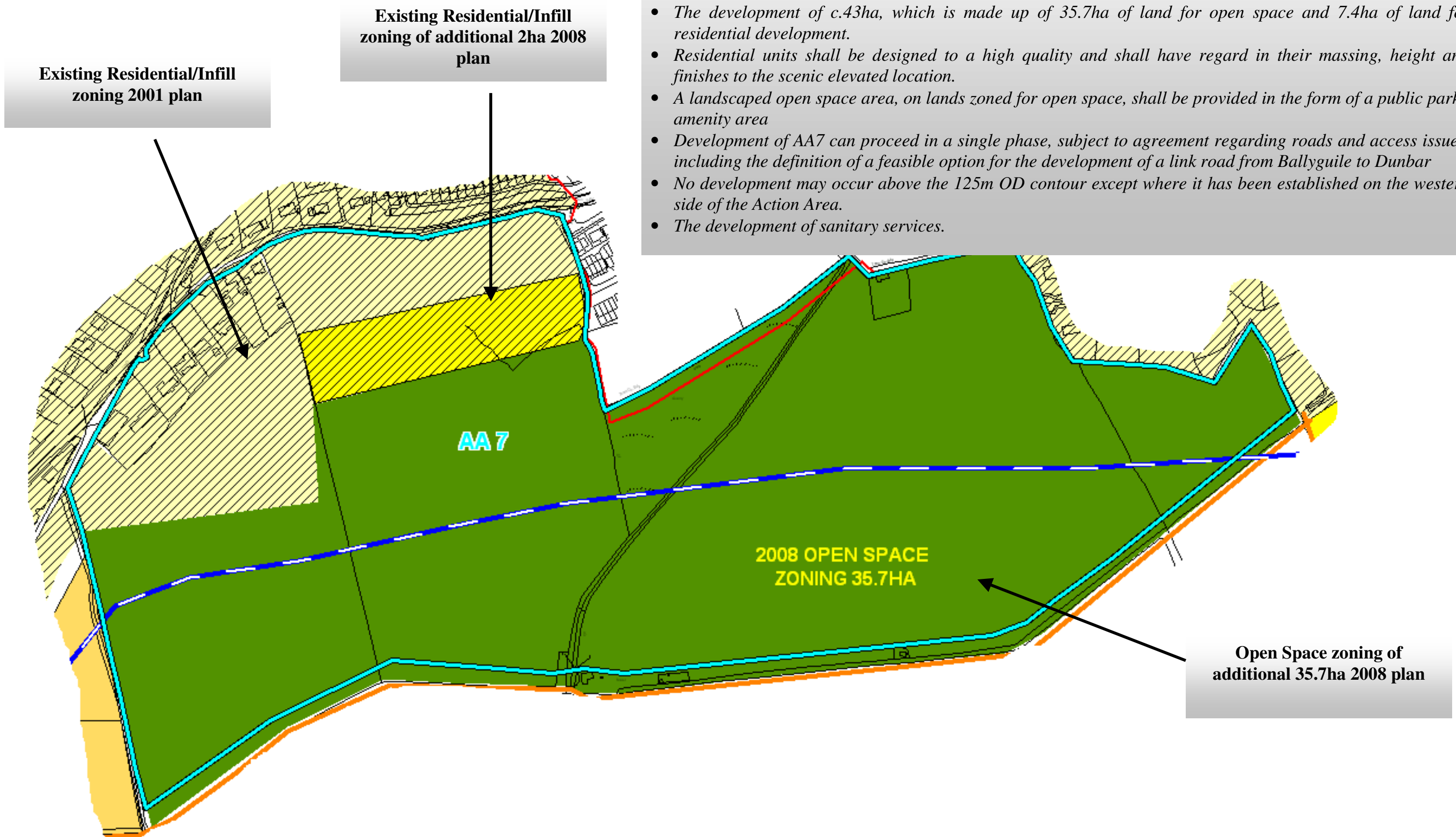


Action Area 7

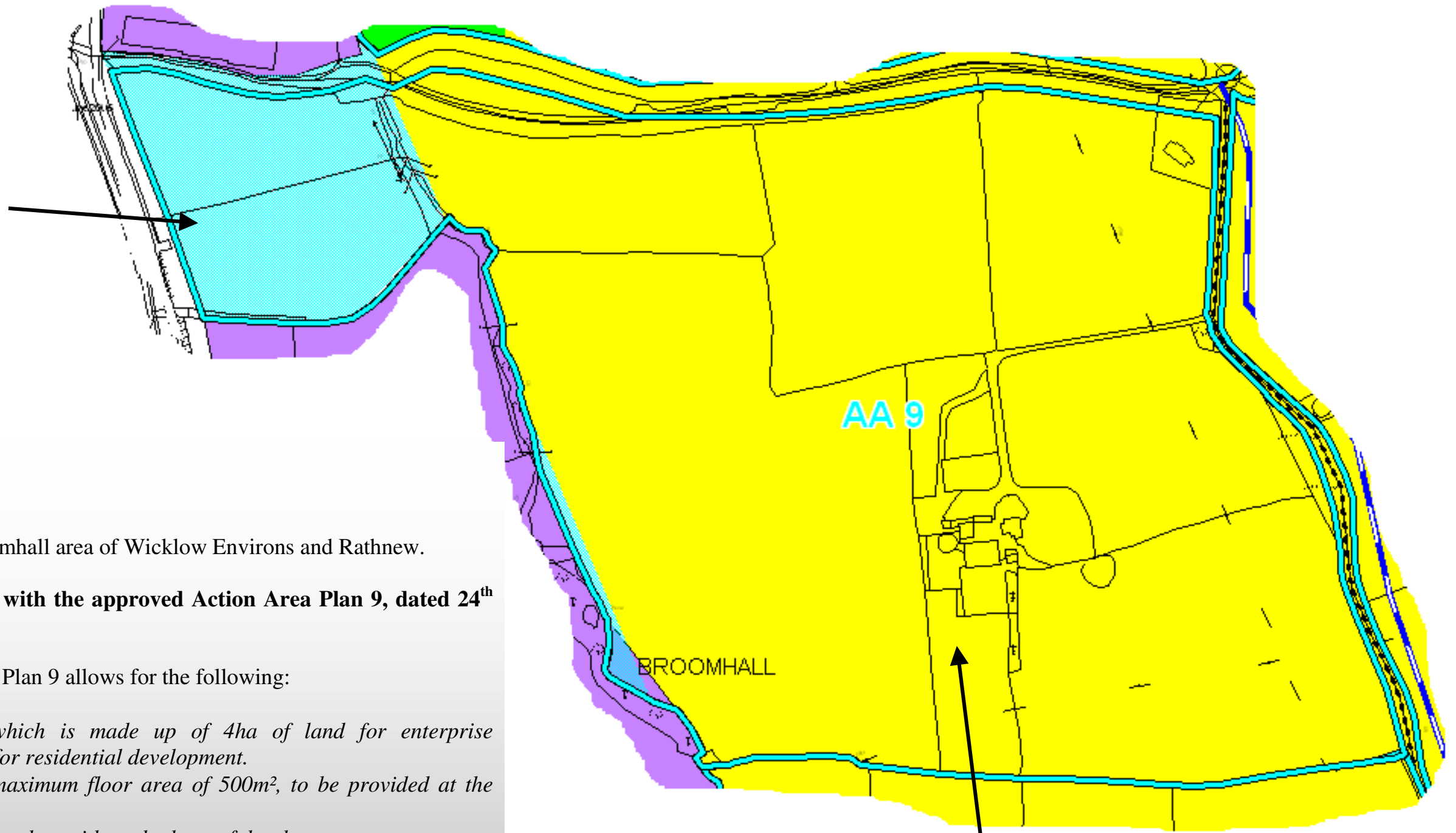
This Action Area is located in the Ballyguile area of Wicklow Environs and Rathnew. Any plan shall comply with the following objectives:

Development shall be in accordance with the approved Action Area Plan 7, dated 23rd February 2004. (as modified by the 2008 Local Area Plan).

- *The development of c.43ha, which is made up of 35.7ha of land for open space and 7.4ha of land for residential development.*
- *Residential units shall be designed to a high quality and shall have regard in their massing, height and finishes to the scenic elevated location.*
- *A landscaped open space area, on lands zoned for open space, shall be provided in the form of a public park / amenity area*
- *Development of AA7 can proceed in a single phase, subject to agreement regarding roads and access issues, including the definition of a feasible option for the development of a link road from Ballyguile to Dunbar*
- *No development may occur above the 125m OD contour except where it has been established on the western side of the Action Area.*
- *The development of sanitary services.*



Enterprise Development
zoning 2001 plan



Action Area 9

This Action Area is located in the Broomhall area of Wicklow Environs and Rathnew.

Development shall be in accordance with the approved Action Area Plan 9, dated 24th September 2007.

In summary, the approved Action Area Plan 9 allows for the following:

- *The development of c.42ha, which is made up of 4ha of land for enterprise development and the remainder for residential development.*
- *A neighbourhood centre, with maximum floor area of 500m², to be provided at the boundary of AA9 with AA5.*
- *Open space is to be provided in tandem with each phase of development.*
- *Development within AA9 is to be undertaken in 2 phases.*
- *Road alignments and improvements.*
- *The development of sanitary services.*

Residential zoning 2001 plan