

SECTION SIX

**ACTION AREAS
MURROUGH OPPORTUNITY AREA
LAND USE ZONINGS
IMPLEMENTATION**

Chapter 12

Action Areas and Murrough Opportunity Area

12.1 Action Areas

Two Action Areas have been identified in this plan. 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 unless it can be shown that any application will not undermine the achievement of the overall objectives for that Action Area.

The position, location and size of the land use zonings shown on the land-use zoning map associated with this plan 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 the Action Areas below. However, any lands that are located in Flood Zone A as per the Flood Risk Assessment that forms part of this plan shall be restricted to 'water compatible uses' as set out in Table 3.1 of 'The Planning System and Flood Risk Management Guidelines for Planning Authorities' (2009) and any lands that are located in Flood Zone B as per the Flood Risk Assessment that forms part of this plan shall be restricted to 'less vulnerable uses' and 'water compatible uses' as set out in Table 3.1 of 'The Planning System and Flood Risk Management Guidelines for Planning Authorities' (2009)

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 to effect this control.

12.2 Clermont – Tinakelly Action Area

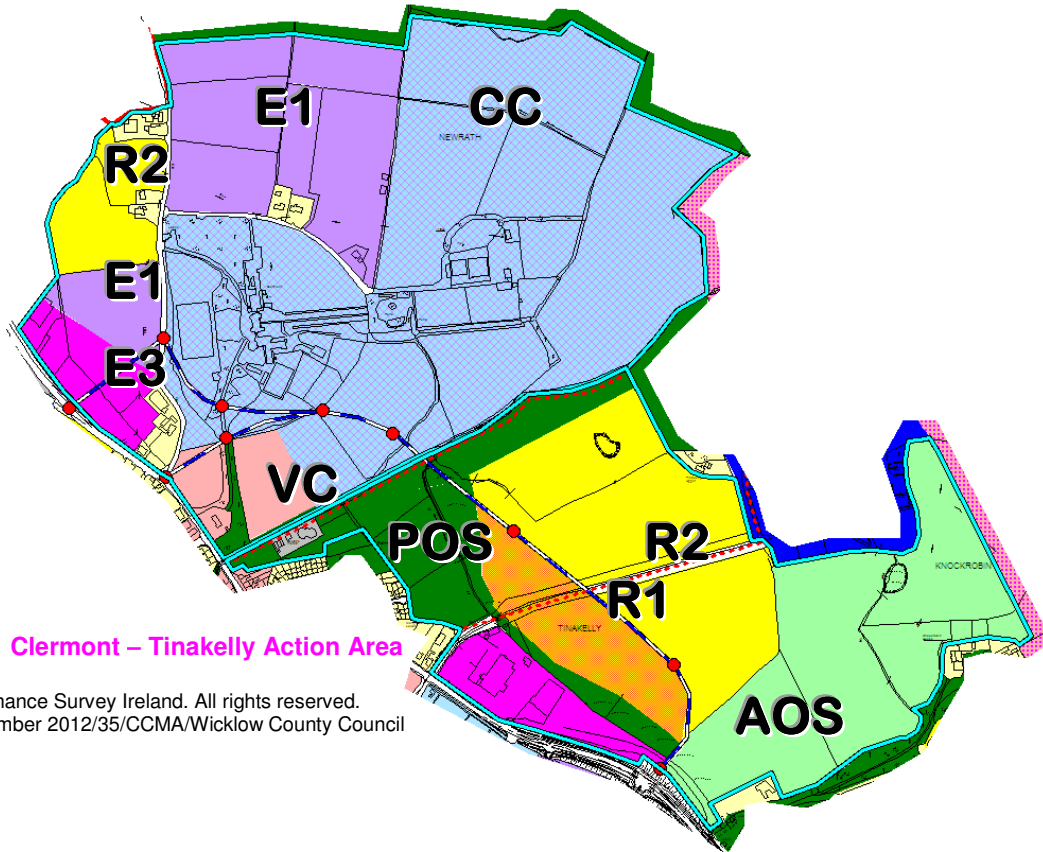
This action area is located in the townlands of Tinakelly, Newrath, Rosanna Lower and Knockrobin and measures c. 137 ha comprising:

- c. 52 ha designated 'Clermont campus'
- c. 3.2 ha designated 'village centre'
- c. 23.5 ha of employment zoned land (16.5ha E1 and 7ha E2),
- c. 28 ha of open space and (10ha POS and 18ha AOS)
- c. 30 ha for residential development (c. 5.7ha R1, 19.9 R2, 4.25ha RE)

Any plan prepared or development proposed for these lands, while respecting all relevant development control standards and plan objectives must provide for phased and integrated development. Any plan shall comply with the following objectives:

- Provision of a new inner relief road for Rathnew to facilitate access to new developments from the existing road network, to prevent congestion in Rathnew village centre due to the development of Clermont - Tinakelly Action Area and to achieve good traffic circulation in the area. The delivery of the Rathnew inner relief road may be on a phased basis, but no more than 40% of the residential development will be permitted in advance of the full completion of the road.
- A minimum area of 28ha shall be developed as public open space in accordance with the following criteria:
 - Lands designated Passive Open Space (POS) shall be developed as a formal landscaped park, including an amenity walkway along both sides of the river, generally as indicated on the map. The plan shall include suitable proposals to ensure that walkway areas are maintained as safe, usable areas, free from anti-social behaviour
 - Lands designated Active Open Space (AOS) shall be laid out and developed as a public sports ground, to be devoted to the use of the general public and not reserved for a single club or activity, in a format and with such facilities / infrastructure to be determined following consultation with the Community Development Section of the Council

- The delivery of the Open Space may be on a phased basis, but no more than 70% of the residential development will be permitted in advance of the full completion of the Active Open Space and the riverine park.
- Land designated VC in Rathnew village centre shall be developed as an extension to the village centre, including new streets and squares, that provide a new streetscape along the main street and a pedestrianised walkway up to Clermont College.



Map 12.1 Clermont – Tinakelly Action Area

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12.3 Marlton Action Area

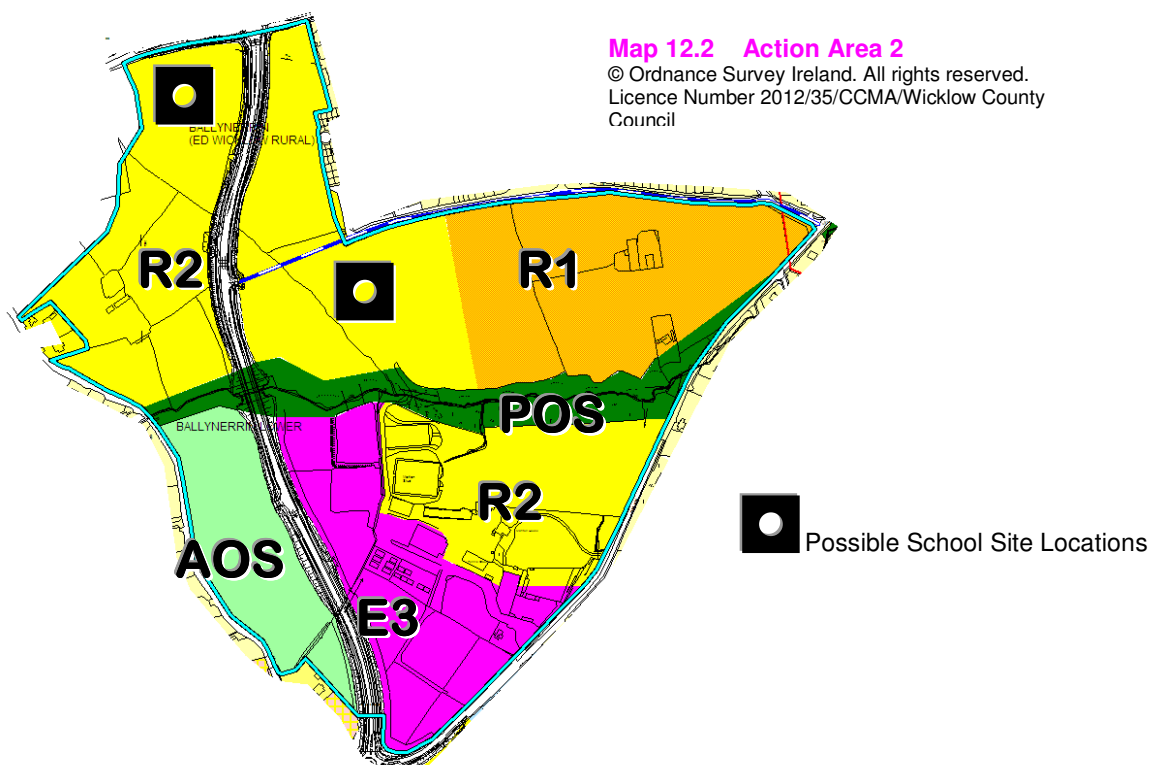
This action area is located in the townlands of Ballynerrin and Ballynerrin Lower to the west of Wicklow town and measures c. 55ha comprising:

- c. 10ha zoned for high density residential development
- c. 25ha zoned for medium density residential development
- c. 8ha of employment zoned land (E2 'Retail Warehousing'),
- c. 9.3ha of open space and (4.6ha POS and 4.7ha AOS)

Although the newly constructed Town Relief Road (TRR) bisects this action area, the two sides of the action area are considered appropriate to bind together in an action area as (a) facilities and infrastructure required by the 'east' side are partially located on the 'west' side of the road and (b) this will allow for the creation of a continuous green link from the old reservoir into the town centre.

Any plan prepared or development proposed for these lands, while respecting all relevant development control standards and plan objectives must provide for phased and integrated development. Any plan shall comply with the following objectives:

- One site of not less than 1.6ha shall be reserved for the development of a primary school, at either of the locations identified on the map below. No more than 40% of the residential development will be permitted in advance of the transfer of the site to the Minister for Education.
- A neighbourhood centre shall be developed at the northern end of the action area, in proximity to the TRR, at a location that is easily accessible by foot and vehicle from the surrounding area. This neighbourhood centre shall not exceed 1,000sqm GFA, with not more than 500sqm GFA being devoted to retail / retail services uses. No single retail unit shall exceed 200sqm GFA. The remainder of the neighbourhood centre shall be designed so as to be useable by a variety of community uses such as crèches / preschools, community spaces / community meeting rooms, health centre etc. The delivery of this centre may be on a phased basis, but no more than 40% of the residential development will be permitted in advance of the full completion of the community elements of the centre.
- A minimum area of 9ha shall be developed as public open space in accordance with the following criteria:
 - Lands designated Passive Open Space (POS) shall be developed as a formal landscaped park, including an amenity walkway along both sides of the river, generally as indicated on the map. The plan shall include suitable proposals to ensure that walkway areas are maintained as safe, usable areas, free from anti-social behaviour
 - Lands designated Active Open Space (AOS) shall be laid out and developed as a public sports ground, to be devoted to the use of the general public and not reserved for a single club or activity, in a format and with such facilities / infrastructure to be determined following consultation with the Community Development Section of the Council
 - The delivery of the Open Space may be on a phased basis, but no more than 70% of the residential development will be permitted in advance of the full completion of the Active Open Space and the riverine park.
- No development may be occupied until such a time as the link between the existing Marlton estate road and the TRR is completed.



12.4 The Murrough Opportunity Area

12.4.1 Introduction

The Murrough Wetlands is a coastal complex which stretches for 15km from Ballygannon near Kilcoole to the north of Wicklow Town with c.2km within the plan area. The northern area of the Murrough is composed of wetland habitats and agricultural lands with the mainline Dublin–Wexford railway running along the strip. This area is widely used for recreational purposes and is designated for nature conservation as The Murrough Wetlands SAC and SPAs. . The Murrough Opportunity Area lies to the south, and consists of lands that have been developed for employment, residential, utilities and services within Wicklow town. The Murrough Opportunity Area is an important physical, economic and natural amenity for the town therefore its future sustainable development is imperative to the development of the settlement as a whole.

12.4.2 Location

The Murrough Opportunity Area covers the area south of the Port Access Road bridge and rail-line bridge as far as Urban Villas and the village park. This area comprises approximately 12 hectares in the form of a long narrow peninsula of land, approximately 150m wide and 77m long, separated from the remainder of the town by the River Leitrim. At its southern end it adjoins the residential terraces adjacent to the port (Leitrim Place, Strand and Upper Strand Street).

12.4.3 Connections

Connections between the town and the Murrough are through the southern residential area (Leitrim Place and Strand Street) from either the Stone Bridge, which links to Bridge Street in the town centre, or the pedestrian Parnell Bridge connecting to Wentworth Place. To the north, the Dublin-Rosslare rail line crosses the Murrough close to the Town Council boundary; pedestrian crossing is also possible alongside the rail-line bridge. The Port Access Road, which bridges the Leitrim River / the 'Broadlough' alongside the rail crossing, provides a connection to the main Wicklow to Rathnew Road with onwards connection to the TRR, to the west of the town. The Port Access Road is intended to be the main access route into this area, particularly for HGVs and port-related traffic. There are a number of locations for on street parking and parking to the front of individual properties, there are also two public car parks, to the east of Urban Villas and near the bridge of the Port Access Road, both fronting onto the beach.

12.4.4 Environment

The Murrough Wetlands, to the north of the Murrough Opportunity Area is designated as a candidate Special Area of Conservation (SAC) and a proposed Natural Heritage Area (NHA). To the west of the Murrough Opportunity Area, the Leitrim River forms the boundary of the SPA which extends north of the Area. The site supports a number of habitats listed in Annex I of the EU Habitats Directive and a number of bird species listed in Annex I of the EU Birds Directive, as well as a wide range of important migratory birds. The bank of the Leitrim River is habitat for two rare flora species protected by the Flora Protection Order. The protection of the conservation objectives of these various designations is in accordance with National and EU policy and is facilitated through the various objectives of this Plan. Given the location of the Murrough Opportunity Area, sandwiched between the river and the coast, and adjacent to two Natura 2000 sites, cognisance must be given to the protection of the environment as part of any proposals to facilitate development in this area.

12.4.5 Existing uses

Currently, the Murrough area is a mixed use urban area including light industry, recycling centres, professional offices, warehouses, small business, residential units and a primary school, all of which are accessed from a single road running in the centre of the Murrough, between the Port and the Port Access Road at the rail-line. A narrow band of vegetation runs uninterrupted along the river bank on the western edge, while to the east, a grassed area to the northern part approximately 4 - 5m wide separates the

buildings and activities from the seashore. The current light industrial uses are not complementary to its recreational and amenity use or necessarily most appropriate to its town, riverside and coastal location

12.4.6 Opportunity Area Vision

Given the location of the Murrough so close to the town centre, with an abundance of environmental amenities, excellent transport and sanitary infrastructure; good access and connections with a significant development potential; with the appropriate land uses developing in a sustainable manner in the future, the natural amenity of the area should not be compromised. It is envisaged that this Murrough area will become an extension of the existing town centre with a focus on diversified uses with residential development alongside town centre uses and services as well as tourism and recreational uses.

The Murrough also has major potential to become an important recreational and amenity space within the town centre. Further recreational facilities such as a playground, improved pathways and new riverside uses, in association with general landscaping and other environmental improvements can be achieved here. Tourism facilities such as a hotel and a tourism information centre would greatly enhance the amenity potential of the area. . The Murrough area has the potential to become a vibrant mixed-use area, capable of providing the employment and residential demands necessary for the town to become self-sufficient settlement.

Wicklow Town currently does not present an attractive front to the sea. The redevelopment of the Murrough has the potential to improve this town frontage by improving the architectural quality of buildings, landscaping and street furniture. Given the orientation of the Murrough fronting onto the sea and river, it will be necessary to ensure that buildings have more than one façade and present an attractive front to the sea, river, road and town. The design of any structures here will have to be of a height, scale and mass with a high quality public realm, that is practical and complements the visual and environmental amenities of the area as well as the existing town centre.

Flooding and coastal erosion are two threats to this area. Flooding has been addressed through the flood risk assessment for this plan with appropriate zonings and objectives in place. With regard to erosion in recent years, rock armour and breakwaters have been successfully put in place to minimize the threat of coastal erosion.

12.4.7 Development Strategy

The development strategy for the Murrough Opportunity Area is for the development of a new mixed use urban area that brings together the developmental potential with the environmental protection of the brief area. The principal objectives of the strategy are to:

- Facilitate the emergence of a new urban quarter with a distinctive identity and character; that reinforces the coastal and riverside qualities of the Murrough, is complementary to its dominant amenity value, and builds on its cultural and civic importance that is valued by the residents of Wicklow Town.
- Ensure that this urban quarter achieves a balance between living, working and leisure uses contained within a high quality architectural, landscape and streetscape environment.
- Improve the accessibility of this urban quarter in terms of its physical connection to Wicklow Town, the quality of pedestrian access to the riverbank and seashore and the treatment of the main internal vehicular, cycle and pedestrian routes.
- Ensure the sensitive integration of this urban quarter into its existing built and natural context.
- To protect the natural and built heritage of this area.
- To protect the natural and built heritage of this area ensuring that the conservation objectives of Natura 2000 sites are not adversely impacted upon, either directly, indirectly or cumulatively through any developments in this area.

Small scale developments will be assessed in accordance with the development management objectives of this plan and tested against the objectives of this brief to ensure that no individual project will militate against the overall achievement of the objectives for this area. However any significant proposals will be required to be accompanied by a masterplan for the area in compliance with this development strategy and the following objectives and the development management standards of the plan.

12.4.8 Development Objectives

Land Uses

- MB1** To facilitate the development of a broad mix of uses in the Murrough Area, with an emphasis on medium to higher density residential, small scale enterprise, hi-tech industries, retail, recreation, cultural, civic facilities and marine related activities and tourism.
- MB2** To facilitate the development of a hotel and other tourism accommodation at the Murrough.
- MB3** To facilitate the provision of a Tourist Information Centre for Wicklow Town at the Murrough.
- MB4** To ensure there are active ground floor uses in all buildings fronting public spaces, walkways and streets.
- MB5** Seek the provision of a central civic space surrounded by retail, small enterprise and cultural or civic uses, with clear and legible connections to the surrounding development, the river edge and coastal edge.
- MB6** To facilitate the promotion of marine or port related industry at appropriate locations that do not impact on the environmental protection objectives of the plan and that are also compatible with and do not detract from other retail, commercial, tourism and residential uses.
- MB7** To facilitate the development of a landscaped linear public park along the coastal edge of the Murrough connecting to the Murrough Wetlands / Broadlough, complete with playground, designated walkways, toilet and washroom facilities, boardwalk areas, seating, fishing stands, signage and lighting
- MB8** All developments in this area shall be subject to an Appropriate Assessment as per Article 6 of EU Habitats Directive to ensure that they do not give rise to adverse impacts, either directly, indirectly or cumulatively on the conservation objectives of Natura 2000 sites.

Design

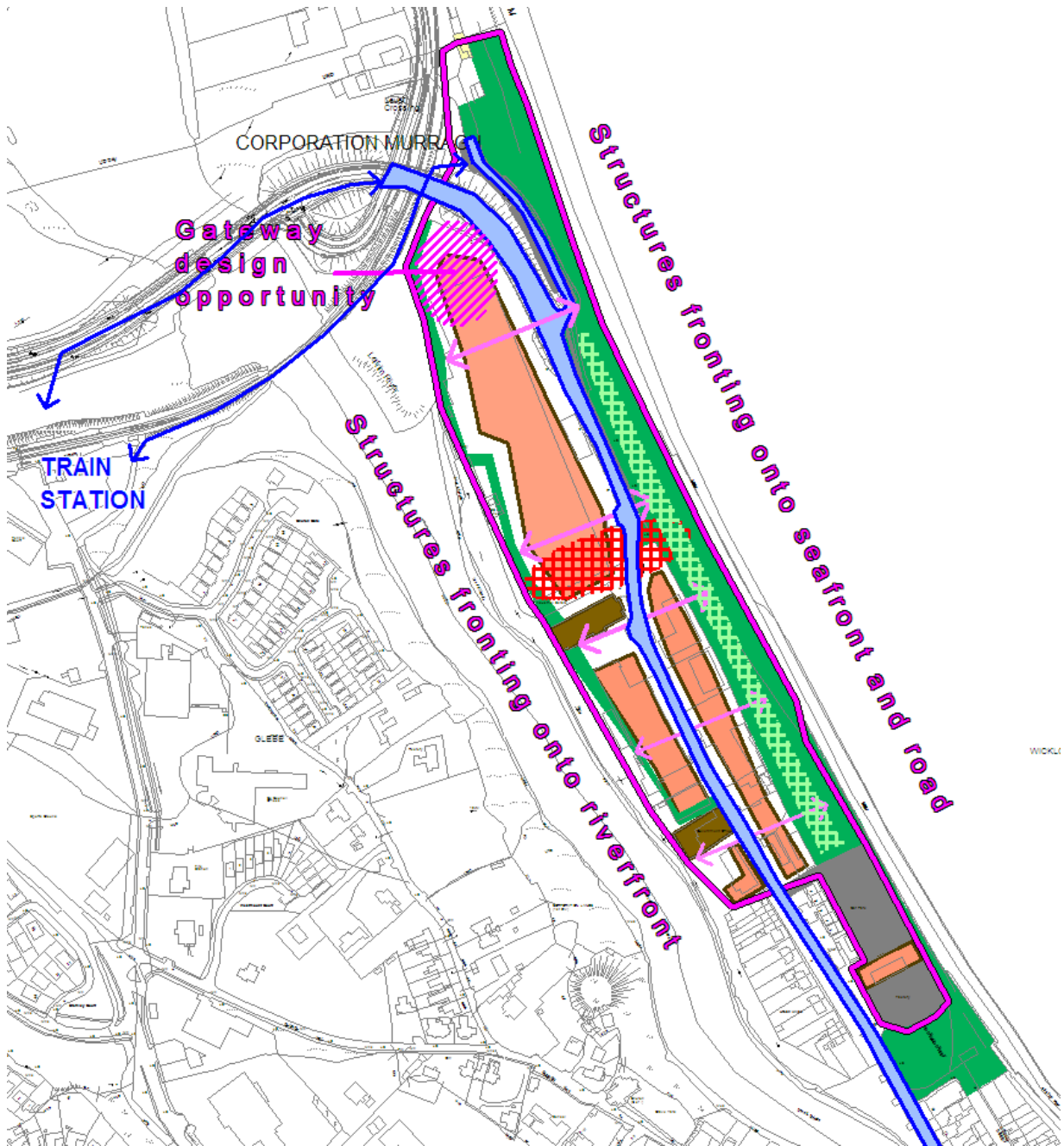
- MD1** To ensure that all new structures present an appropriate façade to the sea, river, walkways and roadside with a continuous streetscape and building frontage where appropriate.
- MD2** To ensure the creation of a high quality urban realm through the provision of appropriately designed streets and open spaces, and the buildings contained within them.
- MD3** To ensure that the design of all buildings and open spaces are of a high architectural quality and reinforce the distinctive maritime setting of the Murrough.
- MD4** To ensure future development is to a density and height that is sensitive and appropriate to its immediate built and natural context.

Movement












- MD1** To facilitate the provision of cycle lanes connecting to existing lanes and cycle parking where possible.
- MD2** To facilitate the development of traffic-calming measures on the central access road where necessary and to facilitate the provision of pedestrian connections between both sides of the roadway through the Murrough.
- MD3** To facilitate the development of pedestrian and cycling links between the Murrough area with the town centre, train station, port, harbour and quays.

Environmental

- ME1** Establish and maintain the conservation buffer zone along the edge of the River Leirim and the coast to protect the environmental designations of the river and coast.



Map 12.3 Murrough Opportunity Area

- | | | | |
|---|---|---|--|
|  | Opportunity areas suitable for redevelopment. |  | Indicative pedestrian links - visual through from river to sea |
|  | Existing structures |  | Landscaped Park |
|  | Carparking and utilities |  | Indicative location for civic area |
|  | Open Space Buffer |  | Opportunity for gateway design |
|  | Roadway |  | Opportunity area boundary |
|  | Pedestrian/Cyclist links from train station to area | | |

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Chapter 13

Land Use Zoning Objectives

Land Use Zoning Objectives

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 Maps of this Local Area Plan. Land use zoning objectives are listed here in table 13.1.

Table 13.1 Land use zoning objectives

Zone	Objective	Description
RE	Existing Residential: To protect and preserve existing residential uses and provide for infill residential development.	To protect, provide and improve residential amenities of existing properties and areas while allowing for infill residential development that reflects the established character of the area in which it is located and with minimal impact on the existing residential amenity.
R1	New Residential: To provide for new residential development at densities up to 40 units per hectare	To allow for the provision of high quality new residential developments at increased densities with good layout and design, with adequate public transport and cycle links and within walking distance of community facilities. Provide an appropriate mix of house sizes, types and tenures in order to meet household needs and to promote balanced communities
R2	New Residential: To provide for new residential development at densities up to 28 units per hectare	To allow for the provision of high quality new residential environments at a medium-high densities with good layout and design, with adequate public transport and cycle links and within walking distance of community facilities. Provide an appropriate mix of house sizes, types and tenures in order to meet household needs and to promote balanced communities.
R3	New Residential: To provide for new residential development at densities up to 20 units per hectare	To allow for the provision of high quality new residential environments at low-medium densities with good layout and design, reflecting the low-medium density character of the surrounding area.
R4	New Residential: To provide for new residential development at densities up to 10 units per hectare	To allow for the provision of high quality new residential environments at low densities with good layout and design, reflecting the low density character of the surrounding area.
E1	Enterprise and Employment: To provide for enterprise and employment development in the form of business parks, light industrial uses, office, technology parks etc with pure warehousing use generally not accounting for more than 20% of the floor area permitted on any site.	To facilitate the further development and improvement of existing employment areas and to facilitate opportunities for the development of new high quality business / technology / office parks and light industrial / warehousing units in a good quality physical environment.
E2	Enterprise and Employment: To provide for enterprise and employment development in the form of light industry, warehousing and logistics development.	To facilitate the further development and improvement of existing employment areas and to facilitate the development of new high quality light industrial, warehousing and logistics developments / units.
E3	Enterprise and Employment: To provide for enterprise and employment development in the form of retail warehousing development.	To facilitate the sale of bulky goods within high quality settings and highly accessible locations, with an emphasis on exemplar sustainable design and aesthetic quality

PT	<p>Port: To protect and provide for commercial and industrial port related uses.</p>	<p>To maintain this area as a commercial cargo port and to facilitate the development of new infrastructure and buildings associated with this use subject to any new development being of the highest design quality reflecting its amenity and gateway location in the town.</p>
TC	<p>Town Centre: To preserve, improve and provide for town centre uses.</p>	<p>To develop and consolidate the existing town centre to improve its vibrancy and vitality with the densification of appropriate commercial and residential developments ensuring a mix of commercial, recreational, civic, cultural, leisure, residential uses, and urban streets, while delivering a quality urban environment which will enhance the quality of life of resident, visitor and workers alike. The zone will strengthen retail provision in accordance with the County Retail Strategy, emphasise urban conservation, ensure priority for public transport, pedestrians and cyclists while minimising the impact of private car based traffic and enhance and develop the existing urban fabric.</p>
VC	<p>Village Centre: To preserve, improve and provide for village centre uses.</p>	<p>To consolidate the existing village centre to improve its vibrancy and vitality with the densification of local community, commercial and residential developments ensuring a mix of commercial, recreational, civic, cultural, leisure, residential uses, and urban streets, while delivering a quality urban environment. Retail developments shall be facilitated in accordance with the County Retail Strategy. The scale of development shall be to cater for both existing residential development and zoned undeveloped lands, as appropriate, at locations which minimise the need for use of the private car and encourage pedestrians, cyclists and the use of public transport.</p>
NS	<p>Neighbourhood Shops and Services: To provide for retail and non retail services such as grocery shops, newsagents hairdressers, dry cleaners etc and local professional services.</p>	<p>To provide for small scale mixed use commercial / community / retail developments that serve only an immediate catchment or planned new areas of significant residential expansion.</p>
CC	<p>Clermont Campus: To provide for a higher education and R&D campus</p>	<p>To develop Clermont Campus in conjunction with the Carlow Institute of Technology and other stakeholders as a third level education facility and as a centre of excellence for enterprise development, education, training, research and development. This will entail the development of appropriate infrastructure and facilities necessary for the development of a third level college in particular classrooms, lecture theatres, labs etc and necessary student facilities such as student accommodation, sports facilities and other student services.</p> <p>This area is also identified as suitable for the development of a high technology / R&D enterprise park, including corporate HQs, of the highest quality layout, setting and design in a landscaped setting.</p>
CE	<p>Community/Educational/Institutional: To provide for and improve community, educational and institutional facilities.</p>	<p>To facilitate the development of necessary community, health, religious, educational, social and civic infrastructure.</p>
AOS	<p>Active Open Space: To preserve, improve and provide for recreational public and private open space.</p>	<p>To facilitate the further development and improvement of existing sports areas / clubs and to facilitate opportunities for the development of new high quality active sports and recreational areas</p>

POS	Passive Open Space: To preserve, improve and provide for parks, recreational public and private open space, green corridors and ecological buffer zones.	To facilitate the further development and improvement of existing parks and other passive / amenity open areas and to facilitate opportunities for the development of new parks, recreational spaces, green corridors and ecological buffers.
T	Tourism: To provide for tourism related uses including tourist accommodation.	To provide for the sustainable development of tourism related structures, uses and infrastructure. To provide for the development of tourism facilities including accommodation of an excellent sustainable design and aesthetic quality. Tourism related office, civic and cultural and commercial development will be facilitated.
MU	Mixed Use: To provide for mixed use development including residential, community, employment and retail uses subject to the objectives specified for each mixed use zone in the development plan	To allow for new mixed use developments at the Murrough and the Whitegates MU zones as extension areas for the core town centre area of Wicklow. Development in The Murrough shall be in accordance with the objectives and standards set out in the Murrough Opportunity Area Brief, while the Whitegates area may be developed as a mixed use residential, employment, community and commercial zone subject to the development of a masterplan for the entire zone. In both areas, only retail development that would be consistent with the provisions of this plan and the County Retail Strategy shall be considered.
CZ	Conservation Zone: To protect Natura 2000 sites / proposed Natural Heritage Areas and a suitable buffer zone outwith their legal boundaries from inappropriate development	To protect these highly sensitive and scenic locations from inappropriate development, reinforce their character, distinctiveness and sense of place, and better manage current access and amenity uses.
PU	Public Utilities: To provide for public and service infrastructure and utilities	To allow for lands to be designated for public utilities such as waste water treatment plants, large ESB substations, gasworks etc
SLB	Strategic Land Bank: To provide a suitable land bank for future development of the settlement.	These are lands that are identified as being within the potential built envelope of the settlement with regard to proximity and accessibility to infrastructure. The lands are to be seen as support in achieving the objectives of the main plan and ensure delivery of an overall coherent plan.

The acceptability of certain uses in particular zones is 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. Table 13.2 indicates the acceptability levels for any use in each of the zones.

Acceptability of Uses

Typically Permitted

Land uses designated under each zoning description and objective as “Typically Permitted” are deemed to be generally acceptable in principle, subject to compliance with the relevant policies, standards and requirements set out in this Plan.

Typically Not Permitted

Uses in the table which are not indicated as ‘Typically Permitted’ or ‘Typically Not Normally Permitted’ shall require a material contravention of the plan.

Other Uses

Uses not recorded in the Land Use Matrix will be considered in relation to the general policies of the plan and the zoning description and objective of the particular area as set out in table 13.1.

Non-Conforming uses

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.

Table 13.2 Zoning Use Table

Residential (RE, R1, R2, R3, R4)
Typically Permitted
New dwellings, Education, Home Based Commercial Activities, Religious Building, Crèche or Nursery School, Community Facility, Open Space, Playground, Residential Institution, Skate park
Typically Not Permitted
Agricultural Buildings, Betting Shop, Caravan Park, Cash and Carry Outlet, Cemetery, Cinema, Disco or Nightclub, Discount Food Store, Enterprise Centre Extractive Industry, Funeral Home, Garden Centre, Heavy Vehicle Park, Hotel/Motel, Industry (General), Industry (Light), Laboratory, Motor Sales Outlet, Public House, Recycling Centre, Retail Warehouse, Scrap Yard, Service Garage, Take Away, Waste Transfer Station, Wholesale Outlet, Warehouse

Enterprise and Employment (E1)
Typically Permitted
Car Park, Crèche, Education, Enterprise Centre, Industry (General), Industry (Light), Laboratory, Office-Based Employment, Public Services, Restaurant ¹ , Warehouse
Typically Not Permitted
Abattoir, Betting Shop, Caravan Park, Cinema, Cemetery, Church / Religious Building, Disco or Nightclub, Extractive Industry, Guest House, Holiday Homes, Home Based Economic Activity, Hotel/Motel, Public House, Residential, Residential Institution, Take Away, Travellers Accommodation,

Enterprise and Employment (E2)
Typically Permitted
Car Park, Crèche, Education, Enterprise Centre, Industry (General), Industry (Light), Office-Based Employment, Petrol Station, Port related uses, Public Services, Recycling Centre, Restaurant ² , Service Garage, Warehouse, Waste Transfer Station.
Typically Not Permitted
Betting Shop, Cinema, Caravan Park, Cemetery, Church / Religious Building Disco or Nightclub, Extractive Industry, Guest House, Holiday Homes, Home Based Economic Activity, Hotel/Motel, Public House, Residential, Residential Institution, Take Away, Travellers Accommodation

¹ Restaurant – This refers strictly only to small restaurant servicing only the needs of those employed in the zone

² Restaurant – This refers strictly only to small restaurant servicing only the needs of those employed in the zone

Enterprise and Employment (E3)
Typically Permitted
Car Park, Cash and Carry Outlet, Education, Garden Centre, Motor Sales Outlet, Public Services, Restaurant, Retail Warehouse, Wholesale Outlet.
Typically Not Permitted
Abattoir, Cinema, Betting Shop, Caravan Park, Cemetery, Church / Religious Building, Community Facility, Crèche or Nursery School, Cultural Use, Doctor/Dentist, etc., Disco or Nightclub, Enterprise Centre, Extractive Industry, Funeral Home, Guest House, Holiday Homes, Home Based Economic Activity, Health Centre, Hospital / Nursing home, Hotel/Motel, Industry (General), Laboratory, Office-Based Employment, Public House, Playground, Recycling Centre, Residential, Residential Institution, Shop (Local) ³ , Shop (Other), Service Garage, Scrap Yard, Take Away, Travellers Accommodation, Warehouse, Waste Transfer Station

Port (PT)
Typically Permitted
Industry (Light), Office, Port related uses, Public Services
Typically Not Permitted
Betting Shop, Cash and Carry Outlet, Cemetery, Church / Religious Building, Cinema, Community Facility, Crèche or Nursery School, Cultural Use, Disco or Nightclub, Discount Food Store, Doctor/Dentist, etc., Education, Funeral Home, Garda Station, Garden Centre, Guest House, Health Centre, Holiday Homes, Home Based Economic Activity, Hospital / Nursing home, Hotel/Motel, Laboratory, Motor Sales Outlet, Office-Based Employment, Petrol Station, Playground, Public House, Public Services, Recycling Centre, Residential, Residential Institution, Restaurant, Retail Warehouse, Service Garage, Shop – Local, Shop-Other, Take Away, Travellers Accommodation, Wholesale Outlet.

Town Centre (TC)
Typically Permitted
Car Park, Church / Religious Building, Cinema, Community Facility, Crèche or Nursery School, Cultural Use, Disco or Nightclub, Discount Food Store, Doctor/Dentist, etc., Education, Enterprise Centre, Funeral Home, Garda Station, Guest House, Health Centre, Hotel/Motel, Office-Based Employment, Open Space, Public House, Public Services, Recreational Building, Residential, Residential Institution, Restaurant, Retail services, Service Garage, Shop – Local, Shop Other, Skate Park
Typically Not Permitted
Industry (General), Recycling Centre, Waste Transfer Station, Scrap Yard,

Village Centre (VC)
Typically Permitted
Car Park, Church / Religious Building, Community Facility, Crèche or Nursery School, Cultural Use, Disco or Nightclub, Doctor/Dentist, etc, Education, Funeral Home, Garda Station, Guest House, Health Centre, Office, Open Space, Public House, Public Services, Recreational Building, Residential, Residential Institution, Restaurant, Retail services, Service Garage, Shop – Local, Shop – Other, Skate Park
Typically Not Permitted
Heavy Vehicle Park, Industry (General), Industry (Light), Motor Sales Outlet, Recycling Centre, Waste Transfer Station, Scrap Yard, Warehouse, Wholesale Outlet.

³ A Local Shop is one that primarily serves a local community and does not generally attract business from outside that community.

Neighbourhood Shops and Services (NS)
Typically Permitted
Community Facility, Crèche or Nursery School, Cultural Use, Education, Health Centre, Office, Public Services, Service Garage, Shop – Local, Retail Services, Residential
Typically Not Permitted
Caravan Park, Cemetery, Disco or Nightclub, Discount Food Store, Extractive Industry, Guest House, Heavy Vehicle Park, Holiday Homes, Home Based Economic Activity, Hospital / Nursing home, Hotel/Motel, Industry (General), Industry (Light), Laboratory, Motor Sales Outlet, Public House, Recycling Centre, Residential Institution, Retail Warehouse, Waste Transfer Station, Scrap Yard, Travellers Accommodation, Warehouse, Wholesale Outlet.

Clermont Campus (CC)
Typically Permitted
Car Park, Community Facility, Crèche, Education, Enterprise Centre, Industry (Light), Laboratory, Office-Based Employment, Open Space, Playground, Public Services, Recreational Building, Recreational Facility/Sports Club, Residential ⁴ , Restaurant/ public house ⁵ , Skate Park
Typically Not Permitted
Betting Shop, Caravan Park, Cash and Carry Outlet, Cemetery, Cinema, Disco or Nightclub, Discount Food Store, Extractive Industry, Funeral Home, Garda Station, Garden Centre, Guest House, Heavy Vehicle Park, Holiday Homes, Home Based Economic Activity, Motor Sales Outlet, Petrol Station, Recycling Centre, Residential Institution, Retail Warehouse, Scrap Yard, Service Garage, Shop – Local, Shop Other, Take Away, Travellers Accommodation, Warehouse, Waste Transfer Station, Wholesale Outlet.

Community/Educational/Institutional (CE)
Typically Permitted
Car Park, Cemetery, Church / Religious Building, Community Facility, Cultural Use, Education, Hospital / Nursing home, Office, Open Space, Playground, Public Services, Recreational Building, Recycling Centre, Skate Park
Typically Not Permitted
Betting Shop, Caravan Park, Cash and Carry Outlet, Cinema, Disco or Nightclub, Discount Food Store, Extractive Industry, Garden Centre, Heavy Vehicle Park, Holiday Homes, Home Based Economic Activity, Hotel/Motel, Industry (General), Industry (Light), Laboratory, Motor Sales Outlet, Office-Based Employment, Petrol Station, Public House, Residential, Waste Transfer Station, Retail Warehouse, Scrap Yard, Service Garage, Shop – Local, Shop Other, Take Away, Warehouse, Wholesale Outlet.

Active Open Space (AOS)
Typically Permitted
Community Facility, Open Space, Playground, Recreational Building/ Facility/Sports Club, Skate Park
Typically Not Permitted
Betting Shop, Caravan Park, Cash and Carry Outlet, Cemetery, Church / Religious Building, Cinema, Crèche or Nursery School, Cultural Use, Disco or Nightclub, Discount Food Store, Doctor/Dentist, etc., Education, Enterprise Centre, Extractive Industry, Funeral Home, Garda Station, Garden Centre, Guest House, Health Centre, Heavy Vehicle Park, Holiday Homes, Home Based Economic Activity, Hospital / Nursing home, Hotel/Motel, Industry (General), Industry (Light), Laboratory, Motor Sales Outlet, Office-Based Employment, Petrol Station, Public House, Recycling Centre, Residential, Residential Institution, Restaurant, Retail Warehouse, Scrap Yard, Service Garage, Shop – Local, Shop Other, Take Away, Travellers Accommodation, Warehouse, Waste Transfer Station, Wholesale Outlet.

⁴ Only Student accommodation related to the college

⁵ Strictly only to meet the needs of the student population.

Passive Open Space (POS)
Typically Permitted
Community Facility, Open Space, Playground, Recreational Building/Facility/Sports Club, Skate Park
Typically Not Permitted
Betting Shop, Caravan Park, Cash and Carry Outlet, Church / Religious Building, Cinema, Crèche or Nursery School, Cultural Use, Disco or Nightclub, Discount Food Store, Doctor/Dentist, etc., Education, Enterprise Centre, Extractive Industry, Funeral Home, Garda Station, Garden Centre, Guest House, Health Centre, Heavy Vehicle Park, Holiday Homes, Home Based Economic Activity, Hospital / Nursing home, Hotel/Motel, Industry (General), Industry (Light), Laboratory, Motor Sales Outlet, Office-Based Employment, Petrol Station, Public House, Recycling Centre, Residential, Residential Institution, Restaurant, Retail Warehouse, Scrap Yard, Service Garage, Shop – Local, Shop Other, Take Away, Travellers Accommodation, Warehouse, Waste Transfer Station, Wholesale Outlet.

Tourism (T)
Typically Permitted
Bed & Breakfast, Community Facility, Crèche or Nursery School, Cultural Use, Education, Guest House, Holiday Homes, Hotel/Motel, Public Services, Recreational Facility/Sports Club, Skate Park
Typically Not Permitted
Betting Shop, Cash and Carry Outlet, Cemetery, Discount Food Store, Extractive Industry, Funeral Home, Garda Station, Garden Centre, Health Centre, Heavy Vehicle Park, Home Based Economic Activity, Industry (General), Industry (Light), Laboratory, Motor Sales Outlet, Office-Based Employment, Petrol Station, Recycling Centre, Residential, Residential Institution, Retail Warehouse, Scrap Yard, Service Garage, Shop-local, Take Away, Travellers Accommodation, Warehouse, Waste Transfer Station, Wholesale Outlet.

Mixed Use (MU)
Typically Permitted
Car Park, Cinema, Community Facility, Crèche or Nursery School, Cultural Use, Doctor/Dentist, etc., Education, Enterprise Centre, Guest House, Hotel/Motel, Office, Open Space, Playground, Public House, Public Services, Recreational Building, Recreational Facility/Sports Club, Residential, Restaurant, Shop – Local, Skate Park
Typically Not Permitted
Extractive Industry, Garden Centre, Heavy Vehicle Park, Industry (General), Motor Sales Outlet, Waste Transfer Station, Scrap Yard, Service Garage, Warehouse, Wholesale Outlet.

Conservation Zone (CZ)
Applications for permission in the Conservation Zone shall be evaluated as follows:
<ol style="list-style-type: none"> 1. Where there is underlying zoning, any use shall be assessed for its suitability having regard to the zoning objective and the uses allowable for that zone as set out in tables 13.1 and 13.2. 2. Any application shall be accompanied by the appropriate type of environmental assessment necessary, according to the designation / location of the site vis-a-vis Natura 2000 sites / pNHAs

Strategic Land Bank (SLB)
Generally any development proposals within the lifetime of the plan will be considered under the Wicklow County Development Plan Rural Objectives.

Chapter 14

Implementation and Monitoring

Wicklow Town Council and Wicklow County Council are committed to securing the implementation of the strategies, policies and objectives of this plan.

Implementation

Wicklow Town Council and Wicklow County Council will collaborate with relevant agencies and authorities to progress and expedite the implementation of the plan and through the planning section oversee and progress the implementation of programmes arising out of the plan.

Implementation of the plan will be achieved by:-

- Investment in infrastructure underpinning the development objectives of the plan. In this regard, the 'core strategy' of the plan shall set the priorities for the provision and improvement of infrastructure by both the Local Authorities and other agencies, subject to the availability of funding;
- Integrating the strategies, policies and objectives of the plan consistent with the County Development Plan;
- Application of the objectives and standards of this plan in both Local Authorities' developments but also in the assessment of all applications for development consent.
- Ongoing monitoring of the strategies, policies and objectives of the plan and identifying any needs for adjustment of objectives over the lifetime of the plan and in future reviews

Monitoring

Plan Objectives

As far as practicable, every effort has been made to craft objectives that are specific, measurable, achievable and realistic. All of the objectives of the plan have been written with the specific aim of fulfilling the 'Core Strategy' of the plan and its associated Objectives as well as the environmental objectives as set out in the Strategic Environmental Assessment.

Performance Indicators

The measurement of the success of the implementation of the 'core strategy' and the associated 'strategic goals' of the plan will be a complex process, as a wide number of actions will be required to secure each goal.

The progress on achieving the environmental goals as set out in the Strategic Environmental Assessment will be monitored as set out in the Strategic Environmental Assessment 'Monitoring Measures' Section.

Statutory 2-year review

Section 15(2) of the Planning and Development Act 2000 (as amended) states that the manager shall, not later than two years after the making of a development plan, give a report to the members of the authority on the progress achieved in securing the objectives of the plan.

In addition to the manager's progress report, the Councils will continue to monitor the implementation and operation of the plan on an ongoing basis. Where it is considered that modifications or adjustments are required in the interest of the proper planning and sustainable development, variations of the plan may be introduced.