

SECTION FIVE
HERITAGE AND ENVIRONMENT

Chapter 11

Built Heritage and Natural Environment

11.1 Introduction

Heritage is defined under the Heritage Act 1995 as items such as monuments, archaeological objects, heritage objects, architectural heritage, flora, fauna, wildlife habitats, landscape, seascapes, geology, heritage gardens and parks and inland waterways. The County Wicklow Heritage Plan 2009-2014 provides an agreed framework around which actions to conserve natural, built and cultural heritage, and increase appreciation and enjoyment of it can be advanced. This development plan will support the objectives and actions contained in the County Heritage Plan.

The protection and enhancement of heritage assets through the Plan will help to safeguard the local character and distinctiveness of Wicklow Town, Rathnew Village and their environs, providing local economic, social and environmental benefits.

The name of Wicklow town is of Viking origin, with 'lo' meaning meadow or grassland. The area of 'Nati's mound' which overlooks the river is thought to be the site of the earliest settlers to the town, and later came to be occupied by the Vikings, who also established a timber fort at what is now the 'Black Castle'. The old Irish name for the town, Chill Mhanntain has connections with St. Patrick who is reputed to have attempted to land at Wicklow Town with a party of followers, only to be repelled by locals bearing stones. One of the party named 'Mhanntain', later returned to Wicklow where he founded a church. In Norman times the town was centred along Main Street, with small lanes running off of this and spaces for markets at each end of the main street. A stone fortification was built at the Black Castle, while the ruins of a monastery dating back to Norman times can be found at Abbey Grounds. This was a period of unrest, with regular burnings, sieges and battles as the locals refused to submit to English Authority. As a result, Wicklow was the last district of Ireland to be created a county with its County Town only granted borough status in 1613. The Black Castle was destroyed in 1641 in an attack which led to the massacre of the Parish Priest and his congregation, it is claimed, in the vicinity of what is now known as Melancholy Lane.

During a peaceful time in the 18th century a stone bridge was constructed allowing farmers to graze their animals on the Murrough, as was a new town hall and a Gaol where several United Ireland rebel leaders swung from a noose. Seafaring was the town's life blood. For centuries ships loaded and landed goods in Wicklow Harbour. Many people emigrated in the 'coffin ships' after the famine years, when County Wicklow lost ten thousand people to disease and hunger. Development of the harbour into a hub of industrial activity sheltered by breakwaters helped those who stayed to find work in the late 19th century. Wicklow's fighting spirit remained true in the struggle for national independence. Erskine Childers had many connections with the town.

Rathnew, meaning 'The Ring Fort of Naoi' originally developed around the site of an early Christian settlement. In pre-Norman times, the area was also occupied by the Danes. The village developed in two 'sectors' – the northern part comprising an area developed with 'estate houses' such a Clermont House and the traditional 'old village' that is still present today which developed slightly further south on the Rathnew Commons. In between the two areas the still present village street just south of the bridge was developed. The commons area was developed without any 'plan' and as a result the pattern of development still visible today is very unstructured with houses of different sizes and formats, facing different directions and a complex pattern of street and lanes. Rathnew has a number of features of historical, architectural and archaeological interest, such as the stump of a medieval church, the cemetery, the RC church and some original 18th and 19th century houses.

The natural environment provides a habitat for a variety of species and is a source of amenity for human settlements. Despite the fact that the Wicklow Town and Rathnew Village are urban in character, the area includes several significant elements of the natural environment such as the Murrough wetlands and coastal area, the River Leitrim, River Vartry, the land attached to the Dominican convent, Clermont House, Tinakelly House and several substantial groupings of trees. Apart from their intrinsic biodiversity value as habitats for a variety of plant and animal species, these

elements of the environment provide direct and indirect benefits to the population of Wicklow Town, Rathnew and their surrounds. They are places where people can engage in recreational activities such as walking, swimming, sailing and playing formal and informal field sports. These also provide a visual amenity that enhances the attractiveness of the settlement as a place in which to live and work. These assets are therefore worth protecting.

Each of these elements of the natural environment are utilised in some way by the settlements' population. The coastal area and foreshore are used for the transport of goods by the Port; the rivers are used for recreational purposes like fishing and for drainage; the Convent lands represent an excellent example of sustainable enterprise in the form of a permaculture farm and eco-centre; the grounds of Clermont Campus and Tinakelly House offer a green quarter within the settlement and Wicklow golf course is used for both passive and active recreation (i.e. golf and walking). These assets have come under pressure from development. For example, parts of the Convent lands have been taken up by residential development in recent times and developments at the Port and the Murrough have encroached upon the coastal and river environments respectively.

Strategic Objectives:

- To safeguard local natural and built heritage assets; and to balance the protection of the built and natural resources against the need to allow the town to develop and grow based upon the value and sensitivity of these resources.
- To enhance the quality of the natural and built environment, to enhance the unique character of the settlement as a place to live, visit and work;
- To promote greater appreciation of, and access to, local heritage assets.
- To ensure compliance of the plan with relevant National and EU heritage protection legislation

11.2 Built Heritage

11.2.1 Architectural Heritage

Wicklow Town has a good built heritage stock, with a number of important institutional, civic and religious structures that contribute to its status as a County town. The Gaol, the adjacent courthouse, and the nearby Town Hall are all important landmark buildings, with the former operating as a popular visitor attraction. The two civic memorials commemorating noted Wicklow men, Billy Byrne, hero of the 1798 Rebellion, and Captain Robert Halpin (1836-1894), responsible for laying an estimated 41,800 km of underwater telegraph cable, contribute greatly to the local character and distinctiveness. Also of significance are the three and four storey townhouses on Main Street; the Dominican Convent; and ecclesiastical buildings such as the Church of Ireland (Wicklow Parish Church at Church Hill) and the Catholic Church (St. Patrick's Catholic Church). The town has also inherited a Town Centre street pattern that has informed the layout of the subsequent expansion of the town. The architecture of these buildings and the spaces between them such as Market Square and Fitzwilliam Square, and the individual traditional style of shopfronts all lend attractiveness and vibrancy to the Town Centre.

Individual developments, which may involve the demolition of buildings of architectural and historic interest, can have a negative visual impact, as can the cumulative impact of a number of small-scale developments. Inappropriate alterations such as the removal of historic sash windows, alteration to traditional shopfronts, the addition of inappropriate signage and lighting, or the unsympathetic extension of structures can detract from the character of individual buildings and have a cumulative negative impact on the streetscape.

Rathnew Village itself has a unique built heritage with a range of building types, uses and designs. As set out in the introduction, Rathnew does not have the same type of identifiable, formal structure as Wicklow town, and in this regard, the key to the protection of Rathnew's architectural heritage will be the identification and protection of the most valuable structures and items, and the sensitive redevelopment of sites and properties adjacent to these places.

Architectural Objectives

- AH1** To consolidate and safeguard the historical and architectural character of Wicklow Town and Rathnew Village through the protection of individual buildings, structures, shopfronts and elements of the public realm that contribute greatly to this character¹.
- AH2** To conserve buildings and features of historical and vernacular interest through ensuring that adequate consideration is given to their protection as part of development proposals and that mitigation measures are put in place as required².
- AH3** To have regard to 'Architectural Heritage Protection: Guidelines for Planning Authorities' (Department of Arts, Heritage and the Gaeltacht, 2011) in the assessment of proposals affecting architectural heritage.

11.2.2 Protected Structures

The Development Plan is required by Part IV of the Planning and Development Act 2000 to include policy objectives to protect structures within its functional area. The primary means of achieving this is by compiling and maintaining a Record of Protected Structures (RPS) to be included in the Plan. The RPS should comprise structures that are of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest. There are 33 entries on the Record of Protected Structures in the plan area.

The placing of a structure on the RPS seeks to ensure that the character of the structure (or a specific feature of the structure as may be specified) is maintained and any changes or alterations to it are carried out in such a way as to retain and enhance that character. The inclusion of a structure in the RPS confers certain responsibilities upon the owner of the structure and requires that planning permission be sought for any changes or alterations to the structure. The definition of a structure for the purpose of the RPS includes "*the interior of the structure; the land lying within the curtilage of the structure; any other structures lying within the curtilage of that structure and their interiors; and all fixtures and features which form part of the interior or exterior of the structure*" From the date of notification of an intention to include a structure in the RPS, the owner has a duty to protect that structure from endangerment. The Council may, on receipt of a written request from the owner or occupier of a protected structure, issue a declaration under Section 57 of the Planning and Development Act 2000 (as amended), outlining certain works it considers would not materially affect the character of the protected structure and which are, therefore, exempted from the requirement for planning permission. Any works that would materially affect the character of a structure require planning permission.

The Record of Protected Structures (RPS) is set out below.

Protected Structures Objectives

- RPS1** To protect the character and setting of protected structures.
- RPS2** To positively consider proposals to improve, alter, extend or change the use of protected structures so as to render them viable for modern use, subject to consultation with suitably qualified Conservation Architects and / or other relevant experts, suitable design, materials and construction methods.
- RPS3** All development works on or at the sites of protected structures, including any site works necessary, shall be carried out using best heritage practice for the protection and

¹ The National Inventory of Architectural Heritage can be utilised as a source of information with regard to the architectural value of any such features

² The National Inventory of Architectural Heritage can be utilised as a source of information with regard to the architectural value of any such features

preservation of those aspects or features of the structures / site that render it worthy of preservation.

- RPS4** To support the re-introduction of traditional features on protected structures where there is evidence that such features (e.g. window styles, finishes etc) previously existed.
- RPS5** To strongly resist the demolition of protected structures, unless it can be demonstrated that exceptional circumstances exist. In cases where demolition or partial demolition is permitted or where permission is given for the removal of feature(s), the proper recording of the building / feature will be required before any changes are made.
- RPS6** The Council shall consider the change of use of a Protected Structures, provided that it can be shown that the structure, character, appearance and setting will not be adversely affected.

Table 11.1 Record of Protected Structures

Reference No.	Address	Description
Wicklow Town Council		
Existing Protected Structures		
RPS 1	Brickfield Lane	Semi detached three bay two storey late Victorian house, c. 1897, with projected gabled end bay, canted bay window, glazed porch and single storey return to rear.
RPS 2	Brickfield Lane	Square cut concrete capped granite piers and cast iron gates, c. 1895.
RPS 3	Wicklow Parish Church of Ireland Graveyard, Church Hill	Church of Ireland Graveyard, in use from 1650, with slab and carved gravestones and funerary monuments, some enclosed with cast iron railings; probable site of medieval church; east end consolidated c.1965.
RPS 4	Wicklow Parish Church of Ireland, Church Hill	Anglican auditory church, c.1700, comprising square tower having ogee cupola.
RPS 5	Saint Nathi's / Round Mount	Early Christian or Norman works, now heavily planted
RPS 6	Wicklow Parish Church of Ireland, Church Hill	Hiberno-Roman arched carved granite doorcase
RPS 7	Leitrim River (Bridge)	Eight arched stone bridge spanning Leitrim river, c.1690
RPS 8	Bridge Street	End of terrace five bay two storey house, built 1869
RPS 9	Saint Patrick's Church, Saint Patrick's Road	Detached Gothic Catholic Church, c.1840.
RPS 10	Courthouse, Market Square	Detached nine bay two storey over raised basement late Georgian courthouse, built 1824.
RPS 11	Main Street	Laneway with granite steps having concrete landings, c.1820
RPS 12	Kilmantin Hill	Detached ten bay three storey over basement gaol, c.1843.
RPS 13	Methodist Chapel, Bay View Road	Detached four bay Wesleyan Methodist chapel, built 1866.
RPS 14	Dominican Convent, Convent Road	Semi detached six bay three storey over basement extension with dormer attic.
RPS 15	Saint Dominic's Convent and Chapel, Dominican	Terraced seven bay Victorian convent chapel, c.1895.

	Convent, Convent Road.	
RPS 16	Saint Dominic's Wing, Dominican Convent, Convent Road.	Terraced five bay three storey over basement mid-Victorian secondary school with dormer attic, built 1928.
RPS 17	Saint Joseph's Wing, Dominican Convent, Convent Road	Terraced eight bay three storey basement dormitory extension, built 1887.
RPS 18	Saint Theresa's Wing, Dominican Convent, Convent Road.	Semi detached six bay three storey over basement extension to convent secondary school, built 1928.
RPS 19	Saint Catherine's Wing, Dominican Convent, Convent Road	Semi detached six bay four storey over basement late Victorian extension, built 1998.
RPS 20	The Mall	Retaining wall, c.1875
RPS 21	Dunbur Road	Cast iron wall mounted letterbox, c.1925.
RPS 22	Black Castle	Ruins of cliff-top castle and fort, c.1660.
RPS 23	Castle Street	Remains of former stone and earth defensive ramparts to Black castle, c.1660.
RPS 24	The Abbey, Abbey Street	Preserved remains of sections of ruined Franciscan friary including thirteenth century window and fifteenth century tower.
Wicklow Town Council		
Proposed Protected Structures		
RPS 25	The Train Station, signal room and waiting room on the opposite platform (Platform 2), Station Road	The Main station building is on Platform 1 with a waiting room, toilet facilities and the ticket office. The Waiting room on Platform 2 is no longer in use. The signal cabin is mounted on the footbridge and is of a typical DSER design.
RPS 26	Grimshaw's Lodge, Rocky Road	Detached three- bay single storey former gate lodge with dormer attic, built c. 1860
RPS 27	St Patrick's Parochial Hall, St Patrick's Road	The church, built in 1797, became a free schoolhouse in c.1844 with separate entrances for girls and boys, it was renovated in 1950's to fulfil the roll of parish Hall and again in 2011 and is currently a youth centre and community hall.
RPS 28	The Comhaltas Building, Seafont	Old lifeboat house built in 1866. In 1880's the RNLI moved to the east pier and it is now in use as the Comhaltas Ceoltoirí Eireann Building.
RPS 29	The Lifeboat houses, South Quay	The lifeboat house was originally built here in 1887 with the current life boat house officially opened in 1990.
RPS 30	The Cholera House, Greenhills Road	Ruin of a stone house. Thought to have been built to treat victims of cholera in the outbreak of 1866. Up to c.1990's it had a corrugated roof and was used as cattle sheds.
RPS 31	The Handball Alley, Crinion Park	A reinforced concrete handball alley built c.1930. It is substantially complete and is a good example of this kind of structure which is now becoming increasingly rare.
RPS 32	The Capstan, South Quay	Was used to haul sailing shops into the river against tidal flow, ceased operation c. 1909 with the construction of the north pier.

RPS 33	Anchor at Black Castle	These are anchors from Trifylia, a boat that sank off Wicklow on November 12 th 1915. The anchors were raised in 1985 and unveiled in their present location in 1986 as a monument to all those who were lost at sea from Wicklow.
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Wicklow County Council		
Existing Protected Structures		
25 – 04	Commons Td, Rathnew	Former National School/Old Band Hall Three-bay, gable-ended building of coursed-rubble stone with brick dressings and a gabled porch- dated 1895
25 – 05	Rathnew Catholic Church, Commons Td	Church T-plan, gable-ended building of coursed-rubble granite with brick dressings, wide eaves and natural slates on the roof. This church, of circa 1900, looks much more like a school than a church
25 – 07	Brides Head, Dunbar, Wicklow Head	Early Ecclesiastical Remains
25 – 08	Wicklow Head	Old Semifore Circular tower of granite ashlar
25 – 09	Wicklow Head, Lighthouse, Dunbur Td	Lighthouse Octagonal tower of c.1779. A remarkable structure and magnificent example of civil engineering dating from the mid-18 th Century
25 – 12	Newrath, Rathnew	Letterbox
25 – 13	Clermont House, Rathnew, Newrath Td.	Country House/School Important early-18 th Century house thought to be by David Bindon and the twin of Furness House, Naas. Of brick, the three-bay, three-storey façade has a tetrastyle, Doric doorcase over which is an ionic aedicule, windows with original thick-bar sashes, original panelled door, parapet and heavy slates on the roof. Half-octagon wings were added circa 1900 and a chapel and school block circa 1950. In the interest of clarity, only this core group of connected buildings is included in this entry - structures / features of the curtilage are excluded
25 – 15	Tinakelly House, Rathnew, Tinakelly Td	Country House Late-19 th Century, cement rendered house with a five-bay, two-storey façade with full-height, half-octagon bows flanking a doorcase which has a deep pediment supported on brackets. The hipped roof has bracketed eaves. The house was built by Halpin, Captain of the Great Eastern
25-16	Broadlough House, Tinakelly Td	Country House A five-bay, single-storey, mid-18 th century house which was improved in the early 19 th Century. The house has a pedimented breakfront containing a half-moon window, a round-headed doorcase with leaded fanlight and reeded jambs, sash windows with Georgian panes and a two-bay bow window on the left-hand return wall. The rear of the house is said to be 17 th Century.

11.2.3 Architectural Conservation Areas

Section 81 of the Planning & Development Act 2000 states that a development plan shall include an objective to preserve the character of places, areas, group of structures or a townscape that:

- a. Is of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest or value, or
- b. Contributes to the appreciation of protected structures.

Within Wicklow Town there are areas where the accumulation of a coherent collection of man-made heritage features, create places of a locally distinct and attractive character. These areas are hereby designated as Architectural Conservation Areas (ACA). The designation of these ACAs is a reserved function of the Council. Most structures in an ACA are important in the context of their contribution to the streetscape or character of an area. In ACAs, protection is placed on the external appearance of such areas or structures. Any works that would have a material affect on the character of an ACA would require planning permission.

There are five designated Architectural Conservation Areas within the plan area:

1. Town Centre
2. Leitrim Place
3. Bachelor's Walk and Church Street
4. Bay View Road
5. Brickfield Lane

Objectives

ACA1 Within Architectural Conservation Areas, all those buildings, spaces, archaeological sites, trees, street furniture, views and other aspects of the environment which form an essential part of their character, shall be protected.

ACA2 The design of any development in Architectural Conservation Areas, including any changes of use of an existing building, should preserve and / or enhance the character and appearance of the Architectural Conservation Area as a whole. Schemes for the conservation and enhancement of the character and appearance of Architectural Conservation Areas will be promoted. In consideration of applications for new buildings, alterations and extensions affecting Architectural Conservation Areas, the following principles will apply:-

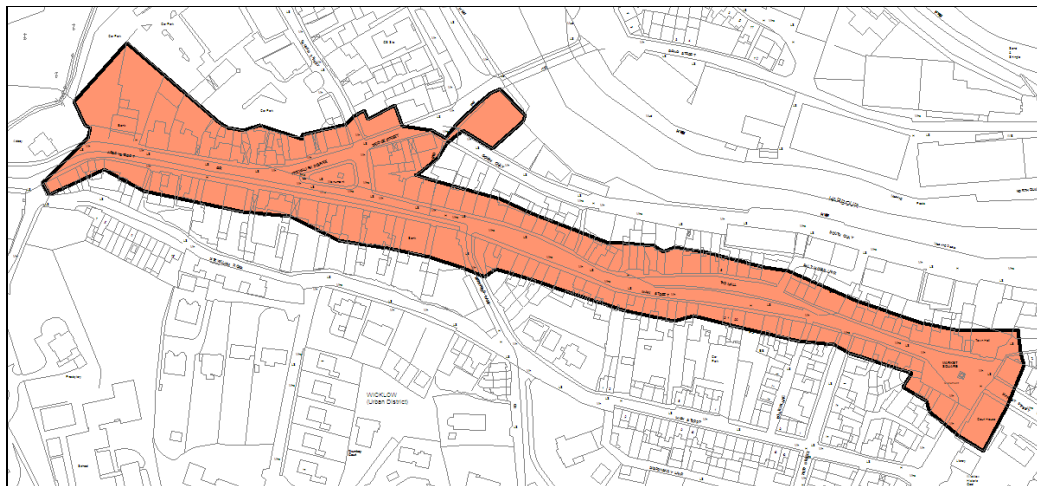
- Proposals will only be considered where they positively enhance the character of the ACA;
- The siting of new buildings should, where appropriate retain the existing street building line;
- The mass of the new building should be in scale and harmony with the adjoining buildings, and the area as a whole, and the proportions of its parts should relate to each other, and to the adjoining buildings;
- Architectural details on buildings of high architectural value should be retained wherever possible;
- A high standard of shopfront design relating sympathetically to the character of the building and the surrounding area will be required;
- The materials used should conform to the character of the area. Planning applications in ACAs should be in the form of detailed proposals, incorporating full elevational treatment and colours and materials to be used. Flashing and/or neon lights will not be considered appropriate in an ACA.

ACA Town Centre

Location

This ACA extends along the main street of Wicklow Town from the AIB/ Dental Surgery on Abbey Street to Heels on Fitzwilliam Square, The Bridge Tavern on Bridge Street and to Tá Sé's/ Courthouse on Market Square. This is the town centre of Wicklow and is also the main thoroughfare through the town. The tight clustering of buildings within the town lends a distinct and strong town character. The inclusion of urban spaces like Fitzwilliam Square and Market Square add uniqueness to the character.

Map 11.1 ACA Town Centre



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Character

The character of Wicklow Town is of local historical interest containing many historical buildings and features. The town is also of considerable social and cultural interest within the County of Wicklow as a distinctive and attractive place. The main street of Wicklow sits on the slopes down to the Leitrim River with the eastern side of the main street obviously built on different levels with the presence of The Mall retaining wall in the centre of the road and the southern row of buildings built at a significant height to the northern side of the road.

The Town Centre ACA has been designated based upon its architectural, historical and cultural importance. It has been designated based upon the following characteristics:

- Uniform building line
- Building height range of between two, three and four storeys
- Buildings constructed in the period 1750 to 1900
- Its role as the historic commercial and civic core of the town
- Plot widths dating from the medieval period in the range 5 to 7.5 metres
- Existence of design features that contribute to a harmonious visual environment including: traditional shopfronts; timber sash windows; smooth render building finishes; vertical emphasis fenestration; wood/timber doors.

The preservation of the character of the Town Centre ACA is essential to safeguarding the identity of the town and maintaining continuity with its development history. The collection of buildings and spaces within the ACA represent a unique aspect of Wicklow Town's built heritage and contribute to its attractiveness.

ACA Leitrim Place

Location

This ACA extends along Leitrim Place which is along the eastern bank of the Leitrim River. It comprises of 14 terraced dwellings with the last dwelling to the north a public house - the Leitrim Bar and Lounge. Leitrim Place is directly across the river from Bachelor's Walk.

Map 11.2 ACA Leitrim Place



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Character

The terrace is made up of 14 dwellings, comprising thirteen three-bay two-storey houses, built c.1840, some having extensions to rear. Some of the architectural features on these structures are - pitched slate roofs with rendered chimneystacks; lined-and-ruled rendered walls, with some painted; square-headed window openings, having timber sliding sash windows with two-over-two panes to two houses to south-east end; round-headed stair window to centre rear elevations; elliptical-headed door openings and petal fanlight to house to south-east end, and having sidelights and plain overlights to other houses. Front gardens generally have wrought-iron pedestrian gates and railings on rendered plinth walls with cut granite coping stones. This terrace of dwellings may have been used as army officer accommodation in the past, with Leitrim House being used as a school at one time. While this terrace has undergone alterations and lost some of its original fabric, it retains its form, scale and character.

Leitrim House, a terraced five-bay two-storey over basement pedimented house with attic, built c.1835, is an unusual and striking mid-terrace building, with a pediment and portico more commonly associated with civic architecture than domestic buildings and the rest of the terrace and it forms an important architectural set piece in the town, with its position facing the river making it a highly visible feature.

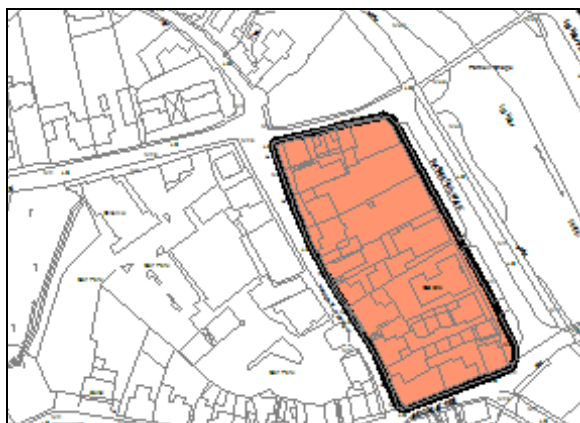
There is also a painted cast iron wall mounted post box erected c. 1905 with cipher of King Edward VII on Leitrim Place that adds to the character of the terrace.

ACA Bachelor's Walk and Church Street

Location

The ACA extends along the southern bank of the Leirrim River to Bridge Street, turning westerly to Church Street and back around to Wentworth Place and the Leirrim River. The ACA includes all of the buildings within the block. Church Street and Bridge Street have a number of different town centre uses in mainly 2 and 3 storey high terraces. There is a mixture of building uses on Bachelor's Walk. Wentworth Place has residential units with the side boundaries of the structures on Church Street and Bachelors Walk. This ACA includes 'Halpin's Bunkhouse' Hostel, the Garda Station, the Assembly Hall and Flannery's funeral home (previous ESB sub station yard), Halpin's café, Kilmantin Arts, Boutique, The Bakery restaurant, Pet Shop, Offices, etc.

Map 11.3 ACA Bachelor's Walk and Church Street



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Character

This area is a natural extension of the town centre and has its own unique cultural, social and architectural character.

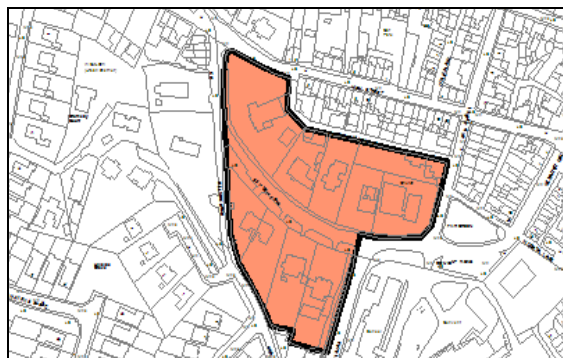
- The 2 and 3 storey terraces structures on Church Street and Bridge Street have facades with entrance doors and windows of a high architectural quality.
- Bachelor's Walk has a high quality public realm with the tree lined street and each unit here having its own architectural features, like the old stone wall of Flannery's funeral home, the external walls and façade of the Assembly Hall, the front façade and front wall and rails of Halpin's Bunkhouse Hostel.

ACA Bay View Road

Location

The ACA is located at the rear of the Town Centre and includes nine sites which are on both sides of the road. This area is mainly residential and includes the Methodist Church and Hall. These structures are all large dwellings on relatively large plots and in close proximity to the Town Centre.

Map 11.4 ACA Bay View Road



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Character

Bay View Road is an area of Wicklow town that reflects the social and architectural history of the settlement. There are several large well designed and executed late nineteenth-century houses here which indicate the prosperity of Wicklow town at the time. Buildings of note include:

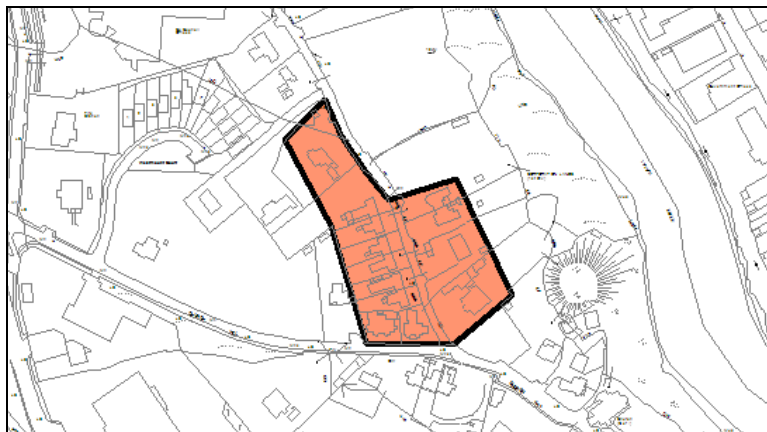
- 'Hillside House', is a detached five-bay two-storey house, built c.1860 and was a former nursing home. This is an impressive suburban villa with the breakfront and broad porch adding interest to the front elevation. The retention of early casement windows is to be noted with the margin sashes adding decorative interest.
- The 'Society of Friends' meeting house, which was built in the latter part of the nineteenth century, this building is an interesting reminder of the religious diversity of the town of Wicklow.
- The freestanding gable-fronted Methodist chapel, built 1866, having corner buttresses and four-bay side elevation with gabled projecting door. Designed by architect William Fogerty (1833-78), it was described at the time of its completion as a 'very neat little church'. The yellow Dublin brick is contrasted by the jambs and bands of Belfast and Enniscorthy red brick. Dalkey granite is used for the stone dressings and Bath stone in the rose window. Its corner site makes it a prominent feature in the area. It too is a reminder of the religious diversity of Wicklow town since the nineteenth century. In recent years the church hall was built to the west with rendered entrance piers with chamfered corners with pointed caps and plinths, cast-iron double-leaf gates, and rendered boundary walls with vertical coping stones.
- The original Manse (Rectors dwelling) along side the Methodist Church, now in use as a dwelling which is of simple form is enhanced by decorative details such as the chimney cornices, modillions, and most noticeably, the unusual small-pane sash windows.
- Bay View House, Villanita House (former manse and school) and the 2 semi-detached three-bay two-storey houses

ACA Brickfield Lane

Location

The ACA is located down a cul-de-sac off Church Hill. There are 17 properties off the cul-de sac and buildings of note here are the terrace of Edwardian houses and the semi-detached Victorian houses.

Map 11.5 ACA Brickfield Lane



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Character

There is a quiet residential character on Brickfield Lane with dwellings on large sites. There are a number of more recently built dwellings, however of the original ones there are a number of buildings of noteworthiness, in particular:

- An interesting terrace of two-bay two-storey Edwardian house, built 1905 - 1907, with full-height box bay window to front (south) elevation with curved zinc fascia and other detailing typical of the era. Curiously sited, its principle south facing elevation turns away from the street, presumably to maximise its exposure to the sun. The retention of roof slates and ridge crestings add texture and interest, as does the different textured plasterwork.
- The semi-detached three-bay two-storey fine late-Victorian suburban house, built c.1895, with projecting gabled end bay to front (west) elevation and with decorative bargeboards. The retention of original fabric including chimney pots, rainwater goods, and timber windows creates an appropriate patina of age. The mass production of red brick in the nineteenth century made it a reliable and affordable building material, making it popular for decorative effects. Its use here enhances and adds definition to the form of the building.

There is also a painted cast-iron round-headed post box, c.1905, having raised lettering and Edward VII cipher, which is attached to painted cast-iron lamp post (lamp missing), having fluted post and foliate collars. Lamp boxes and post boxes with rounded tops designed to be affixed to lamp posts, are more vulnerable to removal than wall or pillar boxes, so the survival of this one and its continued use is notable. The cipher of Edward VII indicates its early twentieth-century origins, and the repainting of postboxes following the foundation of the state was a simple and practical method of reclaiming these artefacts of Ireland's colonial past. The decorative cast-iron lamp post, which has bars at the top which would have been used as a ladder rest by the lamplighter, also demonstrates a high standard of design and execution.

ACAs and Exempted Development

In an ACA, the carrying out of works to the exterior of a structure will be exempted development only if those works would not materially affect the character of the area. This is in addition to the

requirement under Section 4 (1) (h) of the Planning and Development Act 2000 that for works to be exempted they must be consistent with the appearance of the structure itself and neighbouring structures.

11.2.4 Other structures & vernacular architecture

There are many structures and features in the plan area, which, while not included on the Record of Protected Structures, are nonetheless of merit, making a positive contribution to the character of the landscape and to the distinctive character of the plan area. Vernacular architecture refers to the local and regional traditional building forms and types built using local materials, skills and building techniques. This would include traditional domestic buildings as well as shops, outbuildings, mills, farmsteads, stone walls, gates and gate piers. The Council will seek to retain vernacular structures where appropriate as their loss through demolition and replacement can considerably diminish the character of an area. The rehabilitation and appropriate reuse of the vernacular building stock can play a vital role in the sustainable development of the County.

Objectives

- VA1** To seek (through the development management process), the retention, conservation, appropriate repair and reuse of vernacular buildings and features such as milestones, stonewalls, traditional & historic shopfronts and pub fronts, thatched roofs and other historic elements. The demolition of vernacular buildings will be discouraged³.
- VA2** Development proposals affecting vernacular buildings will be required to submit a detailed, true measured survey, photographic records and written analysis as part of the planning process.
- VA3** Where an item or a structure (or any feature of a structure) is considered to be of heritage merit, the Council reserves the right to refuse permission to remove or alter that structure / item, in the interests of the protection of the County's architectural heritage.

11.2.5 Archaeological Heritage

Our archaeological heritage includes structures, constructions, groups of buildings, developed sites, moveable objects and monuments of other kinds, as well as their context, whether situated on land or under water. In this respect, Wicklow, Rathnew and their environs have a significant archaeological heritage, which provides a valuable cultural, educational and tourism resource. The Council recognises the importance of preserving, protecting and fostering a greater public appreciation of the County's archaeological heritage.

The **National Monument Act(s)** 1930-2004 is the primary legislative framework for the protection of archaeological heritage in Ireland. The Record of Monuments and Places (RMP) was established under Section 12 of the National Monuments (Amendment) Act 1994 and structures, features, objects or sites listed in this Record are known as Recorded Monuments. As well as extending protection to all known sites, now identified as Recorded Monuments, the National Monuments Acts 1930 – 2004 extends protection to all previously unknown archaeological items and sites that are uncovered through ground disturbance or the accidental discovery of sites located underwater. Where necessary, the relevant Minister will issue preservation orders to ensure protection is afforded to sites believed to be under threat.

There are 12 'Recorded Monuments' in the plan area, in addition to an identified 'zone of archaeological potential' in the town centre area.

³ The National Inventory of Architectural Heritage can be utilised as a source of information with regard to the architectural value of any such features

Archaeological Heritage Objectives

- AR1** No development in the vicinity of a feature included in the Record of Monuments & Places (RMP) will be permitted where it seriously detracts from the setting of the feature or which is seriously injurious to its cultural or educational value.
- AR2** Any development that may due to its size, location or nature have implications for archaeological heritage (including the zone of Archaeological potential as identified in this plan) shall be subject to an archaeological assessment. When dealing with proposals for development that would impact upon archaeological sites and/or features, there will be a presumption in favour of the 'preservation in situ' of archaeological remains and settings, in accordance with Government policy. Where permission for such proposals is granted, the Council will require the developer to have the site works supervised by a competent licensed archaeologist.
- AR3** To ensure that provision is made through the development control process for the protection of previously unknown archaeological sites and features where they are discovered during development works.

Table 11.2 Recorded Monuments within the Plan area

Monument No.	Site Type	Townland	Description
WI025 - 013	Castle Ruins	Corporation Lands, Wicklow	The Black Castle Anglo-Norman masonry castle
WI025-012001	Mound Castel Motte	Corporation Lands, Wicklow	The "Round Mound" overlooking the Leitrim River. Situated on high ground overlooking the Leitrim River at the N end of Wicklow town. A steep-sided mound (H 6-7m) which has been dug into at the SE and is very overgrown with trees and briars. It was probably part of the medieval borough of Wicklow (WI025-012----
WI025-012002	Abbey Ruins Franciscan Friars.	Wicklow	The Abbey at the northwest end of the town
WI025-008---	Enclosure	Newrath	A bivallate enclosure (diameter. c. 40m) with inner and outer enclosures evident on aerial photographs, adjacent to traces of a field system(WI025-009---
WI025-009---	Field System, site	Newrath	A possible field system, visible on aerial photographs, adjacent to an enclosure (WI025-008---
WI025-01001-	Church and graveyard	Commons	The eastern gable end of a church, traditionally associated with St Ernin, situated at the N end of an oval graveyard (50m x 40m).
WI025-01002-	Font	Commons	A granite font located beside the east gable wall of the church.
WI025-011---	Church and graveyard	Glebe	The foundation remains of a 10th century church and graveyard, originally with a Romanesque doorway now located in the Protestant parish church in Wicklow Town. Recently excavated for port access road and precisely located

WI025-012--	Historic town	Ballynerrin	The castle of Wicklow (WI025-013----) was granted to Strongbow by Henry II in 1173 (Scott and Martin 1978, 121), which appears to indicate that there was a pre-Norman settlement at this site. The name is derived from the Scandinavian; either Viking alo, 'meadow of the Vikings', or Vik-lo 'meadow of the bay' (Oftedal 1976, 130). The 'King's street' is mentioned in a deed of 1256-68 (Mac Neill 1950, 131) and although the town went into decline having been captured in 1301 it came to prominence once again in the late 16th and 17th centuries (Bradley and King 1989, 68). Kerrigan (1995, 38) states that in 1576 what must have been earthwork ramparts were constructed around Wicklow and Arklow. In addition to the Franciscan Friary (WI025-012002-) there is a reference to a Benedictine convent having existed here from 1448 to 1470 and to a leper hospital in existence in 1578 (Gwynn and Hadcock 1970, 325, 357).
WI025-014---	Cist	Ballynerrin (Ne. By.) Wicklow Rural ED	A rectangular cist, a Bronze Age burial, which contained a cremated adult.
WI025-015---	Souterrain	Dunbur Head	A possible souterrain, probably natural sea caves, but adjacent to a church (WI025-01701-), and possibly used as souterrains while the ecclesiastical site was in use.
WI025-016---	Holy Well, site	Dunbur Head	A spring, marked on the early OS map as 'Brides Well', now dried up. It is located just above the high water mark adjacent to a church (WI025-01701-).
WI025-01701-	Church	Dunbur Head	The nave and chancel of a church, of unmortared horizontal slabs with a doorway at the west end of the north wall, possibly a penal chapel. The nearby sites may have been contemporary, the caves (WI025-015-- -) and the Holy well (WI025-016--).
WI025-037--	Rock Shelter	Dunbur Head	One of two caves in the southern wall of a trench across the neck of Bride's Head, from which a large quantity of Prehistoric worked flint has been recovered.
WI025-038--	Rock Shelter	Dunbur Head	One of two caves in the southern wall of a trench across the neck of Bride's Head, from which a large quantity of Prehistoric worked flint has been recovered.

11.3 Natural Environment

11.3.1 Natural areas and Biodiversity

Biodiversity, the shortened term for "Biological diversity" means the variability among living organisms from all sources including, inter alia, terrestrial, marine and other aquatic ecosystems and the ecological complexes of which they are part; this includes diversity within species, between species and of ecosystems. Under International, EU and National legislation, Ireland has an obligation to protect and enhance its biodiversity. Throughout the country a number of areas and species are protected under this legislation.

In Ireland environmental designation and protection of biodiversity sites concentrates mainly on international and nationally important sites. As a consequence, there is a lack of information on locally important biodiversity areas, which precludes their consideration at policy level through development

plans, in development management, in the provision of services or engaging with communities in the promotion of biodiversity at the local level. In particular, areas of biodiversity value within an urban setting are becoming increasingly threatened by development pressure in addition to other anthropogenic impacts due to their proximity to large centres of population.

Formally protected areas

A number of areas within the plan boundary are affected by statutory designations:

(a) Special Protection Areas

The Murrough Special Protection Area (SPA) is situated at the Murrough at the northern town boundary and is within both the town and county council areas. The Murrough site has been designated as an SPA because it supports a number of waterfowl species and is of regional importance. The area in the vicinity of Broadlough is likely to come under sustained development pressure within the lifetime of the plan. Wicklow Head SPA is a steep cliff-face that is situated to the south-east of the plan area and is the most easterly point of the County. This designation is the result of the EU Birds Directive (79/409/EEC) and is intended to protect habitats and the sites that comprise the migratory paths of bird species

(b) Special Areas of Conservation

Special Areas of Conservation are prime wildlife conservation areas considered to be important in national and European terms. Special Areas of Conservation are selected according to the EU Habitats Directive (92/43/EEC). The Murrough Wetlands have been designated as a SAC, with only a small part of the designated area extending from the north into the Wicklow Town area. The site overlaps with the SPA and is designated for its value as a habitat for both flora and fauna species. As it is intended that this designation protects both natural and semi-natural habitats and given that the Murrough area is zoned for a mix of uses and has experienced a certain amount development, the Council will seek to ensure its ongoing but sensitive development. Wicklow Reef is situated just to the north of Wicklow Head on the east coast of County Wicklow. Wicklow Reef is an example of a subtidal reef constructed by the honeycomb worm *Sabellaria alveolata*. It is a mixture of cobbles, bedrock and sand and is subject to strong tidal streams. Wicklow Reef is of high conservation value as it is the only documented example in Ireland of a biogenic reef.

(c) Proposed Natural Heritage Area

Natural Heritage Areas (NHAs) are established under Irish law and are similar in general principle to the SACs. The Department of Environment, Heritage and Local Government stipulates that the ecological value of proposed NHAs be recognised by Planning and Licensing Authorities. Under the Wildlife (Amendment) Act, 2000 NHAs will be legally protected from damage from the date they are formally proposed. There are two proposed Natural Heritage Areas (pNHA):

- The Murrough. This is the principal wetland habitat in the area, providing an important flood control role and supporting a range of coastal and freshwater habitats, some of which contain threatened flora and fauna. This proposed NHA overlaps with the SAC area. The site is restricted to the banks of the River Leitrim and the coastal area of the Murrough;
- Wicklow Head. This is a steep headland supporting a variety of plant and animal life.

(d) Flora Protection Orders

The Wicklow Town pNHA comprises 2 sub-sites - the Leitrim River (river bank) and the Black Castle (landward side of the cliffs) sub sites, each of which contain rare plants protected under the Flora Protection Order 1987.

Table 11.3 Proposed Natural Heritage Areas

Number	Description
9	The Murrough (Site Code: 000730)
12	Wicklow Head (Site Code: 000734)
	Wicklow Town (Site Code: 001929)

Table 11.4 Proposed and Candidate Special Areas of Conservation

Number	Name	Description
4	The Murrrough Wetlands	CSAC (Site Code: IE0002249)
15	Wicklow Reef	cSAC

Table 11.5 Special Protection Areas

Number	Name	Description
4	Wicklow Head	SPA (Ref: IE0004127)
5	The Murrrough	SPA (Ref: IE0004128)

Table 11.6 Flora Protection Orders

Location	Description
Leitrim River Flora Protection Order	International importance – A gravely bank of the river which supports a community of plants typical of disturbed ground protected under the Flora Protection Order 1987 (Site Code: 001929)
Black Castle sub-site	Supports rare species on the landward side of the cliffs. Contains floral species protected under the Floral Protection Order 1987

Objectives for designated sites

NU1 To maintain the favourable conservation status of existing and future Natura 2000 sites (SACs and SPAs) and Annex I-*Habitats* and Annex II-*Animal and Plant* species in the plan area.

NU2 No development will be permitted that adversely affects the integrity of a Natura 2000 site. All development proposals shall comply with the following objectives:

- (i) On lands designated a 'Natura 2000 Site' (as shown in the heritage map and included in the conservation zone of the land use map) it is an objective of the Council to preserve and improve the integrity of the Natura 2000 site and to prohibit development that adversely affects the integrity of the Natura 2000 site, in light of the site's conservation objectives. Land designated a 'Natura 2000 Site' comprises Special Areas of Conservation (SACs) and Special Protection Areas (SPAs).
- (ii) Any proposed development with potential to result in significant adverse impacts upon a Natura 2000 site shall be subject to an Appropriate Assessment in accordance with Article 6(3) of the EU Habitats Directive 1992 and 'Appropriate Assessment of plans and projects in Ireland-Guidance for Planning Authorities' (DoEHLG, 2009).
- (iii) Where the planning authority has determined that an Appropriate Assessment is required in respect of a proposed development, it may require the submission of a Natura Impact Statement (NIS) for proposed developments. The NIS shall assess, on the basis of best scientific knowledge, the effect of a proposed development, on its own, or in combination with other plans or projects, on a Natura 2000 site, in view of the conservation objectives of the site. A NIS shall include all information as prescribed by any relevant legislation, and/or any information that the planning authority considers necessary in order to enable it to assess the effect of a proposed development on the integrity of a site.
- (iv) Avoid encroachment on a Natura 2000 site and implement an appropriate buffer zone on adjacent sites, as required, where feasible or as determined following consultation with NPWS or other relevant body.
- (v) Support initiatives to alleviate current recreational pressures at Natura 2000 sites through developing better informed management of existing and new recreational uses
- (vi) Ensure that recreational use is directed away from sensitive areas within the Natura 2000 site.
- (vii) No development will be permitted that is likely to cause light, noise, vibration, smell, or air pollution (e.g. fumes, smoke, soot, ash, dust or grit), that would adversely effect the

integrity of a Natura 2000 site. Proposed developments shall incorporate mitigation and monitoring measures, and construction management plans, as appropriate.

In order to ensure the protection of the integrity of Natura 2000 sites, the planning authority is not limited to the implementation of the above objectives, and shall implement all other relevant objectives of the plan as it sees fit.

NU3 To maintain the conservation value of all proposed Natural Heritage Areas (NHAs) and those sites covered by the Flora Protection Order in the plan area

Other natural areas

Local Habitats

It is now widely recognised that the biodiversity of urban areas needs to be known, understood, protected and managed, not only to provide protection for the habitats and species that occur within it, but also to enhance the human wellbeing of the communities that dwell within our urban areas. An 'Urban Habitat' Study in Wicklow Town was undertaken in 2008 and has provided the baseline information on the flora, fauna and habitats of "green sites" within the Wicklow Town boundary required to allow informed management decisions to be made. This information, together with the management guidelines and recommendations provided, will assist in the planning and management of these areas and help to prevent negative impacts to sensitive ecosystems. It will also contribute to positively enhancing the biodiversity value of the sites identified by providing recommendations to improve the biodiversity value of sites and by indicating linkages, where possible, between the network of sites in order to strengthen the biodiversity value of individual sites within the area.

A number of areas within the town are of medium to high conservation value not only in a local context but also at a national level. Of particular importance are parts of the Murrough Wetlands SAC, which extends for 15 km southwards from Ballygannon to the north of Wicklow town within Wicklow town boundary. Smaller pockets of green space within the town, which include public parks, areas of railway embankments, and numerous agricultural fields with associated hedgerow systems and small areas of woodland along roadsides and streams all provide areas of valuable biodiversity importance. Many of these areas are in close proximity to each other and as such can provide corridors to link smaller green spaces, further contributing to the enhancement of biodiversity within the town.

Woodlands and trees

Trees, whether individually or in groups, make a valuable contribution to the biodiversity and amenities of the town. Groups of trees in urban areas can act as an attractive visual relief to the built environment and as an absorber of carbon emissions. The trees below are preserved from any cutting down, topping, lopping or wilful destruction pending the final decision of the Council. Mature trees situated elsewhere in the plan area, whether in groups or individually, should be preserved where possible. Any interference to hedges/trees during the breeding season (March 1st - August 31st) is now an offence under the Wildlife Act 2000

Table 11.7 Existing Tree Preservation Orders

Number	Description
42	Larch, Scots Pine and Sycamore groups of trees at Knockrobin, Wicklow Town

Table 11.8 Trees and Groups of Trees considered for preservation

Number	Description
48	Knockrobin Oak and ornamental species forming the avenue of Knockrobin House
49	Knockrobin – A copse of European Larch, Scots Pine and Sycamore on Knockrobin Hill
50	Burkeen – A deciduous woodland overlooking the Wicklow to Rathnew road.
51	A deciduous woodland forming the valley of the Marlton Stream at Ballynerrin
52	Southern boundary of Clermont School, with exception of any felling required for road access as indicated.
53	Line of trees in Clermont School Grounds - western boundary of Clermont School with exception of any felling required for road access as indicated (junction with existing N11)
54	Lands at Rosanna Lower - line of trees stretching northwest to southeast, except where road developments require removal.
55	Lands at Rosanna Lower – line of trees stretching northwest to southeast, except where road developments require removal.
56	North of Vartry River near Mill Road – Line of trees stretching northwest to southeast, where future road developments require removal.
WTC 1	Church Hill and River Leirim riverbank area, Wicklow Town
WTC 2	Chestnut tree at Parochial Hall, St Patrick's Road

Agricultural Lands

Agriculture lands within the plan area serve a number of purposes - they provide for agriculture uses, have an important natural, recreation and amenity value and can also facilitate strategic projects such as roads. The agricultural lands form a part of a unique natural setting, which provides a backdrop of the built environment. The Strategic Land Bank zone covers the majority of the agricultural lands and it is an objective of the Council in relation to this agricultural zone is to facilitate the continued use of these lands for agricultural purposes subject to general environmental considerations and to control non-agricultural development.

Any development in this area shall be subject to the rural development policies and objectives as set out in the Wicklow County Development Plan.

Objectives for natural areas

- NU4** To protect non-designated natural sites from inappropriate development, where it is considered that such development would unduly impact on locally important natural habitats or wildlife corridors.
- NU5** To facilitate, in co-operation with the relevant statutory authorities and other groups, the identification, public awareness and protection of valuable or vulnerable habitats of local or regional importance, not otherwise protected by legislation, and in this regard, to have regard to the Wicklow Urban Habitat Study 2008 in the protection of habitats.
- NU6** To promote the protection of trees / groups of trees listed in Tables 11.7 and 11.8 below, and to consider the making of further TPOs to protect trees of high value, where it appears that they are in danger of being felled.
- NU6** Development that requires the felling of mature trees of conservation and/or amenity value, even though they may not be listed in the Development Plan, will be discouraged.
- NU7** To encourage the preservation and enhancement of native and semi-natural woodlands, groups of trees and individual trees, as part of the development control process, and require the planting of native, fruit, nut and appropriate local characteristic species, in all new developments

- NU8** To encourage the retention, wherever possible, of hedgerows and other distinctive natural boundaries. Where removal of a hedgerow, stone wall, dry stone wall or other distinctive boundary treatment is unavoidable, provision of the same type of boundary will be required of similar length and set back within the site in advance of the commencement of construction works on the site. Dry stone walls which promote biodiversity will be encouraged.
- NU9** The development of agricultural lands (within the SLB zone) within the plan boundary shall be in accordance with the rural development objectives and standards set out in the Wicklow County Development Plan

11.3.2 Water systems

The natural water systems (aquifers, rivers, lakes and coastal waters) are fundamental to the survival of the natural habitats and the species therein. The EU Water Framework Directive is an important piece of EU environmental legislation, which aims at improving our aquatic environment. It requires governments to take a new holistic approach to managing their waters. It applies to rivers, lakes, groundwater, estuaries and coastal waters. The directive aims to achieve good ecological status in all waters by 2015, protect high ecological status in our pristine waters and must ensure that status does not deteriorate in any waters. Local Authorities are charged with implementing the Water Framework Directive objectives. River Basin Management Plans list the current status of our waters and detail the measures required to bring those failing back to good status and maintain the high status of our pristine sites.

River Leitrim

Much of the River Leitrim riverbank is designated as a SAC and proposed NHA. The river warrants protection as both an ecological asset and a recreational resource for uses such as fishing, swimming and walking along the banks. Between the new Port Access Road bridge and harbour much of the land on both sides of the river is either already developed or designated for future development. Where feasible, the plan has made provision for undeveloped buffer zones.

River Vartry

The Vartry River, to the north of Rathnew, is an important Salmonoid River and therefore needs a high level of protection. The northern boundary of the plan currently follows the river, with those lands along the southern bank of the river in the plan area being designated (passive) open space.

The Burkeen Stream, Rathnew Stream, Marlton Stream and Dunbur Stream are all important watercourses that need to be protected within the settlement.

Water systems objectives

- WS1** To implement the EU Water Framework Directive and associated River Basin and Sub-Basin Management Plans and the EU Groundwater Directive to ensure the protection, improvement and sustainable use of all waters in the plan area, including rivers, lakes, ground water coastal and estuarine waters, and to restrict development likely to lead to deterioration in water quality.
- WS2** To resist development that would interfere with the natural water cycle to a degree that would interfere with the survival and stability of natural habitats.
- WS3** To prevent development that would pollute water bodies and in particular, to regulate the installation of effluent disposal systems in the vicinity of water bodies that provide drinking water or development that would exacerbate existing underlying water contamination.
- WS4** To prevent alterations or interference with river/stream beds, banks and channels, except for reasons of overriding public health and safety (e.g. to reduce risk of flooding); a buffer of at least 10m along watercourses shall be provided free of built development with riparian vegetation generally being retained in as natural a state as possible. In all cases where works

are being carried out, to have regard to Regional Fisheries Board "Requirements for the protection of fisheries habitat during the construction and development works at river sites."

- WS5** The culverting of all open water channels will only be permitted where no other options are either viable or otherwise appropriate.
- WS6** To ensure that any development or activity with the potential to impact on ground water has regard to the GSI Groundwater Protection Scheme

11.3.3 Soils and Geology

Soil is a complex, variable and living medium and performs many vital functions including food and other biomass production, storage, filtration and transformation of many substances including water, carbon, and nitrogen. Soil has a role as a habitat and gene pool, serves as a platform for human activities, landscape and heritage and acts as a provider of raw materials. Such functions of soil are worthy of protection because of their socio-economic as well as environmental importance. To date, there is no legislation which is specific to the protection of soil resources. However, there is currently an EU Thematic Strategy on the protection of soil which includes a proposal for a Soil Framework Directive which proposes common principles for protecting soils across the EU.

Sites and features of geological importance are non-renewable elements of our natural heritage, contributing greatly to the scientific, visual and conservation value of the landscape. It must also be acknowledged however that our geological resources are an economic asset that can be exploited. Therefore this plan will aim to protect unique geology or geological features of importance and to allow the exploitation of our geological resources in an environmentally sensitive manner.

- SL1** The Council will protect geomorphical and geological heritage as identified in the Wicklow County Development Plan from inappropriate development, in consultation with the Geological Survey of Ireland.
- SL2** The Council will consult with the Geological Survey of Ireland as it deems necessary, when dealing with any proposals for major developments, which will entail 'significant' ground excavation, such as road developments, tunnels, major drainage works, and foundations for industrial or large buildings and complexes.
- SL3** Geological and soil mapping where available shall be utilised to inform planning decisions relating to development, excavation, flooding, agriculture, degraded/contaminated soils (which may have implications for water quality, health, fauna), lands with unstable soils/geology or at risk of landslides, and those which are essential for habitat protection, or have geological significance.
- SL4** Any proposals for mineral extraction shall be assessed with regard to the objectives as set out in the Wicklow County Development Plan.

11.3.4 Recreational use of Natural Resources

The Council is committed to ensuring sustainable recreational use of the outdoors in County Wicklow in accordance with the objectives of the County Wicklow Outdoor Recreational Strategy. Natural areas provide opportunities for passive and active activities such as picnicking, walking, mountain biking, swimming, fishing and sailing / canoeing / windsurfing.

Given that much of the plan area is already built-up, any opportunities for use of smaller pockets of open spaces / natural areas and the corridors that link them, should be exploited. In particular, there are a number of existing / potential natural 'green corridors' along the course of the rivers within the settlement. These riverine corridors play an important role in:

- Protecting biodiversity
- Providing ecological buffers between development areas

- Providing for a flood plain for the watercourse.
- Providing a potential recreational corridor for pedestrians and cyclists

Recreational use of Natural Resources Objectives

- RN1** To facilitate the use of natural areas for active outdoor pursuits, subject to the highest standards of habitat protection and management and all other normal planning controls.
- RN2** The Council shall seek to promote access to amenity areas of the plan area for the benefit of all, on the basis of co-operation with landowners, recreational users and other relevant stakeholders groups to promote “agreed access” on public and privately owned land in the plan area on the basis of sustainability, consultation and consensus
- RN3** To facilitate the establishment of ‘greenways’ that connect areas of open space and natural areas within the plan areas to one another and to the coast
- RN4** To require applications for new housing, employment or other significant development to identify existing or planned green spaces / natural areas on or in the vicinity of the site and to provide for green corridors between same.
- RN5** To protect the quality of bathing waters and to endeavour to ensure that bathing waters achieve “sufficient or better status by 2015” and increase the number of bathing waters classified as “good” or “excellent”, in accordance with the Bathing Water Directive (Directive 2006/7/EC)

11.3.5 Views and Prospects

The views and prospects listed in this plan for protection are those views / prospects that are considered to be of the highest amenity value in the plan area. Some views / prospects will form a cohesive set, such as a coastal drive, while some appear suddenly and provide the viewer with a new and interesting angle on a natural feature or place. Some views / prospects are intermittent in nature and appear through gaps in vegetation or buildings.

Where listed views / prospect are identified, it is not the intention that all lands in the view / prospect will be ‘sterilised’ from development. Any application for development in such locations will be required to provide an assessment of the view / prospect and an evaluation of how the development would change or interfere with that view / prospect. Views and prospects listed in this plan are set out below.

Objectives

- VP1** To protect listed views and prospects from development that would either obstruct the view / prospect from the identified vantage point or form an obtrusive or incongruous feature in that view / prospect. Due regard will be paid in assessing development applications to the span and scope of the view / prospect and the location of the development within that view / prospect.

Table 11.9 Views of Special Amenity Value or Special Interest

Number	Description
CDP Ref 21	View/panorama from coast road towards Wicklow Golf Course, Brides Head, Wicklow Head and the Coastline
WTC 1	From Black Castle, Dunbur Road towards coastline
WTC 2	From Black Castle, Dunbur Road towards coastline
WTC 3	From Dunbur Road towards coastline
WTC 4	From Dunbur Road towards coastline
WTC 5	From Dunbur Road towards coastline

Table 11.10 Prospects of Special Amenity Value or Special Interest

Number	Origin	Feature
7	Railway from Greystones to Wicklow Town	Prospect of coast along railway line
30	R750 to Arklow	Prospect towards sea from coast road
29	N11 south of Rathnew	Prospect of Murrough and sea
31	R750 Wicklow to Arklow	Prospect towards sea from coast road

11.3.6 Maritime Heritage and Seascape

Wicklow's seascape is arguably its finest asset which has greatly influenced its socio economic development and is an important element in a maritime County's sense of identity and culture. To attract visitors and maximise the value such an asset can bring to the town, it is essential that the quality of the public realm in these seafront areas is as high as possible. At present, open space associated with the seafront is relatively limited to open grass, concrete paths and car parks. In addition, the historic development of the Wicklow has meant that relatively few buildings face onto the seafront itself, meaning that somewhat ironically, it can feel as though the sea is at the back of the town, rather than the front.

The seafront of Wicklow should be effectively celebrated through increased access, the design of good buildings and public spaces, and the increased usage of its shoreline and adjacent areas for leisure and cultural purposes. Public realm can have a central role to play in this process by raising the level of environmental quality in the area and creating the context for new, more appropriate seafront development in the future.

The local maritime tradition of fishing provided a source of employment and influenced the location of houses, the development of local schools, shops and services. While much declined in recent years, the presence of the port and associated maritime heritage contributes greatly to the character of the town.

Objectives

- MH1** To maintain the coastal character of the settlement and to provide for its enjoyment as a recreational and natural asset.
- MH2** To support initiatives to highlight Wicklow's Maritime heritage in the public realm
- MH3** To ensure that any development projects in and around the harbour and quays respect any valuable structures or items of Wicklow's maritime heritage.

11.3.7 Coastal Zone Management

The Wicklow County Development Plan includes a coastal zone management strategy, within which the entire coastal strip is divided into 'cells' for the purpose of providing for tailored objectives. The entire plan area is located within identified 'Cell 7'. This cell extends from Tinnikilly in the north to Dunbur Head in the south. The Murrough cSAC continues into this area. Like the other more urban coastal cells, this cell is varied in character, with the lands to the north of the harbour the home to in-depth residential, industrial and utilities infrastructure, while the lands to the south of the harbour are for the most part in residential use, opening up to the Wicklow golf club lands and Dunbur head to the south.

A detailed coastal protection study was carried out in 2007 on the area between Five Mile Point and Wicklow Pier. Although coastal erosion was found to be significant, in light of the environmental impacts of coastal protection works, limited intervention was recommended, other than (a) those works necessary to protect the existing railway bridge and the new Port Access Road bridge and (b)

the installation of breakwaters north of the harbour to stabilise and improve the recreational value of the beach.

The coastal zone management objectives of this plan are consistent with and complementary to those set out in the County Development Plan

Coastal zone management objectives

- CZ1** No development will be permitted that has the potential to adversely affect the conservation objectives of The Murrough Wetlands SAC, The Murrough SPA, Wicklow Head SAC, or Wicklow Reef SPA either directly, indirectly or cumulatively. Applications for planning permission will be required to demonstrate beyond all reasonable doubt that a proposed development does not adversely impact on the integrity of the Natura 2000 site.
- CZ2** To facilitate the enhancement of existing, and development of new recreational facilities along the coastal area, such as walking routes, car parking areas, signage, changing / toilet facilities and water based clubs, subject to compliance with the provisions of the EU Habitats Directive and other planning considerations.
- CZ3** To support investigations into alternatives for the development of Wicklow port.
- CZ4** To retain Wicklow Golf Club at its present location and to preserve the open character of this area, as it acts as an important buffer area between the town and recreation areas further to the south.
- CZ5** To facilitate the protection of the coastline from erosion through the maintenance of existing and development of new measures of protection from erosion, subject to compliance with the provisions of the EU Habitats Directive.

