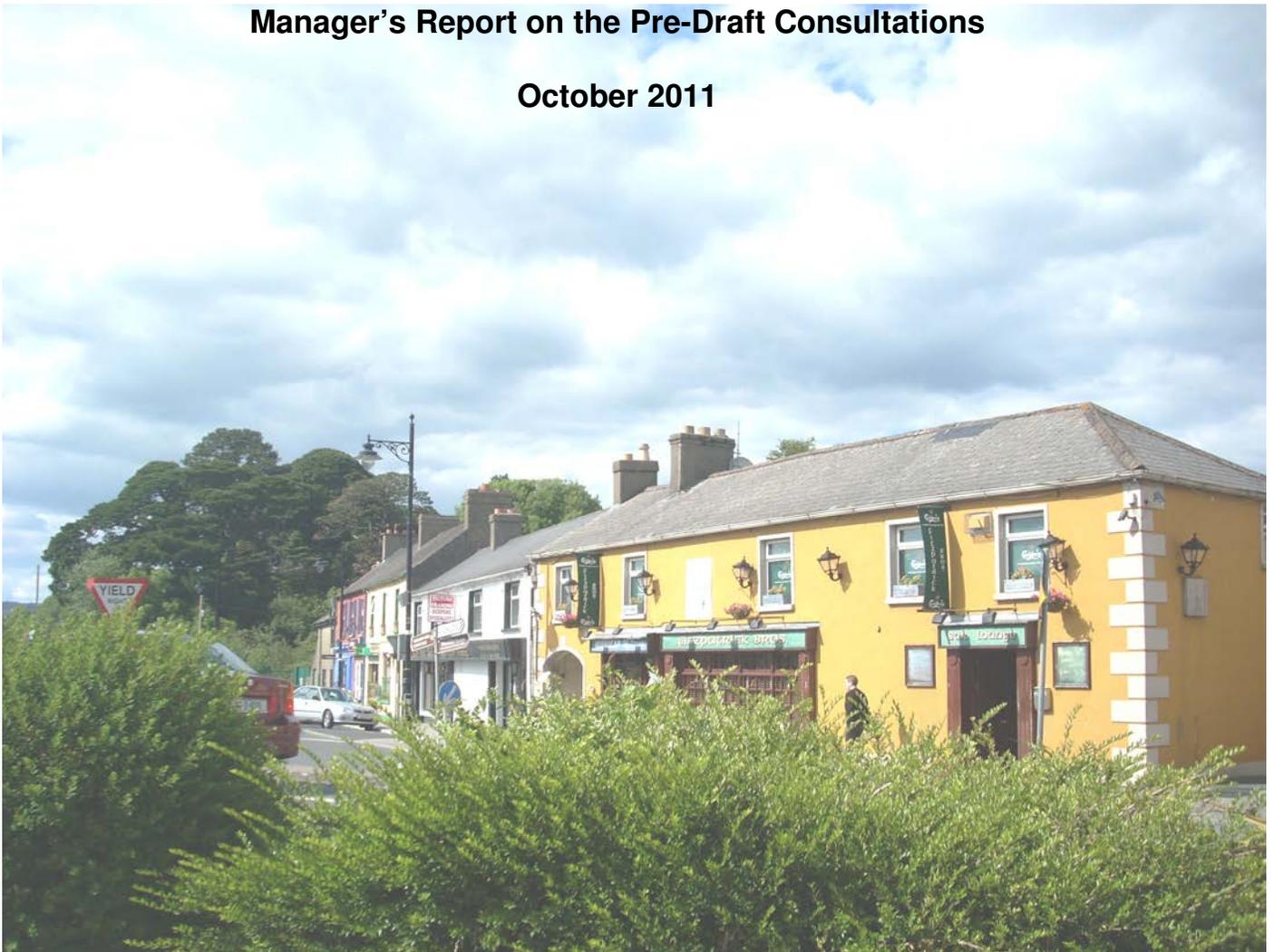


WICKLOW TOWN COUNCIL & WICKLOW COUNTY COUNCIL

Preparation of the Wicklow Town, Environs and Rathnew Development Plan 2013 – 2019

Manager's Report on the Pre-Draft Consultations

October 2011



Wicklow Town Council, Town Hall, Market Square, Wicklow Town
Wicklow County Council, County Buildings, Station Road, Wicklow Town



WICKLOW TOWN COUNCIL AND WICKLOW COUNTY COUNCIL
DRAFT WICKLOW TOWN, ENVIRONS AND RATHNEW TOWN DEVELOPMENT PLAN
2013 - 2019

MANAGER'S REPORT TO THE MEMBERS OF
WICKLOW TOWN COUNCIL AND WICKLOW COUNTY COUNCIL
UNDER SECTION 11 (4) OF THE PLANNING AND DEVELOPMENT ACT 2000 (AS AMENDED)

Manager's report on the pre-draft consultation of the
Wicklow Town, Environs and Rathnew Town Development Plan 2013 - 2019

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SECTION 1 – Introduction & Background

1.1 Introduction

In accordance with Section 11 of Part II of the Planning and Development Act 2000 (as amended), Wicklow Town Council in conjunction with Wicklow County Council, has commenced the review of the Wicklow Town Development Plan 2007 – 2013, the Wicklow Environs and Rathnew Local Area Plan 2008 – 2014 and the Action Area Six Local Area Plan 2006 – 2012.

It is intended that these three plans will be amalgamated into one updated and combined plan which will provide an improved framework for the planned, co-ordinated and sustainable development of Wicklow Town, its Environs and Rathnew and for the protection, conservation and enhancement of its natural and built environment. This plan shall be prepared as the 'Wicklow Town, Environs and Rathnew Development Plan 2013-2019'.

This report forms part of the statutory procedure for the review process of the existing three plans and the first stage of the preparation of a new combined Wicklow Town, Environs and Rathnew Development Plan. The Manager's Report is required to deal with any submissions or observations received on foot of the notifications and consultations (carried out under Section 11 (2) and (3) of the Act), with, *inter alia*, the public, the Minister, the NTA (National Transport Authority), the Regional Authority and prescribed bodies, service providers, adjoining planning authorities, the regional authority, the County Development Board and An Bord Pleanála. Its purpose is to report on the outcome of the statutory consultation process and to set out the Manager's response to the issues raised in the submissions received during the statutory public consultation period.

This report shall also set out the Manager's recommendations for policies and objectives to be included in the draft Wicklow Town, Environs and Rathnew Development Plan 2013-2019 (S.11(4)(b)(iv)).

This report also includes details on the Strategic Environmental Assessment (SEA) and Appropriate Assessment (AA) processes involved in the plan making process along with the Manager's responses and recommendations to the SEA scoping report consultations with the relevant Government bodies.

1.2 Legislative background to the preparation of the Manager's Report

The Manager's Report is prepared and submitted in accordance with the requirements of Section 11 (4) of Part II of the Local Government Planning and Development Act 2000 (as amended).

The Manager's Report shall:

- i. List the persons or bodies who made submissions or observations, as well as any persons or bodies consulted.
- ii. Summarise the issues raised in the submissions and during the consultations, where appropriate but shall not refer to a submission relating to a request or proposal for zoning of particular land for any purpose.
- iii. Give the opinion of the Manager on the issues raised. In this regard the Manager's opinion must take into account
 - (a) the proper planning and sustainable development of the area,
 - (b) the statutory obligations of any local authority in the area, and
 - (c) any relevant policies or objectives of the Government or any Minister of the Government.
- iv. State the Manager's recommendations on strategies, policies and objectives to be included in the Draft Development Plan. The Act also requires that all of the Manager's Report must be considered in the context of national policy, guidelines and standards.
- v. Finally, the Manager's Report shall summarise the issues raised and the recommendations made by the National Transport Authority (NTA) and the relevant Regional Authority and outline the

recommendations of the Manager in relation to the manner in which those issues and recommendations should be addressed in the Draft Development Plan.

The Manager's Report must then be submitted to the members of the two Planning Authorities or a Committee of the two Planning Authorities for their consideration.

Following consideration of the Manager's Report, the Members may then issue directions to the Manager regarding the preparation of the draft development plan and any such directions shall be of a strategic nature and be consistent with the draft core strategy and shall take account of the statutory obligations of the Local Authority and any relevant policies or objectives of the Government or any Minister of the Government. Further details relating to the issuing of directions at this stage is set out Section 1.7.

One of the key aims of this stage of the process is to begin the process of formulating the 'Core Strategy' for the plan, upon which the draft plan can be developed at the next stage. In this regard, this report includes a recommended (partial)¹ 'Core Strategy' for the members to consider and endorse at this stage and this should be considered a 'Manager's Recommendation' similar to other recommendation presented regarding future policies and objectives. This recommended 'Core Strategy' is set out in Appendix A to this Report.

1.3 Pre-draft consultation process

The Planning and Development Act 2000 (as amended), includes the provision whereby members of the public, service providers and other organisations and bodies can make submissions prior to the preparation of Draft Development Plan. This allows public involvement at the earliest stage in the plan preparation process and enables everyone to have a sense of ownership of the Development Plan.

The pre draft consultation stage commenced on Friday the 1st of July 2011 and ran for over eight weeks up to the 26th of August 2011. The aim of the consultation process was to enable the public and interested parties to give their observations on the review of the existing plans and the preparation of the new joint plan, including what planning issues the new plan should address. The consultation process included the following:

- Newspaper advertisement of the pre-draft public consultation process in 2 of the local papers and notice was sent to the Prescribed Bodies & non prescribed state agencies & community/voluntary Groups
- Distribution of '*Preparation of Wicklow Town and Environs Development Plan 2011-2017 Background Issues Paper*'. The 'Background Issues Paper' was prepared to encourage public input at the start of the Plan-making process. The Issues Paper is a consultation document which sets out a broad overview of the main development issues facing the plan area and aims to stimulate public debate on what broad planning and development matters should be considered in the new Plan. The issues paper was made available at Wicklow Town Council offices, Wicklow Town Library, Wicklow County Council offices and on the web.
- A public advertisement of the official notification was published and placed in the Wicklow Town Council offices, Wicklow Town Library, Wicklow County Council offices and on the web, in order to advertise the commencement of the pre-Draft consultation process and to invite submissions.
- Informative and inviting posters were placed in local shops and post offices throughout Wicklow and Rathnew.
- Regular updating the Wicklow County Council website and Wicklow County Council Planning Office Facebook page with the relevant information on the plan review process and providing information on how to get involved.

¹ This recommended 'Core Strategy' is only partial at this stage as a complete 'Core Strategy' requires additional information and decisions that have not been made as yet.

- Public information days were held in Rathnew, in the local Soccer Clubhouse and in the offices of Wicklow Town Council (the Town Hall) on Tuesday the 12th of July and Thursday 14th July respectively. Planning officials were present at this meeting to disseminate relevant information pertaining to the Development Plan review process and to note any comments and observations made by attendees.

Other consultations

- All prescribed bodies and interest groups were invited to a 'one to one' meeting with the plan making team. There was limited response to this invitation, with meetings being held with the NTA and Wicklow Head Preservation Group.
- A number of in house meetings were held with relevant departments.

1.4 Structure of the Manager's Report on the submissions

Section 2 of this report lists the submission received from relevant prescribed bodies, public representatives, members of the public and internal council submissions.

Section 3 of the report sets out a summary of each submission received, breaking it into the component issues raised. The Manager's assessment of each issue raised is then set out, along with any recommendations of the Manager regarding the policies and objectives to be included in the Draft Development Plan.

Section 4 of the report has been included to inform the members that the SEA process is running concurrent to the development plan making process and that the AA will be carried out on the policies and objectives of the draft development plan. The outcome of any of the directions from the members will be subject to the SEA and AA process.

Appendix A sets out the working 'Core Strategy' for the draft plan

Appendix B sets out the requirements of the Planning Act with regard to the content of Development Plans

Appendix C provides an indicative timetable for the preparation of the new Development Plan

Appendix D contains a list of Prescribed Bodies consulted

1.5 Approach to consideration of specific proposals for rezoning of lands

As stated above, the purpose of this stage of the Development Plan making process is to consider the strategic issues affecting the plan area and to compose the draft Core Strategy for the Wicklow Town, Environs and Rathnew area. As clearly stated in the Planning and Development Act 2000 (as amended), submissions referring specifically to the zoning of particular lands are not to be considered at this stage; therefore no reference has been made to any submission referring solely to zoning of land and submissions that partly refer to zoning of lands have only had their strategic issues referred to.

1.6 Decision making process

Although it is proposed to amalgamate the existing three plans of the Wicklow Town Development Plan, the Wicklow Environs and Rathnew Local Area Plan and the Action Area Six Local Area Plan, it should be noted that while one plan will apply to the overall area, two separate Planning Authorities and Councils would still govern this area. Each Council can only make directions that affect their own jurisdiction and they can only make decisions regarding issues and recommendations that affect their own jurisdiction also. However given the strategic nature of the directions to be given at this stage and given that the contents of the submissions received are of a general and broad nature, the issues raised and recommendations made in this Report are generally relevant to both Planning Authorities and shall therefore be considered by both.

1.7 Consideration of the Manager's Report by the Members

This report is submitted to the Members of Wicklow Town Council and the Members of Wicklow County Council for their consideration. The Members, following consideration of the report, may issue directions to the Manager regarding the preparation of the Draft Development Plan and in accordance with Section 11 (4)(d) of the Act, any such directions shall be strategic in nature, consistent with the draft Core Strategy, and shall take account of the statutory obligations of any Local Authority in the area and any relevant policies or objective for the time being of the Government or of any Minister of the Government. These directions must be issued not later than **10 weeks** after the submission of this report to the elected Members and the Manager shall comply with any such directions

Directions shall be strategic in nature and conform to the draft Core Strategy; they might consist of broad concerns that Members would like to see addressed or general policies and/or objectives that Members would like to see incorporated into the Draft Development Plan. In issuing directions, Section 11 (4)(f) of the Act states that the Members shall be restricted to considering the proper planning and sustainable development of the area to which the development plan relates.

The statutory obligations are, in the first instance, set out in preamble to the Planning & Development Act 2000 (as amended). The Act states as a fundamental principle, that it is enacted *"to provide, in the interests of the common good, for proper planning and sustainable development"* and that *"a development plan shall set out the overall strategy of the proper planning and sustainable development of the area of the development plan"*. (Appendix B of this report sets out the requirements of the Act with regard to the content of Development Plans)

The responsibilities conferred by the Planning Acts, with reference to plan preparation and making, consistently refer to the decision making process as having to take account of proper planning and sustainable development. Section 11, sub sections (4) (b) (iii) and (f) clearly state that the Manager's report shall take account of *"the proper planning and sustainable development of the area"* and *"any relevant policies or objectives of the Government and any Minister of the Government"*. Furthermore Section 12, sub section (11) is unambiguous in setting out that *"in making the development plan under sub section (6) and (10) the members shall be restricted to considering the proper planning and sustainable development of the area" and "any relevant policies or objectives.... of the Government or any Minister of Government"*.

Section 27(1) states that *"A planning authority shall ensure, when making a development plan or a local area plan, that the plan is consistent with any regional planning guidelines in force for its area"* while Section 28 (1) states that *"The Minister may, at any time, issue guidelines to planning authorities regarding any of their functions under the Act and planning authorities shall have regard to those guidelines in the performance of their functions"*.

The Development Plan Guidelines for Planning Authorities issued by the DoEHLG in 2007 guides that *"planning authorities must have regard to any Regional Planning Guidelines in force for their areas when making and adopting a development plan"*.

The "Implementation of Regional Planning Guidelines Best Practice Guidance" issued in December 2010 by the DoEHLG, reiterates the Planning Act requirements that the Planning Authority must ensure, when making a development plan, that the plan is consistent with the RPGs.

The "Guidance Note on Core Strategies" document issued in November 2010 by the DoEHLG further reiterates that the development plan and its objectives are consistent with national and regional development objectives as set out in the NSS and RPGs.

1.8 The next stage of the Development Plan review

Appendix C includes an indicative timetable for the preparation of the new Development Plan. Following the consideration of this Manager's Report by the Elected Members and the issuing of strategic directions regarding the preparation of the Draft Development Plan (which must be issued within 10 weeks of the date of this report), a **12-week** period is allotted by the Act for the preparation of the Draft Wicklow Town, Environs and Rathnew Development Plan 2013-2019.

This means that the draft plan will be due for submission to the members in March 2012. Members of both jurisdictions will then consider the draft plan and have **8 weeks** to amend it before it goes on public display over the summer months of 2012.

SECTION 2 – List of persons and bodies who made submissions

No	Name	Agent/Representative
Prescribed Bodies		
1	National Transport Authority	David Clements
2	Regional Authority	Patricia Potter
3	Department of Arts, Heritage & the Gaeltacht	Michael Murphy
4	Department of Education and Science	Lorraine Brennan
5	Dublin Airport Authority	Tanya Murray
6	Electricity Supply Board	Martin Hickey
7	Inland Fisheries Board	Mary Rabbite
8	National Roads Authority	Michael McCormack
9	Office of Public Works	Kevin Byrne
Elected Representatives Submission		
10	Cllr Pat Kavanagh	
Public Submissions		
11	Aldi	Leona Quigley
12	Ballynerrin Co – Ownership	Phillip Assaf
13	Sylvester Burke	
14	Martin Carr	
15	Paul Carr	
16	Eoin Carroll	
17	RF Conway	
18	Ger Corkish	
19	Edmond Cussens	
20	Stephen Earls	
21	Friends of the Murrough	Malcolm Spenser
22	Paul Higgins	
23	Ifcana	Michael Browne
24	Charlie Kavanagh	
25	Lusra Teoranta	Tom Delahoyde
26	Roman Nesklada	
27	Roelie Smit	
28	Tesco	Daragh McGonigle
29	Wicklow Bay Sea Angling Club	Kit Dunne
30	Wicklow Educate Together	Angela Higgins
31	Wicklow Head Preservation Group	Sam Conway
32	Wicklow Planning Alliance	Judy Osbourne
33	Wicklow Town and District Chamber	Susana Costello
Internal submissions		
34	Community and Enterprise Section	Patricia Reilly
Submissions referring to zoning of land		
<p>Section 11 (2) (bc) of the Planning and Development Act 2000 (as amended) states that <i>‘requests or proposals for zoning of particular land for any purpose shall not be considered at this stage’</i>.</p> <p>One submission has not been considered here (Number 35) as it specifically and wholly referred to zoning. A number of the other public submission had specific references to zoning within the submission; the specific zoning issues have not been summarised or considered at this stage however the general issues within the submission have been summarised and included in this report.</p>		
Late Submissions		
1 submission was submitted late (Number 36)		
Please note that no submission was received from the Minister for the Department of the Environment, Community and Local Government.		

SECTION 3 Summary of issues raised, Manager's opinion on issues raised and Manager's recommendations

No. 1

National Transport Authority

1. The NTA have a draft Transport Strategy in place and the NTA call that the draft plan reflects the policies and objectives and measures contained within this draft strategy.
2. The plan would be strengthened by taking account of the following as recommended in the draft guidelines;
 - A sequential approach to development whereby lands which are most accessible by public transport are prioritised for growth,
 - Redevelopment of brownfield sites close to public transport corridors,
 - General increase in densities in existing or planned areas where public transport accessibility is good,
 - Mixed use development will be the primary growth pattern in all area,
 - Local services are to be located and provided with local community walking and cycling access,
 - Rail stations in district centres to be focus of higher densities,
 - Maintain the strategic transport function of national roads.
3. Non residential developments should be subject to maximum parking standards (standards detailed) with a more restrictive provision in Town Centres and areas of good public transport.
4. A number of transport measures should be incorporated in the draft plan relating to the provision of a local bus service in the hinterland, express bus services, additional rail tracks, heavy rail service and park and ride services in the hinterland.
5. The NTA would support an enhanced accessibility to walking, cycling and public transport for trips to employment, education retail and leisure.
6. Development should be consolidated. An evaluation of the extent of the land zoned for development in the plan area should be undertaken, to ensure consistency with the above NTA policies. In order to reduce the travel distance to work by residents, the NTA would welcome a commitment to relate population growth to employment growth within the plan area.

Manager's Opinion

1. The draft Transport Strategy is noted and the strategic issues relevant to the plan area will be taken on board in the drafting of the core strategy. It is important to note that this is a draft Strategy that is subject to change; hence at this stage the broad sustainable principle of the Strategy will be reflected in the core strategy.
2. The land use measures are noted. The purpose of the draft Wicklow Town, Environs and Rathnew Development Plan is to provide a framework for the planned co-ordinated and sustainable development of the Wicklow and Rathnew area, at the forefront of this is the vision to provide for population growth, housing, employment and community facilities in a balanced manner. In this regard, appropriate analysis of housing and employment needs based on the projected population for the plan area (consistent with the County Development Plan and the Regional Planning Guidelines) will be carried out in order to ensure that adequate provision is made for the development of employment opportunities alongside housing growth. In the making of the draft plan, Ministerial guidelines will be taken into account, as will the principle of proper planning and sustainable development. In a consolidating manner, lands closest to existing core areas will be considered first for development or new zoning (where a need is identified) before lands at the edge of the centre or out of centre are considered. Public Transport and its accessibility will be assessed and taken on board in the land use objectives.
3. Maximum parking standards are only appropriate where there is adequate, frequent and reliable public transport, coupled with parking enforcement. It is recommended that the draft plan maintains minimum car parking standards generally, but includes allowance for deviations from the minimum car-parking requirement (which would include waiving the need to provide car parking) where the development is in close proximity to a transport interchange or in proximity to the town centre where there is parking enforcement that provides sufficient flexibility for variations from the minimum car parking standards on a case by case basis, which is more appropriate to the needs of the plan area.
4. Wicklow Town and County Councils will work with Iarnrod Eireann, the Railway Procurement Agency and Bus Eireann to facilitate an increased public transport service. The provision of a park and ride facility at the Train Station is an objective of the current Town Plan and this objective will be reviewed in the draft plan. It is acknowledged that public transport is a priority in the plan making process however the necessity of the provision of a transport interchange in Rathnew (AA10) will be reviewed with proper planning and sustainable development being considered, as part of the plan making process.
5. The Draft Development Plan will include appropriate land uses, policies and objectives which will encourage

walking and cycling in the plan area through the provision of high quality walking and cycling routes within the town and its environs where feasible. The ease of access to high quality walk and cycle routes connecting the urban area of the plan to local public transport links facilitates the aim to create a modal shift away from the reliance on the private car. The provision of secure cycle parking which is easily accessible to users must also be provided at strategic locations otherwise the above measures will not be capable of meeting the needs of cyclists

6. The NTA's recommendation to analyse of the amount of zoned residential and employment land will be considered in detail in the crafting of the draft plan. Having regard to the early stage of the plan making process, detailed research into the exact quantum, location and configuration of employment-zoned land required is still ongoing. Preliminary analysis however confirms the NTA analysis that there is an excess of employment and residentially-zoned land, given the settlement and employment role and catchment of Wicklow in the region. In the crafting of the new draft plan, all existing zonings will be reviewed with regard to their necessity and appropriateness.

Manager's Recommendation

1. To carry out a detailed examination of all existing residential and employment zoning, in order to verify the necessity and appropriateness of each, having regard to Wicklow's settlement and employment role and catchment in the region.

2. The Draft Development Plan shall include strategies, policies and objectives that provide for:

- Appropriate zoning for housing, employment and community facilities in accordance with the principles of sustainable development, Ministerial guidance and the Regional Planning Guidelines.
- Improved pedestrian walking and cycling routes throughout the plan area
- Review of existing public transport and park and ride provisions and objectives in the plan
- Review the Action Area 10 of the current Environs LAP, which currently incorporates a transport exchange, to ensure consistency with the relevant regional and county transport policies
- Review the existing parking standards set out in the Wicklow Town Development Plan and Environs Local Area Plans.

No. 2

Regional Authority

1. **Plan Vision** – The submission concurs with joint plan approach. The growth scenario for the plan area should be supported by a series of policies and recommendations which give effect to the delivery of the sustainable and planned expansion consistent with the RPGs and Wicklow County Development Plan. The growth scenario and settlement strategy for the plan should support the key elements of the RPG strategy and be informed by the regional population and housing targets. An integrated approach to settlement, employment and transport policy should be taken.

2. **Core Strategy** – This is a key component to the plan. The core strategy should be indicated with tables and text showing how the development plan meets the housing requirements of the RPGs. The future expansion of the town should follow a clear and sequential approach in line with the Government's Development Plan Guidelines and Guidelines on Sustainable Residential Development. Brownfield lands should also be included to meet future housing needs; consolidation of the town centre should be supported within the Core Strategy and other relevant sections. Population distribution, housing allocation and adequacy of zoned lands should be provided that are consistent with the provisions of the County Development Plan 2010, it is recommended that the current land use zonings provisions are assessed and where necessary amended to ensure consistency with the provision of the RPGs and County Development Plan. It is suggested that initially, where relevant zoned lands would not have an expectation of being developed within the life of the plan or subsequent plan period due to rational planning and sustainable development reasons, de-zoning should be given consideration.

3. **Economic Development** – the RPG policies and guidance on future economic activity should be considered here as well as the RPG policies on economic development, which should inform the development plan review process. The Town centre and its role as primary retailing and business core should be the focus of economic development with the RPG policies referred to in drafting the plan. The importance of the port is also recognised.

4. **Infrastructure** – existing government policies should be taken account of to ensure better integrated planning between land use and transport facilitates. Land use policies should be implemented that support and protect current investment in all elements of transportation infrastructure as well as other infrastructure such as water and energy. Sustainable freight transport measures should be included as part of the plan review process.

5. **Community** – The RPG policies on social infrastructure and sustainable communities should be advocated in the community policies of the plan.
6. **Environment and Heritage** – policies to deliver the vision for the town and its environs should be informed, and where necessary, shaped by environmental directives and take into consideration issues of flood risk, climate change, river basin management plans and impact on water quality. Relevant plans and projects should be subject to relevant environmental assessment. An examination of flooding issues would be useful to inform the direction of future growth and land use planning for the town.
7. Continued reference to coastal zone management would be welcomed.
8. The inclusion of provisions for green infrastructure within the plan would be considered beneficial.

Manager's Opinion

1. The issues with regard to the vision are noted. In this regard, appropriate analysis of sustainable development of lands based on the projected population for the plan area (consistent with the Regional Planning Guidelines and County Development Plan) will be carried out in order to ensure that adequate provision is made for the development of the settlement. In the crafting of the policies and objectives of the draft plan, they will be consistent with the national, regional and County Development Plan policies and objectives. Ministerial guidelines will also be taken into account, as will the principle of proper planning and sustainable development.
2. The Regional Planning Guidelines housing objectives will be reflected in the Core Strategy, which will take the housing objectives of the County Development Plan on board. The Government Guidelines on the Development Plan, draft Note on Core Strategy and Sustainable Residential Development guidelines along with other relevant Government guidance will be referred to when crafting the Core Strategy.
3. The observations regarding economic development area noted. Having regard to the early stage of the plan making process, detailed research into the exact quantum, location and configuration of town centre / retail zoned land required is still on going. The importance of the Port is also noted and will be a focus in crafting the Core Strategy and draft plan. Consistency with the Regional and County retail planning hierarchy will be a key focus of the objectives of the draft plan
4. Ensuring maximum sustainable efficiency from the existing infrastructure within the plan area will be a key focus in assessing the location of development. The policies and objectives of the draft plan will be drawn up in light of this assessment with sustainable freight transport measures considered for inclusion
5. As this stage of the plan is concerned with the development of the overall vision and core strategy for the plan area, the main strategy of the RPG will be reflected in the vision and core strategy for the draft plan. In the crafting of the draft plan, research will be conducted into the community and social facility deficiencies in the settlement and any polices and objectives will be consistent with the RPGs.
6. The polices and objectives of the plan will be crafted with the relevant environmental directives taken into consideration along with flood risk, climate change, river basin management plans and impact on water quality. A full SEA is being carried out concurrent with the plan making process and an Appropriate Assessment screening will be carried out on the draft plan.
7. The coastal zone management observation is noted.
8. The enhancement of Green Infrastructure will be considered in the crafting of the plan.

Manager's Recommendation

1. To carry out a detailed examination of all existing residential and employment zonings, in order to verify the necessity and appropriateness of each, having regard to Wicklow's Settlement and employment role and catchment in the region.
2. The draft Development Plan shall include strategies, polices and objectives that
 - Ensure the town centre and retail objectives are consistent with regional and County strategies.
 - Facilitate sustainable freight transport
 - Ensure consistency with the sustainably communities and social infrastructures strategies of the RPGs.
3. Environmental directives shall be considered when crafting the draft plan. The SEA and AA will be carried out to ensure that the impact of all polices and objectives are assessed thoroughly.
4. To carry out a flood risk 'Stage One' assessment in light of the Government guidelines on Flood Risk Assessment and best practice.
5. To review the existing coastal zone management objectives of the County Development Plan and Town Development Plan ensuring that the draft plan is consistent with the Regional and County objectives.
6. To examine Green Infrastructure in the plan area and craft appropriate policies and objectives for its enhancement

No. 3

Department of Arts, Heritage & the Gaeltacht

1. **Architectural** – regard should be had to the NIAH and to any Ministerial recommendations concerning the Record of Protected Structures (RPS) and Architectural Conservation Area's (ACA).
2. **Archaeological** - In preparing the SEA assessment of impacts on the archaeological heritage regard should be has to international conventions, National Policies, Plans and Programmes, Relevant Policies and Plans at County Level, Archaeological Heritage, increased development pressure issues and liaison with the National Monuments section for the contents of the development plan.
3. **Nature Conservation** – a natural heritage section should be included ensuring that the Plan does not adversely impact on designated sites or protected species.
4. Any development proposal should take into account the need to protect, retain and enhance biodiversity generally in line with the National Biodiversity Plan.

Manager's Opinion

1. This stage of the plan making process is concerned only with the development of the overall vision and core strategy for the plan area and therefore the issues of a review of the RPS and ACA are too specific and detailed for this stage. However the NIAH inventory for Wicklow Town, Environs and Rathnew will be taken on board in reviewing the RPS and the Built Heritage polices and objectives of the current plan and for the draft plan
2. This submission and its observations regarding issues to be taken on board in carrying out the SEA process will be considered in crafting the policies and objectives of the draft plan in line with the SEA. The department of Arts, Heritage and the Gaeltacht, of which National Monuments are a part, shall be consulted as a prescribed body where required under the Planning Act in the Development Plan process.
3. The existing natural heritage section of the three pre-existing plans will be reviewed and the draft plan polices and objectives for nature conservation will be crafted to ensure the plan does not adversely impact on designated sites or protected species.
4. The National Biodiversity Plan and the County Biodiversity Plan will be considered in crafting the policies and objectives of the draft plan.

Manager's Recommendation

1. The Draft Development Plan shall include appropriate strategies, policies and objectives to ensure the ongoing protection and enhancement of architectural and archaeological heritage in accordance with the guidelines and advice issued from the Department.
2. A review of the natural heritage chapter of the existing plans shall be undertaken, with the draft plan taking on board any recommendations from the SEA and AA, the relevant biodiversity plans and to ensure the plan does not adversely impact on designated site or protected species.

No. 4

Department of Education and Science

- (a) Information has been provided in the submission of how the Department calculates the extent of primary and post primary provision needed in the area.
- Primary; 12% of population, 24 pupils/class, new school to generally provide 8 classrooms
 - 4-8 classrooms require 0.7ha, 8-16 classrooms require 1.14ha, 16 – 24 rooms requires 1.6ha, 24 – 32 rooms requires 2.2ha.
 - Post primary depends on the number of pupils to cater for 1000+ will not be built. 4.86ha is required for new PPS.
 - Sites should be reserved close to community services that can be shared, and the Dept is open to multi-campus school arrangements.
- (b) The Department's guidance document on *Identification and Suitability of Sites for Primary Schools* and the *Code of Practice for Planning Authorities* and the provision of schools should be referred to.
- (c) School provision should be assessed along side residential development.

Manager's Opinion

This submission has been noted. The new Development Plan shall analyse and provide for adequate zoned lands to accommodate the future primary and post primary school needs in order to meet the projected population of the plan area. In so far as possible such lands shall be located in close proximity to existing community facilities. Where this is not possible, considerations such as proximity to existing / future housing areas or existing / future public transport links shall be utilised in determining appropriate locations for new school sites.

Manager's Recommendation

The Draft Development Plan shall include appropriate policies and objectives (including the zoning or designation of lands) aimed at facilitating the adequate provision of primary and post primary educational facilities

No. 5**Dublin Airport Authority**

Noted and no comment

Manager's Opinion

This submission is noted.

Manager's Recommendation

No recommendation

No. 6**Electricity Supply Board**

1. A number of schemes are underway in the area to cater for the population within the area. The Ballybeg 110/MV station serves Wicklow Town and has ample capacity to accommodate any growth in the area. There are two schemes currently underway in the Shillelagh area of Wicklow and no major projects are planning or underway in the Wicklow Town Area.
2. However it is essential that ESB be consulted should any significant scheme be proposed as it takes a number of years to provide 110kV substations.

Manager's Opinion

1. This submission has been noted.
2. This stage of the plan making process is concerned only with the development of the overall vision and core strategy for the plan area and therefore the issues raised are too specific and detailed for this stage. However, in the crafting of the draft plan, research will be conducted into infrastructural deficiencies in the settlement, through the official consultation process with the prescribed bodies, as detailed in the development plan process in the Act, the ESB will be informed of the policies and objectives of the draft plan at each relevant stage.

Manager's Recommendation

To include appropriate policies and objectives to allow for the development of new energy infrastructure if required.

No. 7**Inland Fisheries Board**

1. The plan area is traversed by the Rathnew and Vartry (EU Salmonid) rivers and smaller surface water channels. Any development should not have a deleterious effect on the aquatic life of the rivers. The preparation of a consolidated plan should facilitate the utmost priority for protection and conservation of salmonid systems in the area. IFB policy is to maintain watercourses in their open natural state, land adjacent to surface waters should be open. The impact of development on watercourses should be handled with utmost sensitivity.

2. Sufficient treatment capacity must be available within the receiving sewerage system.
3. Natural heritage objectives should include and the plan should maintain a buffer zone of at least 10m from the waters edge along both banks.
4. IFB is strongly opposed to any development on floodplain lands. Sustainable Urban Drainage Systems should be implemented.
5. Infrastructural development should precede all actual developments.
6. The sourcing of additional water from Ashford or Avonmore should not undermine the ground water quality in these areas

Manager's Opinion

1. This submission has been noted. This stage of the plan making process is concerned only with the development of the overall vision and core strategy for the plan area and therefore the issues raised are too specific and detailed for this stage. However the draft plan shall address the issue of providing protection of the Salmonoid Rivers within the plan area. The relevant policies and objectives will be crafted in line with the SEA process that is being carried out concurrent with the plan making process.
2. This is too specific for this stage of the plan however the plan will provide the necessary polices and objectives to facilitate the provision of the necessary infrastructure needed to serve the settlement.
3. The current Town Plan objective regarding the 10m buffer from rivers will be reviewed and a draft objective will be drawn up on foot of the outcome of the SEA and best practice.
4. The issues regarding flooding and SUDS are noted
5. This issue is noted however this is too specific for this stage of the plan.

Manager's Recommendation

1. The Draft Development Plan shall include appropriate strategies, policies and objectives to ensure the ongoing protection and enhancement of natural amenities within the Development Plan area and in accordance with best practice and the guidelines and advice issued from the Department of the Environment and IFB.
2. To review the current Town Plan objective regarding the provision of a 10m buffer from the river edge.

No. 8

National Roads Authority

1. Highlights the importance of the national road network. It is requested that regard be had to the Consultation Draft *Spatial Planning and National Roads Guidelines for Planning Authorities*, in particular Chapter 2 which refers to development planning and national roads. It is further requested that the draft plan should have regard to the draft roads strategy when considering the proposed zoning objectives, especially development objectives adjoining and in proximity to the national road network.
2. The joint plan is welcomed and supported.
3. The carrying capacity, operation efficiency, safety and significant national investment made in the road network should be protected. Access points to the national roads, extent of development with access to national roads and traffic volumes and the availability of different modes of public transport will determine the carrying capacity and efficiency of the national roads. Any planned large scale developments should ensure that the capacity on the national roads is utilised properly and the roads can function properly into the future.
4. Access to national roads and their access roads should be restricted where the speed limit is greater than 50kph.
5. The protection of national roads is reiterated in the Retail Guidelines and Sustainable Rural Housing Guidelines with large retail centres not to be located near national roads and direct access onto the roads from dwellings should not be allowed. Any less restrictive approach should be done in consultation with the NRA.
6. The Core Strategy should address the quantum and location of residential land requirement but also the appropriate integration of employment and other commercial land uses in accordance with the Core Strategy Guidance Note.
7. There are no current schemes being undertaken by NRA within County Wicklow that directly affects the plan area however the potential N11 Arklow/Rathnew Scheme is highlighted to be protected for the future.
8. The National Roads Traffic Management Study is highlighted as a reference document.

9. The sustainable integration of land use and transportation needs to be a strategic principle in the Draft Development Plan in transport, social, economic and local area polices. Sustainable transport requirements should be an objective for all developments.
10. In drafting the development strategy it is important that policies avoid undermining the strategic transport function of national roads. With regard to junctions on national roads, assessment and management of the development proposals in the Plan should be considered especially where the development could generate significant additional traffic. It is recommended that traffic and transport assessments are carried out at development management stage for developments however leaving it wholly to this stage is inappropriate and thus an appropriate Strategic Transport Assessment (STA) should be undertaken in the preparation of the draft plan to determine the capacity of the local road network and impact on M11. The cumulative impacts of the proposed development in the area needs to be considered.
11. The NRA strongly recommends that a STA is undertaken for the plan area having regard to the local road improvements and zoning objectives in the area. No STA appears to have been undertaken on any of the current road objectives or development objectives.
12. The NRA recommend that Traffic and Transport Assessments and Road Safety Audits are undertaken for planning applications for significant development proposals, with assessment on cumulative impacts etc.
13. The draft plan should refer to the '*Policy statement on the provision of service areas on Motorways and High Quality Dual carriageways*'. The NRA policy on the provision of Tourist and Leisure Signage on National Roads should also be referred to and guidance taken on board.
14. Noise mitigation measures should be identified and implemented where warranted

Manager's Opinion

1. The DoEHLG published the Draft Consultation "*Spatial Planning and National Roads*" Guidelines for Planning Authorities on the 28th June 2010. While it is noted that the then Minister stated that "*Pending finalisation of the guidelines, local authorities are requested to have regard to the recommended approach in the draft guidelines, when preparing or varying development plans and local area plans, and in regard to applications for planning permission*", given the nature of the recommendations of these draft guidelines especially with regard to traffic assessments, it is noted that this is only a draft document with draft approaches recommended and is subject to change upon the passing of the guidelines. The general principles of the draft guidelines will be taken on board in the crafting of the draft plan however the issues are considered too specific at this strategic stage of the plan making process.
2. This issue is note
3. This stage of the plan making process is concerned only with the development of the overall vision and core strategy for the plan area and therefore the issues raised are too specific and detailed for this stage however ensuring maximum sustainable efficiency from the existing road infrastructure within the plan area will be a key focus in assessing the location of future development. However, while the impact of planned large scale development on the National Route will be factored into the decision making process, the Plan must be guided by the requirements of the National Spatial Strategy and Regional Planning Guidelines, which require that Wicklow Town, a primary Development Centre, be the location for the most intense development within the hinterland area of the County. It is also inconceivable that the National Roads Authority did not take into account the strategic nature of Wicklow when designing and constructing the recently completed M11 in the and around the area of this Plan.
4. As there is no part of the National route that is within a 50 km/hr any where near this Plan area this issue does not arise
5. The requirements set out in the NRA submission relating to the protection of national roads in relation to the location of large retail centres, to ensure their capacity, efficiency and safety of the national road is not undermined and restricting access for dwellings onto national roads are noted. While the plan will facilitate an integrated approach to land use and transportation throughout the settlement, it should be recognised that it may not always be possible to prevent the use of national networks by traffic generated from local developments especially given the overriding requirements of the National Spatial Strategy and Regional Planning Guidelines. The guidance documents published by the National Roads Authority will also be recognised within the plan.
6. The 'Core Strategy' for the plan will be crafted in accordance wit the requirements of the Planning Act and DoECLG guidance.
7. This issue is noted
8. This issue is noted. The guidance documents published by the National Roads Authority will also be a referred to in crafting the draft plan.
9. This issue is noted with regard to the integration of land use and transportation which needs to be a strategic

principle of the draft plan with sustainable transport facilitated for all developments in the plan. The integration of land use objectives and transportation objectives is an important criteria in developing the zoning objectives of the plan. The current Town Plan has a strategic aim to integrate land use and transport as a priority, this aim will be reviewed and considered for inclusion in the draft plan and this submission will be taken on board in the crafting of the new strategic policies and objectives of the draft plan. Facilitating sustainable transport will be facilitated in the draft plan.

10. This issue is noted with regard to careful consideration of the development proposals in the draft plan and their impact on junctions of national roads. The recommendations for development management stage are considered to specific to be dealt with at this strategic stage of the plan making process. Significant tracks of land adjacent to the N11/M11 and associated junctions have already been zoned for development in the 2008 Wicklow Environs and Rathnew Local Area Plan and as part of the review of this LAP, all of these zoning will be reviewed on the lines of ensuring they are consistent with the Regional Planning Guidelines and the National Transport Authority Guidelines as well as County Development Plan Policy and objectives. Other issues such as necessity and appropriateness of the zonings, considering, among other factors, issues relating to traffic safety and ensuring the role of the N11 / M11 is not compromised will be taken on board here. It should be recognised however that Wicklow is designated a Large Growth Town in the Regional Planning Guidelines for the Greater Dublin Area 2010 and therefore is targeted to grow significantly over the next 10-15 years. In this context, it may not always be possible to prevent the use of national networks by traffic generated from local developments; however, the plan will include those road objectives required to move traffic around the settlement without use of the N11/M11.
11. The carrying out of a Strategic Transport Assessment is considered unnecessary considering that an IFPLUT was carried out that is still current; however all zonings and road objectives will be crafted on the basis of ensuring the optimal movement of traffic through the settlement, having regard to existing road and junction capacities. Where deficiencies are evident, the draft plan will endeavour to address same. It should also be considered that the integration of land-use and transportation is key to the crafting of this draft plan, which will have the impact of reducing car journeys and use of the national road network for local journeys.
12. This issue is noted. This is a development management issue and it is not considered relevant for this stage of the development plan process however the plan will include sufficient guidance for developers regarding traffic and transport assessments and sustainable transport, with particular reference to NRA /DOE/DOT guidance publications.
13. The issue of service areas and signage on national roads are noted however both of these issues are addressed under the County Development Plan 2010 polices and objectives, as the N11/M11 is under the jurisdiction of the County Development Plan. Therefore it is considered that neither of these issues are relevant for inclusion in the draft plan.
14. This issue of noise mitigation is noted. It is considered to specific to be dealt with at this stage of the plan making process however it is important to note that noise mitigation measures have been incorporated into the County Development Plan. Should any noise mitigation measure be identified, due consideration will be given to them in the crafting of the draft plan.

Manager's Recommendation

1. The Draft Development Plan shall include policies / objectives that provide for:
 - the integration of land use and transport polices and objectives
 - the future improvement of the N11/M11
 - The future infrastructural and transportation needs of the Wicklow Town and Environs Area, with particular consideration given to protecting the strategic role of the N11/M11.
 - The integration of sustainable transport design into new developments.
2. To identify any noise mitigation measures and where relevant to include the necessary polices and objectives in the draft plan.

No. 9

Office of Public Works

1. The Council should focus on the key principles in the Flood Risk Management Guidelines of the sequential approach and justification test. Then in turn this approach can inform the development strategy of the plan and any zoning proposals in the strategy.
2. A Stage 1 Flood Risk Assessment should be carried out to identify areas at risk of flooding and if a proposed

- zoning and flood area overlap a Stage 2 assessment will be required.
- Climate Change should be borne in mind when drafting the plan.

Manager's Opinion

- The contents of this submission are noted. Through the SEA recommendations and proper planning and sustainable development, the principle of the sequential approach (and justification test if necessary) in flood risk management will be followed and this will inform the crafting of the development strategy for the plan area. The existing flood risk area and objectives in the current Town Plan and flood objectives relevant in the County Area will be reviewed
- A Stage 1 flood risk identification as outlined in the guidelines will be undertaken. Given the topography and flood history of the plan area a full flood risk assessment may not be required however should the Stage 1 assessment deem to warrant the next Stage to be carried-out, this will be done so in line with the relevant Guidance and best practice
- Noted

Manager's Recommendation

To carry out a Stage 1 flood risk assessment in accordance with Flood Risk Management Guidelines and should a Stage 2 be deemed to be required this shall be carried out with the outcomes of the relevant stage taken on board in the crafting of the draft development plan.

No. 10

Cllr Pat Kavanagh

- Housing** – The Council should consider the different dwelling sizes needed to accommodate future residents, e.g. single parents with space for children to stay. All future new buildings should be accessible for all.
- Heritage** – Signage should be reviewed in the town centre. The town should be more homely with seating for locals, shelters and canopies should also be encouraged given the poor weather. The RPS and ACA should be reviewed. The ACA should be extended with locals encouraged to identify architectural features that can be protected. Greening of the town with planters and flowers should be encouraged. The paving on the main street should be replaced with cobbles.
- Economic Development** - need to capitalise on tourism potential, especially on the nautical and cultural quarters side.
- Waterfront Development** – the area would benefit from improvement and enhancement works to facilitate the recreational use of the waterfront.
- Eco - Tourism** - The Murrough and Wicklow Head are important natural assets to and around which sustainable access should be provided. The harbour should not be developed to provide a new commercial harbour from a visual and environmental point of view. The Blue Flag status for our beaches should be gained and retained.
- Local Food production** – land banks within walking distance of the town should be retained for local food production. This would improve biodiversity in the town also.
- Energy production** – sun, wave, wind and anaerobic energy production should be considered.
- Education** - The development of Clermont into a full-time 3rd level campus should be speed-tracked. This campus could provide a number of sporting facilities for the area also. Permanent school sites need to be provided, site swaps with the temporary school sites and the ones to be soon vacated should be considered. The Council should resist the pressures to rezone the Convent lands as it is an important educational and farm facility within the town. Safe routes to school should be provided.
- Community facilities** – all new developments should be encouraged to provide a playground. A skate board park should be provided (e.g. at old PATRR site office).
- Employment** – WCC should work with other employment bodies and social services to provide work for those not in the work force. The old Veba factory could be a facility to host this.
- Infrastructure** - harvesting rainwater in existing buildings should be encouraged through grants / incentives. Removal of fluoride from our drinking water should be considered. Overhead electrical cable should be placed underground to improve the appearance of the area.
- Transport** – a one way system through the town should be considered. A toll for HGVs on the PAR should

be considered to pay for the new bridge. A feasibility study should be undertaken to see if a local bus service is beneficial to the local community or not.

Manager's Opinion

This stage of the plan making process is concerned only with the development of the overall vision and core strategy for the plan area and therefore the majority of the issues raised are too specific and detailed for this stage. However due consideration will be given to the points made in the crafting of the draft development plan as detailed here:

1. The existing objectives of the current three plans with respect to new residential development and development in existing residential areas will be reviewed.
2. The heritage and tourism objectives of the current plans will be reviewed with the objectives relevant to signage, street furniture, the RPS and the ACA reviewed. Specific works that are sought here are not within the remit of the development plan as the plan is mainly concerned with physical land use planning and can only facilitate the identification of desired works. Delivery of such works is a matter for the annual budget.
3. The tourism objectives of the current plans will be reviewed and the consideration and enhancement of specific tourism themes and products will be examined, including the nautical location of the town.
4. A review of the existing polices and objectives of the Town Plan will be undertaken with regard to the Waterfront area.
5. Improving access to the Murrough and Wicklow Head will be assessed and where possible the draft plan will include objectives to facilitate this. The opinion expressed with regard to the development of the harbour is noted. Attaining the Blue Flag status is a process that is not within the remit of the Development Plan.
6. The County Development Plan includes policies / objectives with regard to allotments and consideration shall be given to including a similar objective in the draft plan.
7. The provision of objectives to gain energy from sun, wave and anaerobic production are too specific for this stage of the plan making process; however this will be considered in the crafting of the draft plan.
8. The plan will facilitate the development of the Clermont Campus; however the plan has no remit to the implementation of this. The suggestion regarding land swaps for school sites is not an issue that can be considered in a land-use plan. The comment with regard to the Convent lands is noted.
9. The provision of playgrounds along with all new developments is noted however this is too specific to be considered at this stage, albeit objectives for the provision of community facilities in tandem with residential development will be considered when crafting the draft plan.
10. The role played by Wicklow County Council and Wicklow Town Council in providing employment or working with employment agencies is an operational matter and not a matter for a land-use plan. However, a land-use plan can
 - Provide for population growth, which will improve the market for goods and service providers, providing a stimulus for employment growth
 - Provide a framework for the delivery of infrastructure and new development, which can act as a stimulus to economic activity
 - Include appropriate policies and objectives to aid and guide the rejuvenation of the town centre and economic activity throughout the settlement, for example, by the zoning of land or identifying key development sites
11. The provision of grants and removal of fluoride from drinking water is not within the remit of a development plan. However, the plan can include 'development standards' that require new developments to incorporate new technologies e.g. rain water harvesting and this will be considered in the crafting of the draft plan. Similarly, the plan can include objectives with regard to the undergrounding of cables for new development and this will be considered.
12. Bus provision and routes is not an issue that is within the remit of the development plan process however the plan can facilitate the provision of public transport within the plan area in consultation with the relevant transport authorities. The current objectives regarding public transport will be reviewed with the general public transport issues here being considered. Tolling of roads is not a plan issue. The one way system proposal is noted.

Manager's Recommendation

It is recommended that the draft development plan includes strategies, polices and objectives that:

- Provide objectives that facilitate housing for all members of society and housing that is accessible to all in new developments,
- Review the existing heritage, tourism, signage, RPS and ACA objectives of the existing plans,

- Provide objectives that facilitate the nautical and cultural development of the town
- Review the policies and objectives that are relevant to the waterfront in light of allowing for the development of the waterfront in a sustainable manner.
- Assess the potential for improved access to the Murrough and Wicklow Head for the benefit of eco-tourism.
- Review of the public transport and road objectives in the plan.
- Address requirements for new development with regard to environmentally sound technologies
- Review and enhance where possible policies and objectives that support new economic activity and job creation in the settlement
- Review the County Development Plan policies and objectives regarding allotments and to include objective in the draft plan regarding allotments should it be warranted.

No. 11

Aldi

Aldi (discount store) has identified a requirement to develop stores in Wicklow Town and Environs. It is requested that the development plan should include appropriate policies and objectives to facilitate the development of discount foodstores at appropriate locations. Suggested policies are proposed in the submission with regard to the provision of retail within the plan area.

Manager's Opinion

The contents of this submission are noted. This stage of the plan making process is concerned only with the development of the overall vision and core strategy for the plan area and therefore the issues raised regarding the provision of a discount store are too specific and detailed for this stage. However, due consideration will be given to the points made in the crafting of the draft plan.

Wicklow Town's Retail Hierarchy has already been set by the Regional and County Retail Strategy with the County Retail Strategy setting the necessary policies and objectives for the development of Wicklow Town's retail services. These County policies and objectives will be reflected in the new draft plan.

Manager's Recommendation

To carry out a review of the current retail policies and objectives as they relate to discount foodstores within the three plans in light of the overarching requirements and policies / objectives as set out in the Retail Planning Guidelines, the Retail Strategy for the GDA and the County Wicklow Retail Strategy.

No. 12

Ballynerrin Co – Ownership

1. The Ashtown reservoir should be provided to ensure Wicklow has the entire necessary infrastructure in place for the town to develop in a holistic manner and in turn attract the right investment for the sustainable development of the town.
2. Future development will be required to support the existing infrastructure already in place, therefore the current employment and residential zonings should be retained to ensure creation of jobs for future local residents. This is all necessary to ensure Wicklow town and environs fulfils its national, regional and county role.
3. Phased zonings should be considered as opposed to outright de-zoning of lands.
4. Current development levies are too high.

Manager's Opinion

This stage of the plan making process is concerned only with the development of the overall vision and core strategy for the plan area and therefore **issues 1, 2 and 3** raised are too specific and detailed for this stage. However, due consideration will be given to the points made in the crafting of the draft plan.

In particular, it is recommend that the plan will address existing infrastructure and existing residential and employment zonings, which shall be consistent with the County Core Strategy, as set out in the Wicklow County Development Plan.

It is important to note that:

- (a) The population target for the settlement will be drawn from the CDP and RPG and there is no scope for deviation from this;
- (b) Based on this population target, an appropriate amount of land will be zoned for housing to meet the requirements of the target population, having regard to expected household size and assuming a range of densities;
- (c) Enough land will be zoned in the plan to meet the target for 2019 (the lifetime of the plan) plus an additional 3 years beyond the life of the plan up to 2022 as recommended in Ministerial guidelines on development plan ('headroom'). However, this land is likely to be phased to ensure that an excess of land does not get developed sooner than required;
- (d) In the event that there is a surplus of existing zoned land to meet this 9 years timescale, it will be necessary to select the most appropriate land to zone in this plan and following guidelines from the DoE (Core Strategy guidelines), a decision will then have to be made to either:
 - i. designate the surplus land as 'strategic land reserve' for the future that will not be allowed to develop within the plan period, or
 - ii. change the zoning of the surplus residential land to some other land use that is required during the lifetime of the plan, or
 - iii. remove the zoning from the land
- (e) It is important to note that the Planning Act 2000 (as amended) clearly states that the planning authority will review the zonings of the area of the development plan however requests or proposal for zonings of particular land for any purpose shall not be considered at this stage.

Item 4. The review of the levy system is a separate process to the development plan process and therefore can not be considered here.

Manager's Recommendation

1. To review the existing infrastructure objectives and residential and employment zones to ensure the sustainable development of the settlement in line with national, regional and county planning strategies
2. To craft the new plan, including all zoning provisions and associated objectives in light on requirements to be consistent with the Regional Planning Guidelines for the Greater Dublin Area 2010-2022 and the 'Core Strategy' of the Wicklow County Development Plan 2010-2016.
 - (a) To not 'over-zone' for any particular, but to provide that amount commensurate with the identified growth target and sufficient 'market factor' to allow for flexibility
 - (b) To consider undeveloped or brownfield lands in core areas first for development and where a need for further outlying lands is identified, to select the most economically and environmentally suitable lands, that are consistent with the overall spatial growth strategy for the settlement as set out in the plan 'core strategy'.

No. 13

Sylvester Burke

1. **Vision** - Wicklow needs to clean up its image. Each street, housing estate, industrial estate needs to be scored on quality, appearance condition of buildings, trees etc. Sweat the assets we have. Wicklow in the future – sustainable level of services, use CSO 2011 figures to plan.
2. Future planning could restrict the current oversupply of shops for the local population. Avoid vacant and incomplete housing estates, offices, etc. Permission should only be granted for amenities that are needed and have a viable business plan for the projected population. Local fenced and landscaped parks for residents and visitors are needed.
3. Visually some areas of the town need a make-over to improve the feel good factor.
4. **Rathnew** – has over-supply of warehouses and industrial units, many unoccupied and unfinished. Image needs a make-over to improve feel good factor. Visual appearance of industrial estates needs to be upgraded to international standards.

5. **Opportunities and facilities needed** – Wicklow has the opportunity to upgrade and enhance its current facilities to “Gold standard” and be a showcase for Ireland.

Manager’s Opinion

1. The development of an appropriate vision for the future of the settlement is a key part of the plan making process, as all policies and objectives will be tested against securing this vision. As this is a plan affecting the existing and future residents of the town, due consideration will be given to all inputs from the public in this regard, as the plan should reflect their aspirations
2. The retail policies and objectives of the draft plan will be crafted in consistency with the relevant regional and County retail planning hierarchy. This will ensure that the retail provision in the settlement caters for local and surrounding residents of the settlement. We note the request for business plans however the planning process is mainly concerned with land use development and the development of local business and offices also relies on the economic development of the settlement which is separate to the planning process.
3. This is noted and the draft plan will incorporate the necessary development management objectives to ensure development is granted that is of a high quality visual appearance. The development plan has no remit over the appearance of existing areas unless new development is proposed under the development plan.
4. The specific issues within Rathnew are noted. Albeit this stage of the plan making process is concerned only with the development of the overall vision and core strategy for the plan area, in preparing the draft plan a full review of the existing and proposed employment lands will be undertaken before crafting the employment objectives of the draft plan. The draft plan will incorporate the necessary development management objectives to ensure employment/industrial development is granted that is of a high quality visual appearance. The development plan has not remit over the make over of existing areas unless new development is proposed under the development plan.
5. This stage of the plan making process is concerned only with the development of the overall vision and core strategy for the plan area and therefore the issue regarding a Gold Standard for facilities is noted however this issue can not be addressed through the draft plan. Any new development proposed will have to adhere to the draft plan objectives which will seek to ensure all development is of a high quality and standard.

Manager’s Recommendation

1. To craft a suitable vision for the settlement that reflects the aspirations of the public
2. To undertake a review of the quantity and quality of the existing employment lands within Rathnew, with the outcome reflected in the policies and objectives of the draft plan.
3. A review of the design standards for residential and employment development should be undertaken to ensure all new development is of a high quality and design standard.

No. 14

Martin Carr

1. Develop for the future while protecting the past. Wicklow Town needs to be a destination and a more attractive place for shoppers to come and do their shopping, larger shop units are required.
2. AA6 development centre is an ideal location for the extension of the town centre.
3. Zoned land to the west of the town provides the natural location for the growth of the town’s population.
4. The Ashtown water tank is needed to provide water services to these lands.

Manager’s Opinion

1. The development of an appropriate vision for the future of the settlement is a key part of the plan making process, as all policies and objectives will be tested against securing this vision. As this is a plan affecting the existing and future residents of the town, due consideration will be given to all inputs from the public in this regard, as the plan should reflect their aspirations.
2. This stage of the plan making process is concerned only with the development of the overall vision and core strategy for the plan area and therefore **issues 2 and 3** are too specific and detailed for this stage. However, due consideration will be given to the points made in the crafting of the draft plan. It is important to note that:
 - It will be an overriding aim of the plan to enhance the existing centre of Wicklow Town and Rathnew

Village and very careful consideration will have to be given to the strategies relating to town / village centre enhancement and the location of the new retail facilities

- The retail provision for the settlement will be drawn from the CDP Retail Strategy and the Regional Guidelines there is no scope for deviation from this
- Based on this retail strategy, an appropriate amount of land will be zoned for retail development
- It is important to note that the Planning Act 2000 (as amended) clearly states that the planning authority will review the zonings of the area of the development plan however requests or proposal for zonings of particular land for any purpose shall not be considered at this stage.

3. This stage of the plan making process is concerned only with the development of the overall vision and core strategy for the plan area and therefore **issues 2 and 3** are too specific and detailed for this stage. However, due consideration will be given to the points made in the crafting of the draft plan. It is important to note that:

- (a) The population target for the settlement will be drawn from the CDP and RPG and there is no scope for deviation from this
- (b) Based on this population target, an appropriate amount of land will be zoned for housing to meet the requirements of the target population, having regard to expected household size and assuming a range of densities
- (c) Enough land will be zoned in the plan to meet the target for 2019 (the lifetime of the plan) plus an additional 3 years beyond the life of the plan up to 2022 as recommended in Ministerial guidelines on development plan ('headroom'). However, this land is likely to be phased to ensure that an excess of land does not get developed sooner than required
- (d) In the event that there is a surplus of existing zoned land to meet this 9 years timescale, it will be necessary to select the most appropriate land to zone in this plan and following guidelines from the DoE (Core Strategy guidelines), a decision will then have to be made to either:
 - designate the surplus land as 'strategic land reserve' for the future that will not be allowed to develop within the plan period, or
 - change the zoning of the surplus residential land to some other land use that is required during the lifetime of the plan, or
 - remove the zoning from the land

(e) It is important to note that the Planning Act 2000 (as amended) clearly states that the planning authority will review the zonings of the area of the development plan however requests or proposal for zonings of particular land for any purpose shall not be considered at this stage.

4. This stage of the plan making process is concerned only with the development of the overall vision and core strategy for the plan area and therefore the issue of the Ashtown water tank and water services raised are too specific and detailed for this stage. However, due consideration will be given to the points made in the crafting of the draft plan. In particular, it is recommended that the plan will address existing and future infrastructure requirements.

Manager's Recommendation

1. To craft a suitable vision for the settlement that reflects the aspirations of the public
2. To review the existing infrastructure objectives and residential and employment zones to ensure the sustainable development of the settlement in line with national, regional and county planning strategies
3. To craft the new plan, including all zoning provisions and associated objectives in light on requirements to be consistent with the Regional Planning Guidelines for the Greater Dublin Area 2010-2022 and the 'Core Strategy' of the Wicklow County Development Plan 2010-2016.
4. To not 'over-zone' for any particular use, but to provide that amount of zoned land commensurate with the identified growth target and sufficient 'market factor' to allow for flexibility
5. To consider undeveloped or brownfield lands in core areas first for development and where a need for further outlying lands is identified, to select the most economically and environmentally suitable lands, that are consistent with the overall spatial growth strategy for the settlement as set out in the plan 'core strategy'.

No. 15**Paul Carr**

1. All green areas within the town should be preserved and maintained.
2. No new estates should be given permission within a 3-mile radius of the main street.
3. A shopping area other than the Main Street should be created to avoid gridlock.
4. A shuttle-bus service should be provided to the new secondary school to prevent traffic gridlock.

Manager's Opinion

1. This stage of the plan making process is concerned only with the development of the overall vision and core strategy for the plan area and therefore the issues raised (1, 2) are too specific and detailed for this stage. However, due consideration will be given to the points made in the crafting of the draft plan. In particular, it is recommended that the plan will address the open green spaces, location of new residential lands and town centre lands. It will be an overriding aim of the plan to enhance the existing centre of Wicklow Town and Rathnew Village and very careful consideration will have to be given to the strategies and objectives relating to town / village centre enhancement.

2 + 3. This stage of the plan making process is concerned only with the development of the overall vision and core strategy for the plan area and therefore the issues regarding the shopping area raised are too specific and detailed for this stage. However, due consideration will be given to the points made in the crafting of the draft plan. It is important to note that;

(a) It will be an overriding aim of the plan to enhance the existing centre of Wicklow Town and Rathnew Village and very careful consideration will have to be given to the strategies relating to town / village centre enhancement and the location of the new retail facilities

(b) The retail provision for the settlement will be drawn from the CDP Retail Strategy and the Regional Guidelines there is no scope for deviation from this

(c) Based on this retail strategy, an appropriate amount of land will be zoned for retail development

(d) It is important to note that the Planning Act 2000 (as amended) clearly states that the planning authority will review the zonings of the area of the development plan however requests or proposal for zonings of particular land for any purpose shall not be considered at this stage.

4. The provision of a shuttle bus service is noted however the development plan is a land use document and it is not within its remit to provide a bus service, however the draft plan through its policies and objectives will seek to facilitate the provision of public transport, especially in relation to schools.

Manager's Recommendation

1. To review the current development management objectives and includes objectives that will address open green spaces, location of new residential lands and town centre lands.
2. To craft the new plan, including retail zoning provisions and associated objectives in light on requirements to be consistent with the Regional Planning Guidelines for the Greater Dublin Area 2010-2022 and the 'Core Strategy' of the Wicklow County Development Plan 2010-2016.
3. To undertake a review of the transport objectives to ensure that improved public transport is facilitated especially at school sites throughout the settlement.

No. 16**Eoin Carroll**

1. **Population and zonings** – The County's population increase should be sustainably accommodated within the town as opposed to rural areas. Land that may be considered over-zoned for residential or retail should not be de-zoned. Wicklow is a Large Growth Town and needs the current capacity of residential and retail zonings. Employment lands should be located on the periphery of the town with good road infrastructure and are currently zoned for employment.
2. The provision of water services to the higher lands should be an important consideration in the new plan.

Manager's Opinion

1. (a) The population target for the settlement will be drawn from the CDP and RPG and there is no scope for

deviation from this

(b) Based on this population target, an appropriate amount of land will be zoned for housing to meet the requirements of the target population, having regard to expected household size and assuming a range of densities

(c) Enough land will be zoned in the plan to meet the target for 2019 (the lifetime of the plan) plus an additional 3 years beyond the life of the plan up to 2022 as recommended in Ministerial guidelines on development plan ('headroom'). However, this land is likely to be phased to ensure that an excess of land does not get developed sooner than required

(d) In the event that there is a surplus of existing zoned land to meet this 9 years timescale, it will be necessary to select the most appropriate land to zone in this plan and following guidelines from the DoE (Core Strategy guidelines), a decision will then have to be made to either:

- designate the surplus land as 'strategic land reserve' for the future that will not be allowed to develop within the plan period, or
- change the zoning of the surplus residential land to some other land use that is required during the lifetime of the plan, or
- remove the zoning from the land

(e) It is important to note that the Planning Act 2000 (as amended) clearly states that the planning authority will review the zonings of the area of the development plan however requests or proposal for zonings of particular land for any purpose shall not be considered at this stage.

2. This stage of the plan making process is concerned only with the development of the overall vision and core strategy for the plan area and therefore the issue of water services raised is too specific and detailed for this stage. However, due consideration will be given to the point made in the crafting of the draft plan. In particular, it is recommend that the plan will address existing and future infrastructure requirements

Manager's Recommendation

1. To craft the new plan, including all zoning provisions and associated objectives in light on requirements to be consistent with the Regional Planning Guidelines for the Greater Dublin Area 2010-2022 and the 'Core Strategy' of the Wicklow County Development Plan 2010-2016.

2. To consider undeveloped or brownfield lands in core areas first for development and where a need for further outlying lands is identified, to select the most economically and environmentally suitable lands, that are consistent with the overall spatial growth strategy for the settlement as set out in the plan 'core strategy'.

3. To consider the issues of services in the selection of lands and to plan for the long term servicing of the settlement as whole.

4. To not 'over-zone' for any particular use, but to provide that amount of zoned land commensurate with the identified growth target and sufficient 'market factor' to allow for flexibility.

No. 17

RF Conway

1. Wicklow's unique character must be acknowledged. Its maritime location lends itself to a coastal community in the garden county and is the county capital with primary growth status.

2. **Vision** – plan should seek to make provision for growth of our community well into the future and should seek to create an environment in which the aspirations of the community can be achieved, nurtured and developed on an on-going basis.

3. **Zoning** – the current zonings matrix is rigid and is a disincentive for development. Employment zones should be very open to encourage all types of enterprise. Each application should be assessed on its individual merits.

4. **Local Authority** – interaction here should be positive. All restrictions should be removed to encourage investment - "Wicklow is open for business"

5. **Murrough** – rail road and sea infrastructure merge here which is a unique asset. This lends itself to commercial and leisure port developments in the area. A 'Ro Ro' shipping facility complementing the existing port, should be located north of the existing port.

6. **Port and Harbour** – Wicklow port is an important part of Wicklow's heritage and has an important role in generating economic activity, providing employment and promoting maritime leisure; this should be

- developed upon with its revenue potential realised.
7. **The Quays** – South quay should engage with the existing town centre, The existing port use zonings on the south Quay is misplaced from the main port area on the north quay, this should be rectified.
 8. The town centre needs to be serviced by enhanced parking facilities to encourage economic development. Traffic management on the south quay could play a role in addressing the parking problems in the town.

Manager's Opinion

1. The development of an appropriate vision for the future of the settlement is a key part of the plan making process, as all policies and objectives will be tested against securing this vision. As this is a plan affecting the existing and future residents of the town, due consideration will be given to all inputs from the public in this regard, as the plan should reflect their aspirations
2. The specific reference to zonings (matrix and port zoning) will not be considered here. While specific zoning requests cannot be considered at this stage of the plan making process, the crafting of the draft plan will include a review of the appropriateness of each existing zoning and will recommend changes where considered necessary to fulfill the agreed vision and core strategy for the settlement. The facilitation and encouragement of enterprise shall be a primary consideration in the crafting of the new plan.
3. The Local Authority will continue to cooperate with relevant bodies in the interest of economic and social development. It does not and will not place unnecessary restriction on development. However, development will continue to be managed in accordance with the law, in the interests of common good.
4. The Murrough issues are noted and the Murrough as an asset to the town will form an important element of the core strategy and in the crafting of the draft plan. The provision of a "Ro Ro" service here is noted however this issue is considered too specific to this stage of the development plan process however the development of the Murrough will be addressed in the draft plan.
5. This issue regarding the port and harbour is noted and the plan will review the current objectives relevant to this area and ensure that in crafting the draft plan that the policies and objectives address the sustainable development of the port and harbour. However it is important to note that the plan, as a land-use document, has no role in the actual implementation of the objectives of that plan.
6. This issue is noted with regard to the South Quay. While specific zoning requests cannot be considered at this stage of the plan making process, the crafting of the draft plan will include a review of the appropriateness of each existing zoning and will recommend changes where considered necessary to fulfill the agreed vision and core strategy for the settlement. The facilitation and encouragement of port activity shall be a primary consideration in the crafting of the new plan.
7. The parking and traffic issues are noted however these issues are considered too specific to be considered at this strategic stage of the plan making process however these issues will be addressed in crafting the draft plan where parking standards will be reviewed and where changes to the traffic management will be considered in crafting the draft plan, the necessary parking and traffic management objectives will be included.

Manager's Recommendation

1. To craft a suitable vision for the settlement that reflects the aspirations of the public
2. The draft plan will address through appropriate zoning, policies and objectives:
 - the future development of the port, quays, the Murrough and the coastal area generally
 - the economic development of the settlement
 - traffic and car parking issues that impact on the viability and vitality of the town centre and surrounding areas

No. 18

Ger Corkish

Would like to see a creative space provided for the benefit of local and out of town artists

Manager's Opinion

The contents of this submission are noted. This stage of the plan making process is concerned only with the

development of the overall vision and core strategy for the plan area and therefore the issues raised are too specific and detailed for this stage. However, due consideration will be given to the points made in the crafting of the draft plan. It should also be noted however that a land-use plan has no function in delivering such a project but can only put in place the conditions under which such a facilities could be provided.

Manager's Recommendation

To address the social, community and cultural needs of the settlement in the crafting of the new plan.

No. 19

Edmond Cussens

1. **Community Facilities** – seeking designated walking routes for preservation and improvement with maps and display boards for tourists / locals. A map is included in the submission detailing walks around the Murrough and then a loop road from the Black Castle to the lighthouses.
2. Pellet boilers and pellet storage should be put in place in most public buildings to save energy.
3. **New residential development design** – housing estates of 5+ should include a play ground of suitable size, 10+ should provide a flat playing pitch for sports and a playground.
4. **Biodiversity** – it is requested that no more land is zoned for development in the Murrough, Bollarney and Clonmannon areas and instead provision should be made in these areas for improved protection. The Murrough is being impacted by damaging activities such as smells from sewerage plant, noise pollution from metal stacking and shredding and loss of habitat. Tree planting should be seen as a food producing source for birds to increase their numbers.

Manager's Opinion

This stage of the plan making process is concerned only with the development of the overall vision and core strategy for the plan area and therefore the majority of the issues raised are too specific and detailed for this stage. However due consideration will be given to the points made in the crafting of the draft development plan as detailed here:

1. Research will be conducted into the community/social infrastructural deficiencies in the settlement and it is anticipated that the improvement of such infrastructure will be an objective of the draft plan, however it is important to note that the draft plan concentrates on the physical land use planning and the actual delivery of this infrastructure is often under the control of other public or private agencies.
2. The provision of pellet boilers and storage is not within the remit of the plan, however, it is intended that the plan will include appropriate policies and objectives to facilitate and encourage their use
3. It is intended that the draft plan will set out the requirements regarding open spaces and playgrounds / playing pitches in new residential areas. Regard shall be taken in this regard of the standards set out in the County Play Policy and County Sport and Recreation Policy.
4. This issue is noted however zonings of lands will not be considered here. The crafting of the draft plan will however include an assessment of the appropriateness of all existing zonings. The impact of the existing uses on the Murrough is noted. While it is outside the remit of a land use plan to provide for new tree planting at any particular location, it is intended that the plan will address biodiversity and natural heritage generally.

Manager's Recommendation

1. To undertake a full review of all zonings, policies and objectives that may have impacts on the natural heritage of the plan area, having regard to the recommendations of the Strategic Environmental Assessment and Appropriate Assessment process and having regard to the County Heritage and Biodiversity plans
2. The draft development plan shall include strategies, polices and objectives that provide for:
 - Appropriate zoning for land for community and sports facilities in accordance with the needs of the projected population and the provisions of the County Play Policy and Sports and Recreation Strategy
 - Address the provision of community infrastructure to be provided in tandem with residential development
 - The delivery of appropriate open spaces and play areas as part of residential developments

- A positive and encouraging position on the production of renewable energy and the integration of renewable initiatives in the construction of new developments within the town and its environs. In addition the Development Plan will promote energy conservation measures and facilitate innovative building design that promotes energy efficiency and use of renewable sources.
- A positive and encouraging position on the promotion of tourism and recreation within the town and environs, including walking routes

No. 20

Stephen Earls

This submission outlines the writer's support for the redevelopment of harbour area, and includes in the submission a copy of a 1980's plan for the harbour.

Manager's Opinion

The future of the harbour, port and coastal areas is considered fundamental to the future of the settlement as a whole as this area provides an economic, recreational, tourism and housing function. The draft plan will include specific policies and objectives with regard to these areas, in light of the various submissions received, consultations held, consideration of opportunities in the area and having due regard to the Strategic Environmental Assessment / Appropriate Assessment studies that will be undertaken.

Manager's Recommendation

It is recommended to undertake a full review of all zonings, policies and objectives for the harbour, port and coastal areas

No. 21

Friends of the Murrrough

1. **Vision for the coastal strip** – this submission requests that the plan embraces the strip as a recreational amenity of national importance without compromising the protected habitats and birds in the area or its tranquil beauty. It is requested that no more industrial development should occur here, including the provision of a new port.
2. The Cliff walk is a long established right of way for generations that should be included in the draft plan.
3. A number of recommendations have been put forward in the submission with regard to identifying the Murrrough as an eco-tourism location within the Town and for a management plan for the Murrrough to be put in place. Walks for tourists and locals should be mapped and highlighted in the plan. A number of other specific initiatives for the Murrrough and coast are proposed

Manager's Opinion

1. The development of an appropriate vision for the future of the settlement is a key part of the plan making process, as all policies and objectives will be tested against securing this vision. As this is a plan affecting the existing and future residents of the town, due consideration will be given to all inputs from the public in this regard, as the plan should reflect their aspirations.
2. The future of the Murrrough area is considered fundamental to the future of the settlement as a whole as this area provides an economic, recreational, tourism and housing function. The draft plan will include specific policies and objectives with regard to these areas, in light of the various submission received, consultations held, consideration of opportunities in the area and having due regard to the Strategic Environmental Assessment / Appropriate Assessment studies that will be undertaken.
3. It is outside the remit of this land-use plan to provide for a management plan for the Murrrough. This area is designated a Natura 2000 site under the EU Habitats Directive 1992 and the development of such a plan is therefore the responsibility of the National Park and Wildlife Service.

Manager's Recommendation

1. To craft a suitable vision for the settlement that reflects the aspirations of the public
2. The draft plan will address through appropriate zoning, policies and objectives for the future development of the Murrough and the coastal area generally

No. 22

Paul Higgins

1. **Vision** – Wicklow Town should be a flagship town for the County, with a strong distinct identity and purpose. The aim must be for the wider public to immediately associate the town with a high quality and attractive centre for living, business and discretionary visiting.
2. **Public Realm** – this needs to be improved throughout the town. The 2008 Public Realm Plan for the town should be used here with a suitable strategy developed with meaningful implementation.
3. **Infrastructure** – The de-zoning of the Murrough from commercial to amenity should be considered. The port's infrastructure and services should be improved to make it more attractive and efficient. Containing the port activity to the North Quay and the creation of a walking route to the South Quay should be considered. The harbour should be developed into a fully functioning recreational marina. Any new development should be conditioned to ensure all services and infrastructure are in place prior to the construction of the dwellings.
4. Policies should be put in place to pursue the upgrade of the N11 from Wicklow to Arklow, express bus services are also required as the 133 is not an attractive public transport mode. The train service is wholly inadequate, a double line will probably not happen however an overhaul of the timetable should be considered.
5. Sustainable energy provision should be included in the plan, wind energy should be considered.
6. **Retail** - the retail offer in the town is getting worse, quality shops are being replaced with basic services which is doing nothing for the image of the town. The poor paid parking and traffic congestion is not helping the attractiveness of the town. The impact of the development of a larger Tesco on the Main Street should be considered carefully.
7. **Housing** – The housing strategy should propose limiting the availability of zoned lands on the hills, given their environmental and sustainability impacts. A task force should be set up to tackle the ghost estates.
8. **Murrough and Convent lands** – The Murrough Masterplan Action Area plan should be implemented with consideration given to the removal of the commercial units north of the port access road. The Convent lands action area should be amended to provide for amenity (educational and organic farming) as opposed to development.

Manager's Opinion

1. The development of an appropriate vision for the future of the settlement is a key part of the plan making process, as all policies and objectives will be tested against securing this vision. As this is a plan affecting the existing and future residents of the town, due consideration will be given to all inputs from the public in this regard, as the plan should reflect their aspirations.
2. With regard to **issues 2, 3, 4 and 5**, in the crafting of the draft plan, research will be conducted into the public realm, infrastructure, retail and housing deficiencies and energy provision in the settlement. It is expected that the improvement of such infrastructure (where deficiencies are identified) will be an objective of this plan. The Development Plan concentrates primarily on physical land use planning and while the land use plan can facilitate the delivery of community / social infrastructure through policies and objectives, the actual delivery of this infrastructure is often under the control of other public and private agencies. However this issue has been noted and further analysis will be undertaken in order to determine the requirements of community zoned lands within the plan area based on existing and projected populations and in accordance with the County Play Policy and Sports and Recreation Strategy produced by Wicklow County Council's Community and Enterprise section.
3. The retail strategy for Wicklow is set out in the Wicklow County Retail Strategy 2010-2016, which has at its core the overriding objective to enhance the retail offer in the County and the improved viability and vitality of the County's existing town centres. It is intended that the draft plan will including policies and objectives to ensure the implementation of the County Strategy
4. The issues of zoning of land shall not be considered at this stage however this submission is noted and shall be considered in the crafting of the draft plan. Ghost estates are not an issue for the development plan

- however it is important to note that 'ghost estates' are addressed within the planning section of the Council.
5. An analysis of the appropriateness of all zonings, including the zoning of the Convent lands and the Murrough will be carried out as part of the plan process.

Manager's Recommendation

1. To craft a suitable vision for the settlement that reflects the aspirations of the public
2. To undertake a full review of all zonings, policies and objectives of the existing plans
3. To include strategies, policies and objectives in the draft plan that provide for
 - Improvements to the public realm,
 - Delivery of necessary infrastructure
 - Appropriate development of housing, shopping and recreational facilities

No. 23

Ifcana

This submission raises a number of issues with regard to employment creation

1. It is suggested that sufficient lands need to be provided to allow for employment creation in the area and in particular at transport hubs. It is requested that the lands currently zoned for employment should be retained in this draft plan given that it is uncertain which lands will be first developed. This will allow for the town to develop to its potential as a Large Growth Town 1.
2. It is requested that given the current economic climate employment lands should be provided within the plan to accommodate small to medium enterprises.

Manager's Opinion

The contents of this submission are noted. This stage of the plan making process is concerned only with the development of the overall vision and core strategy for the plan area but the next stage which involves the crafting of the zoning, policies and objectives to be included in the draft plan will include a review of the necessity and appropriateness of all employment lands to ensure the proper amount of lands are zoned for the future development of the settlement. It is also important to note that the Planning Act 2000 (as amended) clearly states that the planning authority will review the zonings of the area of the development plan however requests or proposals for zonings of particular land for any purpose shall not be considered at this stage.

Manager's Recommendation

To undertake a full review of all employment zonings, policies and objectives of the existing plans

No. 24

Charlie Kavanagh

It is suggested that a new harbour should be developed in Wicklow (north of the existing harbour) to boost the commercial development and tourism in the town and that this could transform the Murrough and Quay area into a commercial/residential mixed use area all for the benefit of the entire town (a newspaper article from the Wicklow People of August 2011 is included in this submission)

Manager's Opinion

The future of the harbour, port and coastal areas is considered fundamental to the future of the settlement as a whole as this area provides an economic, recreational, tourism and housing function. The draft plan will include specific policies and objectives with regard to these areas, in light of the various submissions received, consultations held, consideration of opportunities in the area and having due regard to the Strategic Environmental Assessment / Appropriate Assessment studies that will be undertaken.

Manager's Recommendation

To undertake a full review of all zonings, policies and objectives for the harbour, port and coastal areas

No. 25**Lusra Teoranta**

1. The plan area needs to provide for the generation that is in school today. The plan should provide the basis for education, particularly 3rd level, sustainable employment, and retail and leisure facilities. Wicklow in 2022 should be a sustainable, vibrant powerhouse for the east of the County providing employment, education, leisure and retail to the point where we have an inward commuting situation
2. A review of the community and leisure facilities needs to be carried out.
3. The Ashtown Reservoir needs to be provided; this should not be used as a reason to de-zone land but should be used to phase the development of the lands.
4. A review of the levy scheme also needs to be considered.

Manager's Opinion

1. The development of an appropriate vision for the future of the settlement is a key part of the plan making process, as all policies and objectives will be tested against securing this vision. As this is a plan affecting the existing and future residents of the town, due consideration will be given to all inputs from the public in this regard, as the plan should reflect their aspirations.
2. This stage of the plan making process is concerned only with the development of the overall vision and core strategy for the plan area. The issues 2 and 3 raised with regard to education, leisure and community facilities and water supply infrastructure are more detailed issues that will be considered in the crafting of the draft plan. It is intended that the plan will include appropriate zonings, policies and objectives to ensure that such facilities and infrastructure can be delivered as required.
3. The review of the levy system is a separate process to the development plan process.

Manager's Recommendation

1. To craft a suitable vision for the settlement that reflects the aspirations of the public
2. To undertake a full review of all zonings, policies and objectives of the existing plans
3. To include strategies, policies and objectives in the draft plan that provide for:
 - Delivery of necessary infrastructure
 - Appropriate development of educational, community and leisure facilities

No. 26**Roman Nesklada**

The development plan should provide for the development of the area north of the harbour, along the Murrough, to provide water sports and recreation. This will feed into tourism for the town also.

Manager's Opinion

This stage of the plan making process is concerned only with the development of the overall vision and core strategy for the plan area and therefore the issue raised are too specific and detailed for this stage. However the future of the harbour and coastal areas is considered fundamental to the future of the settlement as a whole as this area provides an economic, recreational, tourism and housing function. The draft plan will include specific policies and objectives with regard to these areas, in light of the various submissions received, consultations held, consideration of opportunities in the area and having due regard to the Strategic Environmental Assessment / Appropriate Assessment studies that will be undertaken.

Manager's Recommendation

To undertake a full review of all zonings, policies and objectives for the harbour, port and coastal areas.

No. 27

Roelie Smit

1. **Vision** - Wicklow Town needs to live up to its county town status. Rathnew is a county village and should remain so and remain an entity in its own right. The traditional rivalry between the two towns should be retained with the two kept individual. Rathnew is the gateway to Wicklow and should be treated as such and each should be mutually beneficial to each other.
2. **Zoning** - Land should be de-zoned if excess is to be found to be currently zoned. Lands further out due to lack of road infrastructure should be de-zoned first and some lands surrounding residential estates should be de-zoned to allow for open space to the existing estates. Retail should be addressed as there may be enough existing retail space in the towns if it were all occupied.
3. **Design standards** - More community facilities are needed, e.g. sports facilities, skate-park, bmx track, etc. More green spaces in residential developments are needed with more green spaces around the town. Liveable residential developments should be encouraged. The newer residential developments in Wicklow are too dense, no amenities, poor building control, no connections to services or amenities, not enough useable green space, incomplete estates, no cable TV connections. Lower density is required not higher.
4. **Community facilities** – more green space, public parks and playgrounds are needed. Cinema is needed. It is questioned if the schools sites that are moving to Keatingstown can be made into open space? It is questioned if WCC can have a say in the after hours use of the new school? New facilities could be located near to the port access road as it is easy accessed and regularly used by cyclists and walkers.
5. **Economic development** – run down shops needs to be improved, old hotel should be converted to shopping mall, and quays would be more attractive as shopping area. Local conveniences shops should be located near to the outer residential estates as currently residents have to drive to Lidl / Tesco for groceries.
6. Residents Associations should be approached during consultations, as invitation to participate is poor.

Manager's Opinion

1. The development of an appropriate vision for the future of the area as a whole and for Wicklow Town and Rathnew as two different settlements within the plan area, is a key part of the plan making process, as all policies and objectives will be tested against securing this vision. As this is a plan affecting the existing and future residents of the Wicklow town and Rathnew Village, due consideration will be given to all inputs from the public in this regard, as the plan should reflect their aspirations.
2. The general points raised with respect to zoning are noted. This stage of the plan making process is concerned only with the development of the overall vision and core strategy for the plan area but the next stage which involves the crafting of the zoning, policies and objectives to be included in the draft plan will include a review of the necessity and appropriateness of all zoned lands to ensure the proper amount of lands are zoned for the future development of the settlement.
3. This is noted however this is too specific to be considered at this stage, however providing objectives for the provision of community facilities in tandem with well designed residential development will be considered when crafting the draft plan. Research will be conducted into the infrastructural deficiencies in the settlement, including community / social facilities and into the design standards within the current plans. It is expected that the improvement of such infrastructure and design standard objectives (where deficiencies are identified) will be an objective of this plan. The Development Plan concentrates primarily on physical land use planning and while the land use plan can facilitate the delivery of community / social infrastructure through policies and objectives, the actual delivery of this infrastructure is often under the control of other public and private agencies. However this issue has been noted and further analysis will be undertaken in order to determine the requirements of community zoned lands within the plan area based on existing and projected populations and in accordance with the County Play Policy and Sports and Recreation Strategy produced by Wicklow County Council's Community and Enterprise section. It is also important to note that the rezoning of the school sites can not be considered at this stage of the plan making process.
4. The retail strategy for Wicklow is set out in the Wicklow County Retail Strategy 2010-2016, which has at its core the overriding objective to enhance the retail offer in the County and the improved viability and vitality of the County's existing town centres. . It is intended that the draft plan will including policies and objectives to ensure the implementation of the County Strategy

5. All members of the public including residential associations are invited to get involved in the consultation stages of the plan making process through newspaper, web and local notices.

Manager's Recommendation

1. To craft a suitable vision for the settlement that reflects the aspirations of the public
2. To undertake a full review of all zonings, policies and objectives of the existing plans
3. To include strategies, policies and objectives in the draft plan that provide for:
 - The delivery of improved housing, open space and social / community facilities
 - The improvement of the retail function and appearance of the town centres
 - Better coordination between the development of housing and necessary services, including retail facilities, that are needed to serve that the new residents
 - To address the quality and activity around the quays and harbour area

No. 28

Tesco

- There is a need to confirm Wicklow's position in the Retail Hierarchy for the Greater Dublin Area through the provision of an appropriate level of retail floorspace.
- Retail policies should be included that encourage re-development and modernisation of the existing floorspace and that do not disadvantage those seeking to provide new floorspace through restrictive floorspace caps on the proportion of a foodstore that can be used for the sale of comparison goods.
- This submission seeks the omission of regeneration briefs as it is felt that they are no longer suited to the current economic climate.

This submission includes a number of specific requests for the zoning of the existing Tesco site and requests for changes to the existing 'site development brief' for the Whitegates site. It is not considered appropriate to include a full synopsis of this request.

Manager's Opinion

The retail strategy for Wicklow town, Environs and Rathnew is already set out in the County Retail Strategy, which in turn was derived from the Retail Strategy for the Region. The role of this new plan will be simply to re-enforce this County Strategy and expand on it where necessary. The County Retail Strategy is very specific in that it includes an indication of the quantum of floor space that is considered necessary in this settlement and various objectives with regard to how this space will be divided between convenience and comparison use. It is not open to this plan to deviate from these objectives

Manager's Recommendation

To include appropriate retail policies and objectives in the draft plan that will fully accord with the County Retail Strategy.

No. 29

Wicklow Bay Sea Angling Club

This submission is in support of the idea of developing the Wicklow Port area to incorporate marina and other facilities that would encourage leisure and tourism business.

Manager's Opinion

The future of the harbour, port and coastal areas is considered fundamental to the future of the settlement as a whole as this area provides an economic, recreational, tourism and housing function. The draft plan will include

specific policies and objectives with regard to these areas, in light of the various submission received, consultations held, consideration of opportunities in the area and having due regard to the Strategic Environmental Assessment / Appropriate Assessment studies that will be undertaken

Manager's Recommendation

To undertake a review of the zonings of the Murrough and Port area, along with a review of the recreational policies and objectives of the plan.

No. 30

Wicklow Educate Together

There is a significant lack of provision for permanent accommodation for primary school places in Wicklow Town and Environs. Three schools are currently in temporary accommodation. The development plan has to be flexible to allow permanent accommodation to be provided in different serviced areas as it is unknown where the Department of Education can find suitable sites to provide school accommodation. Consultation between the plan team and the Department of Education should be held before the plan is made. The submission goes through current lands zoned for education and what is suitable and what is not. Also seeks that zoning matrix has schools Open in more zonings.

Manager's Opinion

1. The contents of this submission are noted however, this stage of the plan making process is concerned only with the development of the overall vision and core strategy for the plan area and the issues regarding the zoning of lands for education and the zonings matrix raised are too specific and detailed for this stage. However, due consideration will be given to the points made in the crafting of the draft plan It is intended that the Development Plan shall provide for adequate zoned lands to accommodate the future primary and post primary school needs in order to meet the projected population of the plan area. In so far as possible such lands shall be located in close proximity to existing community facilities. Where this is not possible, considerations such as proximity to existing / future housing areas or existing / future public transport links shall be utilised in determining appropriate locations for new school sites.
2. The plan team already work closely with the Department of Education and Skills in the crafting of development plans and will continue to do so for this plan. However, this role is confined to identifying the amount of new school places required and selecting the best possible locations. The plan team have no role in the delivery of such schools, which is the function of the Department of education and Skills.
3. It should be noted also that the development of schools is already 'open for consideration' in many zones in all the three plans, other than zones that are not considered suitable for schools such as industrial zones. It is likely that this will remain the case in the draft plan.

Manager's Recommendation

The Draft Development Plan shall include strategies, policies and objectives that provide for appropriate zoning for land for education facilities in accordance with the needs of the projected population and the guidance of the Department of Education and Skills.

No. 31

Wicklow Head Preservation Group

1. Wicklow head is a priceless amenity for Wicklow Town and should be used for non sport orientated recreation and a whole host of environmentally friendly activities. This would attract tourism. Walking trails should be provided; the right of way along Brides Head should be brought into the development plan and upgraded to a safe level for walkers.
2. Action Area Six should be the location of a new sports facility for the town. Contrary to the current Wicklow Town Development Plan, the town is not well serviced with informal open spaces.

Manager's Opinion

1. Those parts of Wicklow Head that are located within the existing Wicklow Environs Plan area are currently zoned for a mixture of Active Open Space and Amenity (OS1) and Active Open Space (OS2). Both of these existing zones allow for active sports and recreational use. As with all other zones in the plan area, these zones will be reviewed to ensure that the most appropriate designation is proposed for these lands. Due consideration will be given to both the passive amenity and visual / habitats value of the lands and the need to provide for enhanced active sports and recreation area in the settlement.
2. While a land-use plan can provide objectives with regard to amenity routes, the plan in itself will not deliver such routes or provide for the improvement of existing routes which is a matter for the annual budget process. Due consideration will be given to the request.
3. This stage of the plan making process is concerned only with the development of the overall vision and core strategy for the plan area and therefore the issue raised regarding changing of zoning of Action Area Six is too specific and detailed for this stage. However, a review of all zonings, including those of AA6 will occur as part of the plan making process.

Manager's Recommendation

1. To undertake a review of all zonings, policies and objectives of the existing plans relating to Wicklow Head, AA6 and open space generally
2. To include strategies, policies and objectives in the draft plan that provide for:
 - Enhancement of natural amenities, and access thereto
 - Enhancement of tourism amenities
 - Enhancement of active open space and sports areas

No. 32

Wicklow Planning Alliance

1. **Review of existing plan** - A clear appreciation of the demography of the area is critical in preparing the plan. A review of the employment zones would show that these zonings have not resulted in new industry locating here. The new estates built have low energy ratings, poor hierarchy of open space and are of a poor visual design.
2. **Vision** – where people can live, work and enjoy the best possible range of amenities whilst creating the least ecological footprint... town's distinctive identity needs to be retained with a strong sense of history. It would be a walkable place, built around the mouth of the river along a beautiful coastline of bays and cliffs, and surrounding hills. Local shops providing goods and services to meet local need with other retail developments on the port access and town relief road. Ease of access and access with a number of modes of movement to amenities and facilities. A good bus service to meet the needs of commuters and park & ride facilities. A good hierarchy of open space for the needs of young people. Tourists need to be attracted to the town. Houses need to be sustainable and of a high quality design.
3. **Population and Housing** – seeking to zone land for 25,000 along with additional zonings criteria of market factor etc would create over zoning. Any isolated sites should be de-zoned with careful phasing of lands close to Wicklow and Rathnew centres being developed first. Walkability should be a priority. High density is not appropriate; only in small pockets. A range of property styles is necessary with the likes of shared living space also considered. Serviced sites should be provided as well as housing for the elderly. Sense of place needs to be created with permeability and connectivity by means of walking. Highly sustainable and low energy developments should be provided for.
4. **Economic development** – a population of 14,000 is not of a scale that supports a wide range of businesses. Employment zones require an overview. Over zoning does not help here. Broadband is poor in many estates throughout the town. Acknowledgement that Wicklow will be a dormitory town may improve the bus service to Dublin and to surrounding villages / towns, parking for car-pooling should also be considered. There is a clear conflict of interest on the Murrough, with the high amenity area experiencing industry/employment growth.
5. **Visual amenity** - More visual improvement works needs to be done on the Murrough to improve its image, designating this area as an Action Area with specific objectives of uses and the like will help clean up its image and restrict the development of the recycling hub that has developed there. Screening, noise and lighting issues should be considered here also. The ACA should be extended. The view of the sea on the Port Access Road should be listed and incorporated into any new development.

6. **Retail** – Current strong Main Street. Whitegates should not be an extension of the Town Centre. A new plan should restrict the development of large big box joint convenience/comparison superstore formats. There is sufficient existing space in the existing town centre for new retail development. Pedestrian linkages should be a priority around the town centre. Objectives should be included in the plan to restrict neon signs and totems in the town centre. Objectives should be included to ensure windows on the main street maintain an attractive appearance. Objectives are needed to minimise street clutter and unnecessary signage.
7. **Community facilities and green infrastructure** – the green infrastructure of the town should be mapped. Green/open space, community and health go hand in hand. Objectives for green networks should be included in the text. The WPA supports the adopted greenway policy in the Public Realm Plan. Walking should be facilitated. Looped walkways should be provided through rights of ways (wording suggestion provided). Coastal walk needs protection. Tranquillity zones should be considered. Sports pitches should be located at appropriate locations and should be reconsidered with new lands changing zonings.
8. **Agriculture** - soil maps indicating good quality soil suitable for agriculture should be included in the plan with local foods produced here. (low energy economy). Community gardens should be considered. Anaerobic digestion objectives should be included in draft plan.
9. **Tourism and cycling** – cycling tourism should be facilitated within initiatives included in the plan. A cycle track beside the railway track should be considered. Attractions accessible by public transport should be mapped.
10. **Infrastructure transport** – Pedestrianisation and shared spaces within the town should be considered. 'Shopmobility' should also be considered (disabled access). Information on local sustainable travel modes should be provided. Workplace travel plans should be encouraged in the plan also.
11. **Energy descent plan** - raise awareness and develop an understanding of the impact of oil use and climate change. Available renewable resources

Manager's Opinion

Review of existing plans

- All aspects of the current plans will be reviewed in light of CSO statistics and the population targets set out for the County and Towns in the RPGs and Wicklow County Development Plan
- Zoning in themselves do not deliver new employment. New employment creation is dependent on a number of factors that are outside the remit of this plan including the overall economic climate, bank lending, market demand, workforce characteristics, financial incentives, availability of services etc. A land-use plan can however, provide for population growth, which will improve the market for goods and services thus providing a stimulus for growth and can provide a framework for the delivery of infrastructure and new development, which can act as a stimulus to economic activity. What will be important however is the balancing of housing growth with the delivery of new employment projects in an effort to make the town more 'self sustaining' and to reduce commuting levels. It is intended that the draft plan will include policies and objectives in this regard.
- While the new plan cannot retrospectively address deficiencies in the design of existing developments, the plan can certainly ensure a higher standard prevails, in the future – it is intended that the draft plan will include improved standards for new housing areas.

Vision

The points raised are noted and will be taken on board in the crating of the vision for the new plan.

Population & Housing

- A full assessment of the current zonings and required zonings will be carried out in the review process; consistency with the RPGs and County Development Plan is at the core of the amount of land that requires to be zoned. Proper planning and sustainable development will be the main consideration should a change in the zoning be required.
- The development standards set put in the current plans will be reviewed with regard to the design, size and type of new housing, in order to meet the needs of all in society. This review will also address issues such as the integration of new environmental technologies in the nw housing developments
- Accessibility and permeability is intended to be key consideration throughout the plan and are likely to figure in decisions to be made about residential zoning.
- Existing density provisions shall be reviewed for all zoned housing lands, particularly areas that are suitable for high density.

Economic development

- It is noted that employment zones require an overview and it is intended that this will be undertaken. The overriding goal of the plan is to put in place a framework that allows for the maximum growth in economic activity and employment provision.
- It is noted that over zoning of employment lands is an issue and possibly has resulted in insufficient focus on key areas with the highest potential to delivery employment.
- The existing employment function of the Murrough will be reviewed and the plan will endeavour to come up with the best overall approach for the future development of this area, trying to balance economic, social and amenity demands in this area. This process will be informed by the various environmental studies being undertaken as part of this plan making process.
- It is the goal of the Regional Strategy that Wicklow will in time become a self sustaining town and that the need to commute to Dublin for work will reduce. However, it is acknowledged that this situation is likely to continue in the short term and appropriate measures are therefore required to provide for the needs of commuters such as improved public transport services and car parking options

Visual amenity

- The issues raised regarding the ACA, the Murrough and views are noted and will be considered in the crafting of the plan

Retail

- Issues raised are noted. At the core of the retail strategy for the settlement (as set out in the County retail Strategy) is the revitalisation of the existing town / village cores of Wicklow Town and Rathnew. The new plan will consider how to strengthen these areas and make them more attractive and accessible to business owners and customers.
- The Whitegates area is already identified as being in the 'core' shopping area of the settlement
- The format of new retail developments will be appropriately managed to ensure that existing town / village centres are not unduly impacted upon, nor the surrounding areas immediately adjacent to new developments
- The County retail strategy includes provisions to address shopfronts, signage and empty units.

Community facilities and green infrastructure

- The plan review process will include an 'audit' of all existing open spaces and community facilities and an assessment of the suitability to serve the needs of the expanded settlement. Where deficiencies are identified, it is intended that the plan will put in place the necessary framework to allow for the provision of new / improved facilities, at the best locations;
- The issues raised regarding walks are noted and will be considered.

Agriculture

- It would not normal practice to include soil mapping in development plans but this information is utilised in the Strategic Environmental Assessment, which informs decisions made in the plan and will be available for the public to consider;
- The Wicklow County Development Plan addresses the issue of community gardens / allotments and alternative energy, including anaerobic digestion, and where appropriate similar provision could be included in this plan

Tourism and cycling

- It is intended that the new plan will facilitate the development of new cycle network, primarily for local residents accessing local services; it is considered that any facilities that are developed on foot of the plan in this regard would also be suitable for touring cyclists
- Consideration will be given to the suggestion regarding a cycle track along the railway line but it is unlikely that it will be possible to include this an objective without detailed additional research being carried out with regard to the environmental impact and safety of such a route
- It should be noted that this is not a tourism plan and therefore play no role in the mapping of attractions

Infrastructure transport

- It is intended that transport information and movement by all forms of transport will be at the heart of the crafting of the plan and the plan will make provision for the improvement of such facilities.

- Accessibility for all will also be a consideration in the new plan
- The points raised with regard to pedestrianisation and shared spaces is noted and it will be determined through the plan making process if it is appropriate or feasible to include such provisions

Energy descent plan

- climate change and energy issues are intended to be addressed in the new plan in a similar way as they are address in the current County Development Plan

Manager’s Recommendation

1. To craft a suitable vision for the settlement that reflects the aspirations of the public
2. To undertake a full review of all zonings, policies and objectives of the existing plans
3. To include strategies, polices and objectives in the draft plan that provide for:
 - Delivery of necessary infrastructure
 - The enhancement of the role of the existing town and village centres in the plan area
 - Appropriate development of educational, community and leisure facilities
 - The protection of natural assets and amenities
 - The protection of built heritage
 - Improved development standards

No. 33

Wicklow Town and District Chamber

1. The plan needs to encourage development. This plan must allow the Town to fulfil it county, regional and national role and designation.
2. **Vision** – Wicklow Town is where history, hospitality and natural beauty come together to form a community that is proud of its past and excited about its future. Self-sufficient, sustainable and vibrant town, capable of providing for the needs of its local population and the surrounding area - needs to address the main street and support retail and business in the centre of the Town. The vision for Clermont Campus needs to be realised as soon as possible. The Circuit Court needs to return to the town. A town needs to be designed which promotes itself as a progressive, vibrant county town serving the social, cultural, recreational and economic needs of the local population and the hinterland.
3. The zoning matrix should be reviewed in order to not be a disincentive for development.
4. **Housing design** – based around traditional neighbourhood developments; permeably walking neighbourhoods with community facilities available within reasonable walking distances. Design standards for development management should not be standardised for the whole plan area but character areas identified (1987 Town Plan had this).
5. **Transport** – public transport to the neighbouring tourist amenities and neighbouring villages/town are poor and should be improved.
6. **Tourism** – The town shopfront guidelines and the public realm plan should be incorporated into this new plan. Additional accommodation is needed for tourists.
7. **Port** – important part of history and local heritage, important role in economic activity, employment and maritime leisure. An extension of the commercial port activity should be considered especially with the new port access road. A Ro-Ro service should be considered.
8. **Infrastructure** – the Rathnew by-pass should be a priority. Rocky Road needs to be upgraded. Improve footpath standards. Marlton estates link road to the Town Relief should have been completed as part of the road works. A new road is needed to connect Marlton to Blainroe, creating a full ring road around the town. The Ashtown drinking water reservoir should be a priority. Wicklow should capitalise on its road, rail and sea transport links.
9. Clermont and its surrounding employment lands offer great potential for the future development of the town and environs.

Manager’s Opinion

1. It is acknowledged that this settlement needs to develop to fulfil its county, regional and national role, this will

- be at the forefront of the review of the current plans and in the crafting of the policies and objectives of the draft plan.
2. The development of an appropriate vision for the future of the area as a whole and for Wicklow Town and Rathnew as two different settlements within the plan area and recognising the potential of Clermont Campus, is a key part of the plan making process, as all policies and objectives will be tested against securing this vision. As this is a plan affecting the existing and future residents of the Wicklow town and Rathnew Village, due consideration will be given to all inputs from the public and their organisations in this regard, as the plan should reflect their aspirations.
 3. The zoning matrix will be reviewed as part of the draft plan making process, however proper planning and sustainable development will be at the forefront when considering what type of development that will be permitted in the different zonings.
 4. The current design of new developments is implemented in line with the relevant Government Guidelines and current plan standards. A review of the development management standards will be undertaken prior to the crafting of the draft plan's development standards and any insufficiency will be addressed.
 5. Wicklow Town and County Councils will work with Iarnród Éireann, the Railway Procurement Agency and Bus Éireann to facilitate an increased public transport service.
 6. The two strategy documents on shopfronts and Public Realm Plan will both be referred to in the drafting of the tourism and town centre sections of the new plan. The provision of new tourism accommodation is facilitated in the current plan and will be continued to be facilitated at appropriate locations.
 7. The important role of the Port on a number of levels is acknowledged and facilitated in the current plan, the plan review process will assess the current zoning and objectives for the Port area to ensure the Port can achieve its maximum potential as an employment and amenity asset in an environmentally sustainable manner.
 8. This stage of the plan making process is concerned only with the development of the overall vision and core strategy for the plan area and therefore the issue of the road network and water supply and water services raised are too specific and detailed for this stage. However, due consideration will be given to the points made in the crafting of the draft plan. In particular, it is recommended that the plan will address existing and future infrastructure requirements.
 9. Clermont and the surrounding employment lands as an asset to the settlement is noted.

Manager's Recommendation

1. To craft a suitable vision for the settlement that reflects the aspirations of the public
2. To undertake a full review of all zonings, policies and objectives of the existing plans
3. To include strategies, policies and objectives in the draft plan that provide for:
 - An appropriate development strategy for the port, harbour, Murrough and coastal area generally
 - Growth in economic activity and employment in the settlement
 - Delivery of necessary infrastructure
 - The enhancement of the role and appearance of the existing town and village centres, and the public realm in general, in the plan area
 - Improved development standards

No. 34

Community and Enterprise Section WCC – incorporating the views of a number of local community groups.

1. **Vision for Rathnew / Role of Rathnew** - Rathnew is an old village with its own heritage and the plan should recognise this. Rathnew is a deprived village and an unemployment black spot. The business parks in Rathnew provide employment. The new communities in Rathnew and Wicklow could be used to bridge the divide between Wicklow Town and Rathnew as they have not been exposed to the historical precedent of being deemed second best due to lower earnings and educational levels. The educational achievements of the newer residents are a strength for the town while the lack of common ground between the old and new communities is a weakness.
2. Support is needed to develop a youth dedicated space for youth to attend.
3. All new services and business should be easily access by public transport however this is currently not the case. Public transport links to the south need to be improved. New facilities should be located on bus routes

and not isolated.

4. **Community facilities** – the re-development of the parochial hall and assembly hall is welcomed however a new ‘fit-for-all’ hall/facility is required. More community childcare facilities should be provided. Sport and recreational facilities are needed, e.g. a boxing club, badminton and table tennis.
5. An area should be zoned for the Wicklow Hospital (50 bed facility)
6. **Retail** – a large department store is needed in the town. New facilities should be located on bus routes and not isolated.
7. **Consultation** - open and continuous consultation is needed. On site community meetings are a suggestion, so the locals can envisage what is planned to happen. Local Forums and groups should be encouraged with small grants.
8. **Facilities** – a skate-board park is needed, cycle track, open play areas, picnic areas. More than one play area is needed for the area. Limited finances restrict access to many of the local sports clubs. A comprehensive community sports and recreational facility is needed. WCC need to make more land available for allotments and community gardens. Schools should have a shared campus style facilities.
9. Social housing should not be in confined areas and integration should be encouraged.
10. New school applications should be conditioned with the development of school travel plans.
11. Pedestrian routes should be designed for children as the main users.
12. The DoE Guidelines on Quality Housing for Sustainable Communities, Sustainable Residential Development and Provision of Schools and Planning System should be acknowledged.

Manager’s Opinion

1. The development of an appropriate vision for the future of the area as a whole and for Wicklow Town and Rathnew as two different settlements within the plan area is a key part of the plan making process, as all policies and objectives will be tested against securing this vision. As this is a plan affecting the existing and future residents of the Wicklow town and Rathnew Village, due consideration will be given to all inputs from the public in this regard, as the plan should reflect their aspirations.
The employment role and individuality of Rathnew is recognised in the current LAP and this will be reiterated in the core strategy and albeit this stage of the plan making process is dealing with the strategic issues in crafting the policies and objectives of the draft plan, a review of the current policies and objectives for the village will be undertaken to ensure the draft plan caters for the existing and future residents of the settlement. In crafting the policies of the draft plan, facilitating the integration of services and facilities between the two communities will be promoted, which in turn will help to improve the traditional divide between Rathnew and Wicklow.
2. The actual provision of youth dedicated spaces and facilities is not within the remit of the plan however the draft plan will seek to facilitate the development of services for all members of the community including youths.
3. The need for accessibility by public transport to all services is acknowledged and the draft plan will seek to ensure that services and facilities are located near public transport; however the provision of public transport is not within the remit of the draft plan and the current public transport routes, albeit they travel through the main centres of Wicklow and Rathnew, are quite restricted in the areas they currently cover. WTC and WCC will work with the public transport providers to seek to improve the service.
4. There is a new community centre under construction in the centre of Rathnew, along with upgrades of the Parochial Hall and Assembly Hall in Wicklow, which will in turn significantly improve the community facilities within the settlement. It is noted that a new ‘fit for all’ centre is sought here therefore a review of the current level of facilities will be carried out with any lack of services identified in the draft plan.
5. The provision of a hospital within the settlement is noted however specific zoning is not an issue for this stage of the plan.
6. The need for a department store is noted and the current development plan and retail strategy facilitates this in its zonings and objectives; however the development plan has no role in a specific department store locating within the settlement.
7. The statutory consultation process as outlined in the Planning Act for a development plan is open and inviting, the consultation process for this plan has gone beyond the requirements of the Act and consultation will continue to be carried out throughout the remainder of the process. The issuing of grants to local groups is not an issue for the development plan and therefore can not be addressed here.
8. The current plans have a number of open space and amenity zonings with specific objectives to provide recreational facilities. These zonings and objectives will be reviewed to assess their suitability to meet the future needs of the settlement up to 2022. However, it should be noted that the actual provision of playground and skate parks is not within the remit of the development plan as this is a physical land use document that can only facilitate the development of such facilities.

9. The current plans and the current Planning Act facilitate the integration of social housing into the settlement and the draft plan will reiterate the current objectives and comply with the requirements of the Planning Act and County Housing Strategy with regard to social housing.
10. The need for travel plans is noted; this is not an issue for the draft plan at this stage, however in the crafting of the development plans polices and objectives for transport and access to existing and proposed educational zonings will be considered. It is also important to note that through the development management process for school applications, vehicle and pedestrian movement implications are fully assessed and adjudicated on and the necessary conditions attached.
11. The current design of new pedestrian routes is implemented in line with the relevant Government Guidelines and current plan standards, which are in the interests of all users. A review of the development management standards will be undertaken prior to the crafting of the draft plan development management standards and any insufficiency will be addressed.
12. All relevant Guidance from the different Government departments will be acknowledged and referred to in writing the draft plan.

Manager's Recommendation

1. To craft a suitable vision for the settlement that reflects the aspirations of the public
2. To undertake a full review of all zonings, policies and objectives of the existing plans
3. To include strategies, polices and objectives in the draft plan that provide for:
 - An appropriate development strategy for Rathnew that reinforces its identity within the larger settlement and reinforces its function as a service provider to its hinterland
 - The delivery of improved community and amenity facilities
 - The delivery of improved transport network and cycle / pedestrian linkages
 - Improved retail provision and choice
 - Improved development standards

SECTION 4 - Strategic Environmental Assessment (SEA) and Appropriate Assessment (AA)

4.1 Strategic Environmental Assessment

4.1.1 What is a Strategic Environmental Assessment (SEA)

Strategic Environmental Assessment (SEA) aims to ensure a high level of protection to the environment through the process by which environmental considerations are fully integrated into the preparation of the 'Wicklow Town, Environs and Rathnew Development Plan 2013-2019' prior to its final adoption. The SEA process involves the prediction and evaluation of the likely environmental effects of implementing the Development Plan, in order to ensure that these effects are addressed at the earliest appropriate stage of decision-making on a par with economic and social considerations.

The requirement for SEA derives from the SEA Directive (2001/42/EC), and is set out in the Planning and Development Act, 2000 (as amended) and the Planning and Development (Strategic Environmental Assessment) Regulations 2004 (as amended).

The following table sets out, in a simplified manner, how the SEA process is integrated into the plan-making process:

Integration of the Plan-making and SEA Process

Stage	Plan	SEA
1	Publication of (a) statutory notice of intention to make or review the plan, and (b) Issues Paper	Scoping of the Environmental Report, in consultation with environmental authorities
2	Preparation of Draft Plan	Preparation of Environmental Report
3	Public display of Draft Plan and consideration of submissions	Public display of Environmental Report and consideration of submissions
4	Display of any material amendments to Draft Plan	Identify any significant environmental effects of such material amendments.
5	Adoption of plan	Making specified information available (SEA Statement)
6	Implementation of plan	Monitoring of significant environmental effects

4.1.2 What Stage are we at now

The plan-making and SEA process is currently at Stage 1 of the process, as identified on the above table. This stage of the SEA process involves the notification of the statutory environmental authorities of the preparation of the 'Wicklow Town, Environs and Rathnew Development Plan 2013-2019'. On 1st July 2011, the environmental authorities² were invited to make a submission or observation in relation to the scope and level of detail of information to be included in the Environmental Report, over a 4 week period. A Scoping Report was submitted, outlining the scope and level of detail proposed for the SEA Environmental Report.

4.1.3 Outcome of Scoping Consultation

Submissions have been received from the EPA, Department of Arts, Heritage and the Gaeltacht and Inland Fisheries Ireland (through DCENR). The following tables include a summary of the issues raised in the submissions, an evaluation of these issues, and the recommendation of the Manager with regard to matters to be addressed in the forthcoming Environmental Report and Draft Development Plan.

² As of 3rd May 2011 the statutory environmental authorities for the SEA process include the following: (i) the Environmental Protection Agency, (ii) the Minister for the Environment, Community and Local Government, (iii) the Minister for Agriculture, Marine and Food, and the Minister for Communications, Energy and Natural Resources where it appears there might be a significant effect on fisheries or the marine environment; (iv) the Minister for Arts, Heritage and Gaeltacht Affairs where it appears there might be significant effects in relation to architectural or archaeological heritage or to nature conservation, (v) any adjoining planning authority whose area is contiguous to the area of a planning authority which prepared the draft plan.

No.1

Environmental Protection Agency (EPA)

1. The EPA noted that the Wicklow Regional Public Supply for Drinking Water is currently listed on the EPA's Remedial Action List. The plan should include a policy for the provision of a safe and secure drinking water supply.
2. Environmental vulnerabilities/sensitivities e.g. water quality and designated conservation sites should be protected.
3. Attention is brought to the new SEA (Amendment) Regulations, which should be integrated in the plan and SEA process, and to the new consultation arrangements.
4. An EPA SEA Scoping Submission on the preparation of the new Wicklow Town, Environs and Rathnew Development Plan 2013-2019 was submitted, setting out guidance on the SEA process.
5. A document, 'Integration of Environmental Considerations in the Land Use Plan' is submitted for the information of the planning authority.

Manager's Opinion

- The Water Services Section of Wicklow County Council will continue to work with the EPA to ensure that Wicklow's public water supply is in compliance with the Drinking Water Regulations and in resolving any deficiencies as identified in the EPA's 'Remedial Action List (RAL) for Public Drinking Water Supplies', through the implementation of remedial action programmes. In recent years, the Water Services Section have focused attention on increasing the volume of water available for Wicklow Town and its environs, whilst resolving the RAL issues at the same time.
- The 'Wicklow Town, Environs and Rathnew Development Plan 2013-2019' and associated SEA will be prepared in accordance with the Planning and Development Act, 2000 (as amended) and SEA Regulations, 2004 (as amended) and regard will be paid to guidance submitted by the EPA on the SEA process.

Manager's recommendation

It is recommended that the draft plan should include objectives to:

- Ensure that safe, reliable and effective water services infrastructure is put in place to service the existing and future development needs of the settlement.
- Address the matters identified in the EPA document 'Integration of Environmental Considerations in the Land Use Plan', which provides guidance on the issues that should be covered in the plan objectives, and also to provide details on the most up to date regulations/ legislation etc.

No.2

Department of Arts, Heritage and the Gaeltacht

1. **Architectural Heritage:** Recommend that where the text states 'regard will be paid to the surveys of the NIAH', the additional wording 'and to any recommendations concerning the record of protected structures made by the Minister for Arts, Heritage and the Gaeltacht' should be added. This relates to Section 53 of Planning and Development Act, 2000 as amended.
2. **Nature Conservation:** The plan should include a Natural Heritage Section, and should not adversely impact on designated sites or protected species and have regard to biodiversity.
All designated sites within the plan area should be listed and mapped, zoned appropriately and include objectives for protection.
3. **Biodiversity SEOs:** Recommend that the biodiversity SEOs in the SEA cover habitats and species both within and outside of designated sites as below:
 - Natura 2000 sites
 - Other designated sites
 - Annex I Habitats
 - Species listed on Annexes II and IV
 - Habitats important for birds
 - Birds listed on Annex I of the EC Birds Directive
 - Species protected under the Wildlife Acts, including protected flora
 - Habitats that can be considered to be corridors or stepping stones for the purpose of Article 10 of Habitats

Directive

- Red data book species
- And biodiversity in general.

Take into account the 2020 biodiversity target agreed at the Nagoya CBD CoP in 2010.

4. Water SEOs (strategic environmental objectives): It is important that the needs of protected species such as salmon, lamprey species and freshwater pearl mussels, which are listed on Annex II of the Habitats Directive are considered in relation to water quality. Water SEOs should be compatible with the relevant River Basin Management Plans. Flood plains should be left undeveloped to allow for the protection of habitats

5. General - draft plan is to be screened for 'appropriate assessment'.

Ensure reference to 'National Inventory of Architectural Heritage' is correct throughout.

Manager's Opinion

- The matters raised by the Department of Arts, Heritage and the Gaeltacht will be addressed in the preparation of the draft plan and accompanying Environmental Report.
- As recommended by the Department, the Strategic Environmental Objectives (SEOs) of the Environmental Report will have regard to the protection of designated and non-designated sites and to the objectives of the 'Eastern River Basin District Management Plan 2009-2015'.
- The Environmental Report will include 'the most environmentally friendly' alternative in its consideration of alternatives for the achievement of the overall strategy of the plan. A consideration of this alternative will aid the process of achieving a draft plan that affords the best protection to the environment, whilst achieving the overall strategy for the plan area.
- The draft plan will be screened for Appropriate Assessment in accordance with the EU Habitats Directive (92/43/EEC).
- Ensure that a flood risk assessment is undertaken in accordance with the Guidelines for Flood Risk Management (DoEHLG and OPW, 2009).

Regard should also be paid to Submission No.2, from Department of Arts, Heritage and Gaeltacht, which also includes reference to the above matters of relevance to the SEA.

Manager's recommendation

It is recommended that the Draft plan should include objectives to:

- Ensure the protection of natural and built heritage, and in particular:
 - Have regard to the NIAH and any recommendations of Minister regarding additions to the Record of Protected Structures.
 - Ensure designated sites are listed, mapped, appropriately zoned and have objectives for their protection.
 - Have regard to the protection of biodiversity.
 - Ensure the protection of non-designated, as well as designated habitats/sites, as appropriate whilst having regard to the achievement of the overall strategy for the area.
- Ensure regard is had to the Eastern River Basin District Management Plan 2009-2015 and EU Water Framework Directive.
- Ensure the protection of flood risk areas, in accordance with the Guidelines for Flood Risk Management (DoEHLG and OPW, 2009).

No. 3

Inland Fisheries Ireland

1. The Development Plan area is traversed by the Rathnew and Vartry rivers, in addition to associated channels. The river network supports a number of species listed under the EU Habitats Directive, including Atlantic salmon, Sea Trout, Brown Trout and Sea Lamprey. Importantly, the River Vartry is an EU designated salmonid system. Development in the area should not have a deleterious effect on aquatic life in the system.
2. In determining the likely significant effects of the plan, regard should be paid to the need for sustainable

development of inland and marine fisheries (including the conservation of fish, other species and habitats, and the biodiversity of ecosystems).

3. The following should be incorporated into plan:

- Sufficient treatment capacity must be available both within the receiving sewerage system locally and downstream at the relevant waste water treatment plant over the full duration of the plan.
- Disturbance of riparian habitats should be minimised. An undisturbed buffer zone between development area and river bank should be maximised (10m minimum). Riparian vegetation should be retained in as natural a state as possible at all times.
- Utmost priority needs to be given to the protection and conservation of salmonid systems. IFI policy is to maintain watercourses in their open natural state. IFI would welcome the designation of lands adjacent to surface waters, particularly salmonid systems as areas of open preservation allowing protection/enhancement of biological diversity while providing open space and recreational amenity for river users – require 10m minimum buffer zone.
- The protection of habitats outside designated areas and a commitment to reject proposals that would interfere with natural floodplains. IFI strongly oppose any development on floodplains.
- The implementation of SUDS design, in conjunction with good management of the site, and in flooding and pollution management. Policies and recommendations of the Greater Dublin Strategic Drainage Study (GDSDS) should be applied.

4. Drinking Water Sources/ River Abstractions:

Abstraction of water supply at Ashford cannot result in a negative impact on the ecology of the River Vartry (a designated salmonid system). Any such abstraction scheme should not compromise the objectives as set out in national Fisheries and Water Framework Directive legislation. In this respect An Bord Pleanala decision 27.JD0012 is directly relevant. Regard should be paid to ensuring that quantity and quality of water in the Avoca and Avonmore river catchments do not deteriorate.

Manager's Opinion

Drinking water sources/ River Abstractions

PL27.JD0012 relates to an An Bord Pleanala (ABP) decision made in 2009 regarding whether the local authority should be directed to prepare an environmental impact statement in respect of the proposed development comprising the Wicklow Water Supply Scheme/Cronroe Water Treatment Works. The Bord directed the local authority to prepare an environmental impact statement in respect of the said proposed development. Following receipt of the direction from ABP, Wicklow County Council decided not to proceed with the ground water abstraction scheme. Increases in the water supply in the Greater Dublin Region meant that a larger proportion of the production at the Vartry Works in Roundwood would be available to Wicklow County Council, and that this could be used to meet the water demand in the Wicklow Town Area for at least the next decade.

The abstraction from the Vartry at Annagolan has been ongoing for many years and there is no proposal to alter or increase abstraction.

The 'Wicklow Water Supply Scheme' is supplied from the Dublin Regional Supply at the Vartry Reservoir and from abstractions from the Vartry at Annagolan. The Scheme is not supplied from the Avoca Water Management Unit, and as such, the forthcoming plan will not affect the Avoca or Avonmore river catchments.

The proposals to abstract from the Avonmore River are seen as a long term proposal. This scheme is not in our current programme and no work is being carried on it at present.

Manager's recommendation

It is recommended that the draft plan should include objectives to:

- Ensure that safe, reliable and effective water services infrastructure is put in place to service the existing and future development needs of the settlement.
- Ensure regard is had to the EU Water Framework Directive and associated Eastern River Basin District Management Plan 2009-2015 and the EU Groundwater Directive. Ensure the protection of areas designated on the WFD register of 'protected areas', including Vartry (River) salmonid waters, Vartry (River) protected drinking water area, Wicklow East (protected groundwater drinking supply), and all NHAs, SPAs and SACs.
- Provide buffers along watercourses, as appropriate, and in particular along the Vartry River salmonid water

system.

- Ensure compliance with 'Guidelines for the Planning System and Flood Risk Management'.
- Promote Sustainable Urban Drainage Systems (SUDS).

4.1.4 What Happens Next with SEA

The next stage of the plan-making and SEA process involves the preparation of the draft plan and accompanying Environmental Report. The Environmental Report includes information on the likely significant effects on the environment of implementing the draft plan. The Report includes:

- a description of the environment and the key environmental issues;
- a description and assessment of alternatives for the Plan;
- an assessment of Plan policies and objectives; and,
- mitigation measures which will aid compliance with important environmental protection legislation - e.g. the Water Framework Directive, the Habitats Directive - and which will avoid/reduce/offset the environmental effects of implementing the Plan.

In order to ensure that the draft plan is informed by environmental considerations from the outset, the preparation of the Environmental Report and draft plan is to be a completely integrated process. This ensures that there is a clear understanding of the likely environmental consequences of decisions regarding the future development of Wicklow and its environs, and will ensure that any likely significant adverse environmental effects which could arise from the implementation of the draft plan are avoided, reduced or offset.

4.2 Appropriate Assessment (AA)

4.2.1 What is Appropriate Assessment?

AA is a process that focuses on specific sites that are designed for protection under EU environmental law. The EU Birds and Habitats Directives set out various procedures and obligations in relation to nature conservation management in Member States in general, and of the Natura 2000 sites and their habitats and species in particular.

Natura 2000 sites are sites subject to European designations, normally known as SAC (Special Area of Conservation) and SPA (Special Protection Area). These are protected under the Habitats Directive of 1992 (EU directive 92/43/EEC)

A key protection mechanism is the requirement to consider the possible nature conservation implications of any plan or project on the Natura 2000 site network before any decision is made to allow that plan or project to proceed. Not only is every new plan or project captured by this requirement but each plan or project, when being considered for approval at any stage, must take into consideration the possible effects it may have in combination with other plans and projects when going through the process known as appropriate assessment.

The impacts assessment must include the indirect and cumulative impacts of approving the plan, considered with any current or proposed activities, development or policies impacting on the site. All plans and projects should aim to identify any possible impacts early in the plan-making process and then either alter the plan to avoid them or introduce mitigation measures to the point where no adverse impacts remain.

Where the Planning Authority is uncertain that there is a prima facie case for an AA, the Plan/revised Plan must be screened for its possible significant effects and the designated environmental authorities should then be formerly consulted during, and as part of, the screening exercise.

Screening is the technique applied to determine whether a particular plan would be likely to have significant effects on a Natura 2000 site and would thus warrant an AA. The key indicator that will determine if an AA of a plan is required is the determination of whether they are likely to have *significant environmental effects* on a Natura 2000 site or not.

4.2.2 How does it work?

As the new plan is drafted, proposed strategies, policies and objectives will be screened to see if *significant environmental effects* on a Natura 2000 site are likely or not. In the event that any *significant environmental effects* are identified, all efforts will be made to amend the policies / objectives concerned, or to mitigate against impacts.

If however at the end of this process a draft plan results that may have *significant environmental effects*, a full Appropriate Assessment will need to be undertaken

Section 5 - Appendices

A Working Draft ' Vision & Core Strategy' and Guidance Note

B The requirements of the Act with regard to the content of Development Plans

C Indicative timetable for the preparation of the new Development Plan

D List of Prescribed Bodies consulted