

## APPENDIX A

### Working Draft 'Vision & Core Strategy'

#### Vision

For Wicklow Town, Environs and Rathnew to be a prosperous and growing *community* in the garden County of Wicklow, offering a unique and high quality of life by providing for a sustainable and local work/life balance; within a quality *environment* for all who live, work and visit the area.

This will be achieved through:

- Strengthening and consolidating Wicklow Town as the County town to ensure that it remains the economic and social hub of the community; by making the town a more attractive place to live and do business; by improving the public realm, by encouraging infill development and brownfield regeneration, by protecting the built and natural heritage and by improving movement throughout the town;
- Re-enforcing and protecting the identity of Rathnew as a separate stand alone entity in the wider settlement; by providing local services in an attractive, thriving village and to facilitate the educational potential of Clermont Campus for the benefit of the local and regional community;
- Integrating land use planning and transport planning, with the dual aim of reducing the distance that people need to travel to work, shops, schools and places of recreation and social interaction and facilitating the delivery of improved public transport;
- To enhance existing housing areas and to provide for high quality new housing at appropriate locations and to ensure the development of a range of house types, sizes and tenures in order to meet the differing needs of all in society and to promote balanced communities;
- Cultivating the port and manufacturing employment tradition in the settlement while facilitating a broad range of enterprise development thereby avoiding dependence on a specific sector;
- Strengthening the tourism and recreational role of the settlement, by building on its seaside location, its maritime history and its natural environment;
- Supporting social and community development and in particular, to link the development of new housing to the delivery of necessary community facilities, including schools, playing pitches, health facilities and other community services;
- To recognise the needs of all society and ensure that all strategies, policies and objectives do not inhibit or exclude any individuals or groups from being part of their community's development;
- Maximising the use of existing infrastructure and targeting new investment in infrastructure to that which can generate the highest returns to the community
- To address the climate change challenge as a plan dynamic, directly in the areas of flooding and renewable energy and indirectly through integrating climate change and sustainable development into all aspects of plan policy and objectives.

## Core Strategy

### 1.0 Introduction

The purpose of the 'Core Strategy' is to articulate a medium to longer term quantitatively based strategy for the spatial development of Wicklow Town, Environs and Rathnew and to demonstrate that the development objectives in the development plan are consistent as far as practicable, with national, regional and county development objectives as set out in the National Spatial Strategy 2002 – 2020, the Regional Planning Guidelines for the Greater Dublin Area 2010 - 2022 and the Wicklow County Development Plan 2010 – 2016.

### 2.0 Settlement and population

The settlement and population objectives for the plan flow directly from the National Spatial Strategy 2002 – 2020, the Regional Planning Guidelines for the Greater Dublin Area 2010-2022 and the Wicklow County Development Plan 2010-2016.

**Table 1 Consistency with National Spatial Strategy 2002 – 2020, Regional Planning Guidelines for the Greater Dublin Area 2010-2022 and Wicklow County Development Plan settlement hierarchy and population targets**

| Wicklow / Rathnew                   | National Spatial Strategy | Regional Planning Guidelines for the Greater Dublin Area | County Development Plan 2010-2016   |
|-------------------------------------|---------------------------|--|-------------------------------------|
| Settlement hierarchy                | Dublin Consolidation Zone | Hinterland Area Large Growth Town I                      | Hinterland Area Large Growth Town I |
| Population 2011 <sup>estimate</sup> | -                         | -  | 13,084                              |
| Population target 2016              | -                         | -  | 19,000                              |
| Population target 2022              | -                         | -  | 24,000                              |

### 2.1 Housing growth required

In order to be able to meet these population growth allocations, the plan must make provision for growth in the housing stock. This will entail ensuring that there is sufficient zoned and serviced land available for the construction of new housing. While the duration of this plan is only until 2019, in accordance with current guidance from the DoECLG and RPGs, any six year plan

**Household size:** Clearly it is necessary to predict future household size in determining how much new housing is required. These predictions have been provided for Wicklow by the RPGs as shown on the table below.

**Excess factor:** More housing units are always required to be provided over and above the minimum amount as some houses may be used as second / holiday homes and some units may be vacant at any time for example due to normal market friction. The 'excess factor' set out in the RPGs is 6%.

In accordance with Ministerial guidance<sup>1</sup>, Planning Authorities should take all reasonable steps to ensure that sufficient zoned residential land is available throughout the lifetime of the development plan and beyond to meet anticipated needs and allow for an element of choice. In particular, to ensure continuity of supply of zoned residential land, Planning Authorities should ensure that at the time they make a development plan, enough land will be available to meet residential needs for the next **nine years**. In this way, development plans will provide for sufficient zoned land to meet not just the expected demand arising within the development plan period of six years, but will also provide for the equivalent of 3 years demand beyond the date on which the current plan ceases to have effect.

<sup>1</sup> 'Development Plans – Guidelines for Planning Authorities', DoEHLG June 2007

Therefore provision should be made in this plan for sufficient zoned land to meet the 2022 population and housing target.

**Table 2            Number of new housing units required in Wicklow Town, Environs and Rathnew from 2011 to 2022**

| Year | Population | Household size | No. of housing units | Total no. of housing units required (+6%) | Growth in housing units required (over current stock) |
|------|------------|----------------|----------------------|---|---|
| 2006 | 11,919     |                | 4,051                |   |   |
| 2011 | 13,084 est |                | 5,399 est            |   |   |
| 2016 | 19,000     | 2.56           | 7,422                | 7,867                                     | + 2,468   |
| 2019 | 21,500     | 2.43           | 8,848                | 9,379                                     | + 3,980   |
| 2022 | 24,000     | 2.3            | 10,435               | 11,061                                    | + 5,662   |

In order to ensure that the 2019 target is not reached before that year, the new plan should make provision for the zoning of land for 5,662 new units in two phases:

**Phase 1**            2013-2019        3,980 units  
**Phase 2**            Post 2019         1,682

If developed to its full capacity, Phase 1 would meet all of the housing needs up to 2019 i.e. the duration of the plan. Lands designated as 'Phase 2' should only be allowed to develop before 2016 if:

- Phase 1 lands are substantially developed (at least 75% developed) and have not delivered the number of housing units envisaged, **or**
- Some barrier is impeding the development of Phase 1 lands, that does not affect Phase 2 lands **or**
- Phase 1 lands are not being released to the market.

## 2.2 Existing zoned land

The existing three plans provide for the following amount of zoned, undeveloped housing and mixed use (which includes housing) land:

**Table 3 Existing zoned undeveloped land and housing capacities**

| Plan                                 | Location                                  | Area          | Zoning        | Capacity (units) <sup>2</sup> |
|--------------------------------------|---|---------------|---------------|-------------------------------|
| <b>Wicklow Town Development Plan</b> | Bollarney north                           | 2.9           | High Density  | 116                           |
|                                      | Bollarney south                           | 2.44          | High Density  | 98                            |
|                                      | Bollarney Dublin Rd                       | 2.31          | High Density  | 92                            |
|                                      | Broadlough                                | 2.57          | High Density  | 103                           |
|                                      | Ballyguile                                | 5.26          | High Density  | 147                           |
|                                      | Greenhills Rd                             | 7.42          | Residential   | 208                           |
|                                      | Church Lane                               | 0.73          | Residential   | 20                            |
|                                      | Murrough                                  | 18            | Town Opp Area | 252                           |
|                                      | Convent                                   | 33            | Town Opp Area | 462                           |
|                                      | Whitegates                                | 3.4           | Town Opp Area | 48                            |
|                                      | Abbey                                     | 3.3           | Town Opp Area | 46                            |
|                                      | Kilmantin                                 | 0.02          | Town Opp Area | 1                             |
|                                      | <b>Wicklow Environs &amp; Rathnew LAP</b> | Newrath       | 3.2           | AA1 (a)                       |
| Rathnew south                        |   | 21.3          | AA1 (b)       | 596                           |
| Rathnew north                        |   | 11.41         | AA1 (c)       | 456                           |
| Broomhall                            |   | 2.85          | AA2           | 80                            |
| Bollarney                            |   | 13.72         | AA3           | 384                           |
| Ashtown Lane                         |   | 70.89         | AA4           | 1985                          |
| Ashtown                              |   | 6.9           | AA4           | 138                           |
| Keatingstown                         |   | 25            | AA5           | 700                           |
| Marlton (Dev Centre)                 |   | 9.6           | AA6           | 134                           |
| Marlton                              |   | 7.2           | AA7           | 144                           |
| Dunbur                               |   | 27.66         | AA8           | 774                           |
| Merrymeeting                         |   | 30.85         | AA9           | 864                           |
| Ballybeg                             |   | 18.8          | AA10          | 263                           |
| Newrath north                        |   | 0.81          | AA11          | 16                            |
| Greenhills Rd                        |   | 9.29          | Residential   | 260                           |
| Bollarney                            |   | 5.58          | Residential   | 156                           |
| Marlton/St Patrick's Rd              |   | 10.75         | Residential   | 215                           |
| Rathnew                              |   | 6.63          | Residential   | 177                           |
| <b>Marlton AA6 LAP</b>               | Marlton                                   | 20.92         | AA6           | 586                           |
| <b>Total</b>                         |   | <b>384.41</b> |               | <b>9,567</b>                  |

Given the housing requirement of an additional 5,662 units up to 2022, there is clearly a surplus of zoned housing land.

As set out in the 'Core Strategy' guidelines issued by the Department of the Environment, Heritage and Local Government, where a surplus of zoned land is identified, it will be necessary to select the most appropriate land to zone in the plan and then:

- designate the surplus land as a '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 surplus land.

<sup>2</sup> Based on densities allowed in the three existing plans

In considering the options available, cognisance must be taken of the need to consolidate urban settlements by keeping them as physically compact as possible and applying sequential approach to land-use zoning.

### 3.0 Economy and Employment

The economic strategy for the plan area is consistent with the economic strategy set out in the National Spatial Strategy, Regional Planning Guidelines for the Greater Dublin Area and the Wicklow County Development Plan. The RPGs indicate that outside of the core Dublin employment zone, Bray and Wicklow Town should act as anchors for regional enterprise.

The amount of employment zoned land is consistent with this overall economic strategy.

For this plan, given

- the growth targets for the settlement of Wicklow – Rathnew and its employment catchment area for 2022;
- the role of the settlement as a major employment pole in the County;
- an assumption that the labour force participation rate will remain around 50%;
- the desire to significantly increase the number of jobs in the settlement such that the ‘jobs ratio’<sup>3</sup> increases from 45% in 2006 to 80% by 2022;
- a total of c. **10,000 jobs** would be required to be available in the settlement in 2022.

While the plan has no direct role in providing new jobs, it can put in a certain framework to aid in the delivery of new job creation projects.

In particular, the amount of zoned employment land must be appropriate to the growth level required. There has been a tendency in the past to zone an abundance of lands for employment uses in the hope that this will bring so many options to prospective employers that jobs would flow rapidly into the town. However, there is no evidence that this has been the case, even during the boom years and indeed the spread out nature of employment zoned lands has also lead to a number of new employment developments being located at the very edges of the settlement. This has obvious negative impacts such as:

- inefficient use of resources in bringing services to such sites;
- the need to rely on the private car to access such sites given their distance away from residential areas;
- the haphazard growth of the settlement, at the edges first, rather than from the centre out.

There is currently sufficient land zoned in the three plans for provide for **45,000 new jobs**, not including jobs that might be provided on ‘town centre’ zoned land or land zoned for education, community or residential uses, as shown on the table below.

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<sup>3</sup> This is the ratio of the number of jobs in the town to the number of people in the labour force

**Table 4 Existing employment zoned land**

| Location                        | Zoning | Action Area | Area  | Amount developed | Jobs potential <sup>4</sup> |
|---------------------------------|--------|-------------|-------|------------------|-----------------------------|
| Rosanna Lower 1                 | E      | AA1         | 15.67 |                  | 3,918                       |
| Newrath 1                       | E      | AA1         | 10.04 |                  | 2,510                       |
| Newrath 2                       | E      | AA11        | 3.56  |                  | 890                         |
| Newrath 3                       | CC     | AA11        | 3.54  |                  | 885                         |
| Newrath 4                       | CC     | AA1         | 48.08 |                  | 12,000                      |
| Rosanna Lower 2                 | E1     | AA1         | 3.24  | 0.4              | 284                         |
| Merrymeeing 1                   | E1     | AA1         | 3.74  | 2.34             | 140                         |
| Milltown North                  | E      |             | 29.9  | 11.9             | 4,500                       |
| Ballybeg 1                      | E      |             | 1.88  |                  | 470                         |
| Ballybeg 2                      | E      |             | 2.9   | 2.9              | 0                           |
| Ballynabarny / Broomhall        | E      |             | 31.65 |                  | 7,913                       |
| Ballybeg 3                      | E1     |             | 4     |                  | 400                         |
| Ballynabarny                    | E1     |             | 11.5  |                  | 1,150                       |
| Merrymeeing                     | E      | AA2         | 8     | 1.08             | 1,730                       |
| Bollarney North                 | E      | AA3         | 7.8   | 4.2              | 900                         |
| Hawkstown Lower                 | E      | AA4         | 3     |                  | 750                         |
| Ballynabarny                    | E      | AA9         | 4     |                  | 1,000                       |
| Knockrobin / Bollarney Murrough | E      |             | 16.7  | 11               | 1,425                       |
| Ballybeg 4                      |        | AA10        | 19.3  |                  | 1,750                       |
| Ballynerrin Lower               | E1     | AA6         | 7.9   |                  | 790                         |
| The Murrough                    | MU     | AAP1        | 18    |                  | 2,000                       |
| <b>Total</b>                    |        |             |       |                  | <b>45,405</b>               |

In this regard, the draft plan includes a strategy to ensure that there is a framework to deliver up to 19,000 new jobs, i.e. double the minimum amount of 9,500 desired. This is to allow for flexibility in the market and for a range of landowners / developers to be involved.

However, it will not be necessary to provide for zoned 'greenfield' land for 19,000 jobs – in line with sound planning principles, it is the aim of the strategy that most of these jobs be located in the existing the town and village centres, in schools / institutions, in existing business premises etc. The plan therefore makes provision to zone sufficient 'greenfield' land for the potential delivery of 10,000 additional jobs.

The employment strategy is particularly focussed on the development of the following areas:

- Wicklow town centre and Rathnew village centre;
- The Murrough and other lands serviced by the new Port Access Road; and
- Clermont Campus.

<sup>4</sup> Based on current employment types and associated densities allowable in the three existing plans

## 4.0 Retail

The "Core Strategy" requirements as set out in Section 10(2a)(e) of the Planning Act require a demonstration that the retail strategy set out in the plan is consistent with 'higher level' retail strategies, namely the Retail Strategy for the Greater Dublin Area 2008-2016, the County Retail Strategy 2010-2016 and the statutory Retail Planning Guidelines.

**Table K: Retail Hierarchy in County Wicklow**

| RETAIL STRATEGY FOR THE GREATER DUBLIN AREA  | WICKLOW COUNTY DEVELOPMENT PLAN   |   |
|--|---|---|
|  | METROPOLITAN AREA   | HINTERLAND AREA   |
| <b>LEVEL 1</b><br><b>METROPOLITAN CENTRE</b><br>Dublin City Centre   |   |   |
| <b>LEVEL 2</b><br><b>MAJOR TOWN CENTRES &amp; COUNTY TOWN CENTRES</b><br>Wicklow: Bray, Wicklow  | Bray  | Wicklow   |
| <b>LEVEL 3</b><br><b>TOWN AND/OR DISTRICT CENTRES &amp; SUB COUNTY TOWN CENTRES</b><br>Wicklow: Greystones, Arklow, Blessington, Baltinglass | Greystones  | <b>Tier 1 Towns serving a wide district</b><br>Arklow, Blessington, Baltinglass<br><br><b>Tier 2 Towns serving the immediate district</b><br>Newtownmountkenedy, Rathdrum                 |
| <b>LEVEL 4</b><br><b>NEIGHBOURHOOD CENTRES, LOCAL CENTRES – SMALL TOWNS &amp; VILLAGES</b>   | <b>Bray Area</b><br>Boghall Road / Ballywaltrim, Vevay, Dargle Rd, Dublin Road / Little Bray, Albert Road & Walk, Fassaroe, Southern Cross Road<br><b>Greystones Area</b><br>Delgany, Blacklion, Charlesland, Killincarrig, Victoria Road | Ashford, Aughrim, Avoca, Carnew, Donard, Dunlavin, Enniskerry, Kilcoole, Kilmacanogue, Newcastle, Rathnew, Roundwood, Shillelagh, Tinahely  |
| <b>LEVEL 5</b><br><b>CORNER SHOPS / SMALL VILLAGES</b>   |   | Barndarrig, Ballinaclash, Coolboy, Glenealy, Hollywood, Johnstown / Thomastown, Kilpedder / Willowgrove, Kiltegan, Knockananna, Laragh – Glendalough, Manor Kilbride, Redcross, Stratford |

The retail policies and objectives set out in the draft plan re-inforce Wicklow Town's status as a 'Level 2' County Town retail centre and Rathnew's status as a 'Level 4' local centre.

The retail policies and zoning in the new plan also reflect the floorspace growth allocations set out in the County Retail Strategy which indicate that growth in convenience floorspace<sup>5</sup> of the order of 3,000-5,000sqm is required, along with growth of 7,000-15,000sqm of comparison floor space<sup>6</sup> up to 2016. Retail objectives and zoning provisions will however reflect that this plan extends beyond 2016.

<sup>5</sup> Convenience goods comprise food, alcoholic and non-alcoholic beverages, tobacco and non-durable household goods

<sup>6</sup> Comparison goods comprise clothing and footwear, furniture, furnishing and household equipment, medicines, educational and recreational equipment, books and magazines, other personal goods.

## **5.0 Transport infrastructure**

### **Roads**

The N11/M11 is the National Route that provides the main access and connecting link for the settlement to the north and south of the region. This road is located to the west of the plan boundary. Wicklow town centre is connected to the N11 by two major regional roads – the R750 which links the town to the N11 Rathnew-Ashford interchange via Rathnew (4km journey) and the R751, which links the town centre to the N11 at the Beehive (5.5km journey). Wicklow town centre is also linked via local road L509 (Rocky Road) to the N11 Ballinabarney interchange (4km journey). All of these routes from and to Wicklow town centre connect to the new Town Relief Road, which allows for circulation around the town from any entry point from the N11.

Rathnew village centre is located in close proximity (1km) to the N11 Rathnew-Ashford interchange and is also connected to the Ballinabarney interchange (2km) via the old N11 (now a regional road).

The R750 is the principal local distributor road through the settlement from the N11 to the north, through Rathnew, through the Main Street of Wicklow town and onto Dunbur and the coast road to the south. The Regional Road R752 connects Rathnew to Rathdrum and on to the west of the County.

The new Port Access Road connects both centres to the Murrough area obviating the need to travel through Wicklow town centre.

### **Cycling and Walking**

Cycle lanes have been provided on the Port Access and Town Relief Roads and throughout the settlement where feasible. The upgrading of footpaths is a continuous scheme to ensure ease of pedestrian and cyclist movement throughout the town and environs.

### **Rail and public transport**

Wicklow Town is serviced by the main Dublin to Rosslare rail line, which is operated by Iarnród Éireann, with Bus Éireann providing a regular public bus service to the town to Dublin City and Airport. There are number of private, school and rural link buses operating throughout the town but there is no fixed route timetabled service for local journeys throughout the settlement.

### **Port**

Wicklow Port is an active international cargo port that operates throughout the whole year. It is located in the centre of Wicklow Town with good road access links to the N11/M11 along the Port Access Road. This port is operated by the Wicklow Port Company.

Maximisation of the investment made in new and existing road and public transport infrastructure is a key factor in the crafting of the most appropriate spatial layout of the settlement.



## 6.0 Land zoning principles

Based on the above analysis of population, housing, employment, retail and transport infrastructure, and in accordance with best practice and ministerial guidelines, zoning is proposed to following the following principles:

- All land zoning shall have the principle of reinforcing Wicklow town's role as the County town with the highest designation in the RPGs while protecting Rathnew as an individual community with its own history and identity
- Land in the existing centres of Wicklow town and Rathnew village shall be considered first for mixed use, housing, retail and employment development
- Housing and community development to be located as close as possible to existing town and village centres, with growth being facilitated in a incremental way starting from the centres, to allow for good connectivity for services and maximise potential for walking and cycling for short local journeys
- New employment development being located where it can maximise efficiency and synergy through linkages to existing employment areas / services or educational establishments and where the best transport infrastructure is available
- Retail development to be located in the Core Retail Area as defined by the County Retail Strategy, with smaller localised neighbourhood centres be provided for in housing areas separated for the existing centres of wicklow Town and Rathnew Village
- Maximum utilisation of existing infrastructure, particularly new roads, water and social infrastructure
- Environmental, tourism and recreational assets shall be protected from inappropriate zoning and development

## 7.0 Draft 'Core Strategy' Maps

Section 10(2B) of the Act requires the key elements of the 'Core Strategy' to be depicted on a diagrammatic map; this shall be a schematic map depicting how the planning authority anticipates that its area will develop out over the plan period in line with the availability of infrastructure, services and amenities. This will all be illustrated on the 'Core Strategy' map of the draft development plan. In this regard five maps have been attached here that illustrate the strategy set out above.

### Map 1

**Existing maps with current land zonings** - This map shows the existing development plan zonings for the settlement.

### Map 2

**Transport Infrastructure** - This illustrates the main road, rail and sea transport links that service the settlement. Public transport has also been illustrated here.

### Map 3

**Environmental Designations and Rivers** - This map illustrated the European designations and existing rivers within the settlement. Lands in close proximity to these natural amenities can be clearly identified.

### Map 4

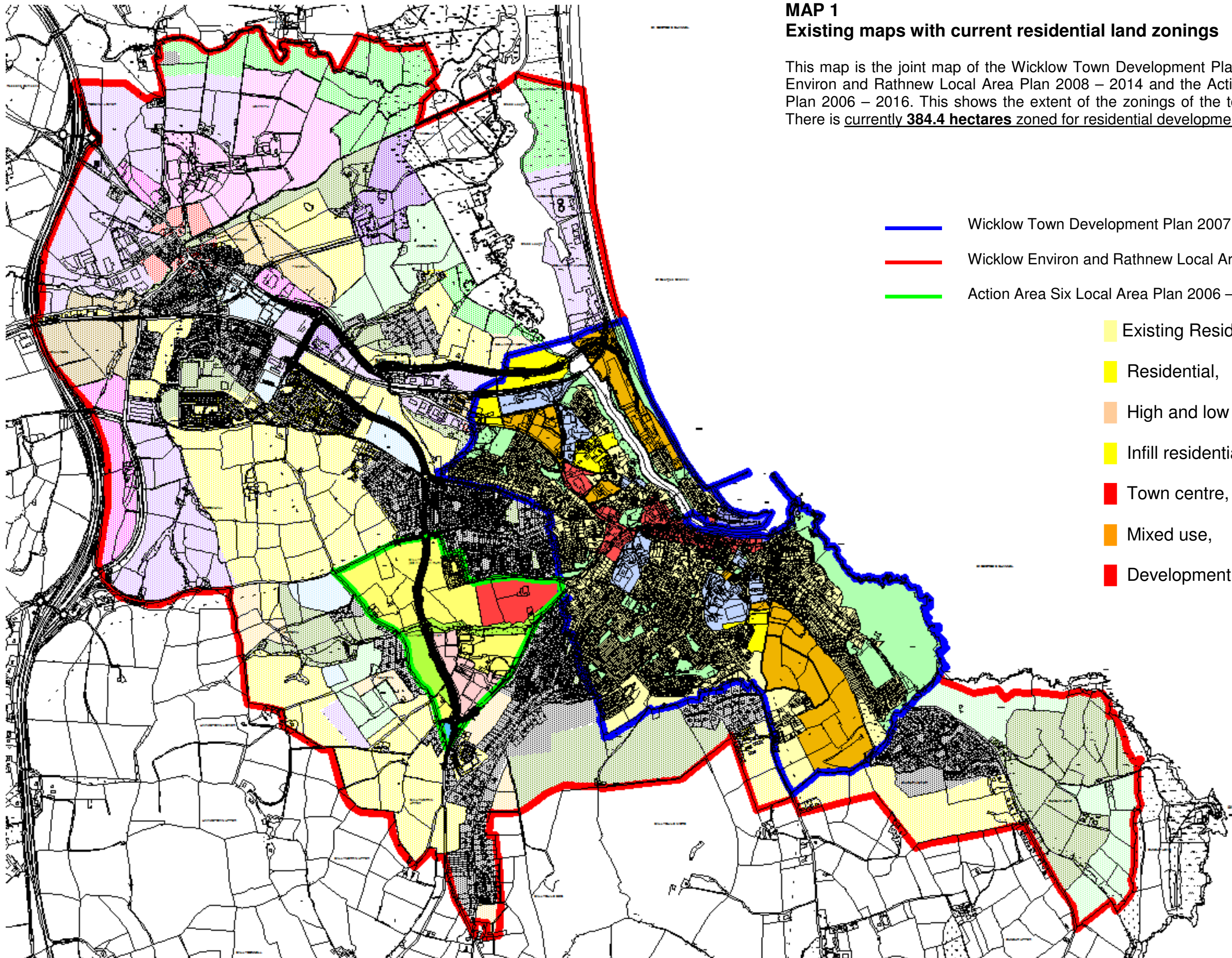
**Economic and Retail Strategy** - This map shows the town and village centres of Wicklow and Rathnew with the retail core area of Wicklow Town highlighted in line with the requirements of Section 10 (2A) (g) (i) of the Planning Act. The focus areas of the Murrough, Clermont Campus, the Port and the town centres have also been illustrated here.

### Map 5

**Consolidating Development in the Town and Village centres** - This map illustrated with concentric circles and links a gravity model for the development of the settlement. This scenario consolidates development within the centres of Wicklow town and Rathnew village and allows for focused development along the strategic transport links of the port access and town relief road.

### MAP 1 Existing maps with current residential land zonings

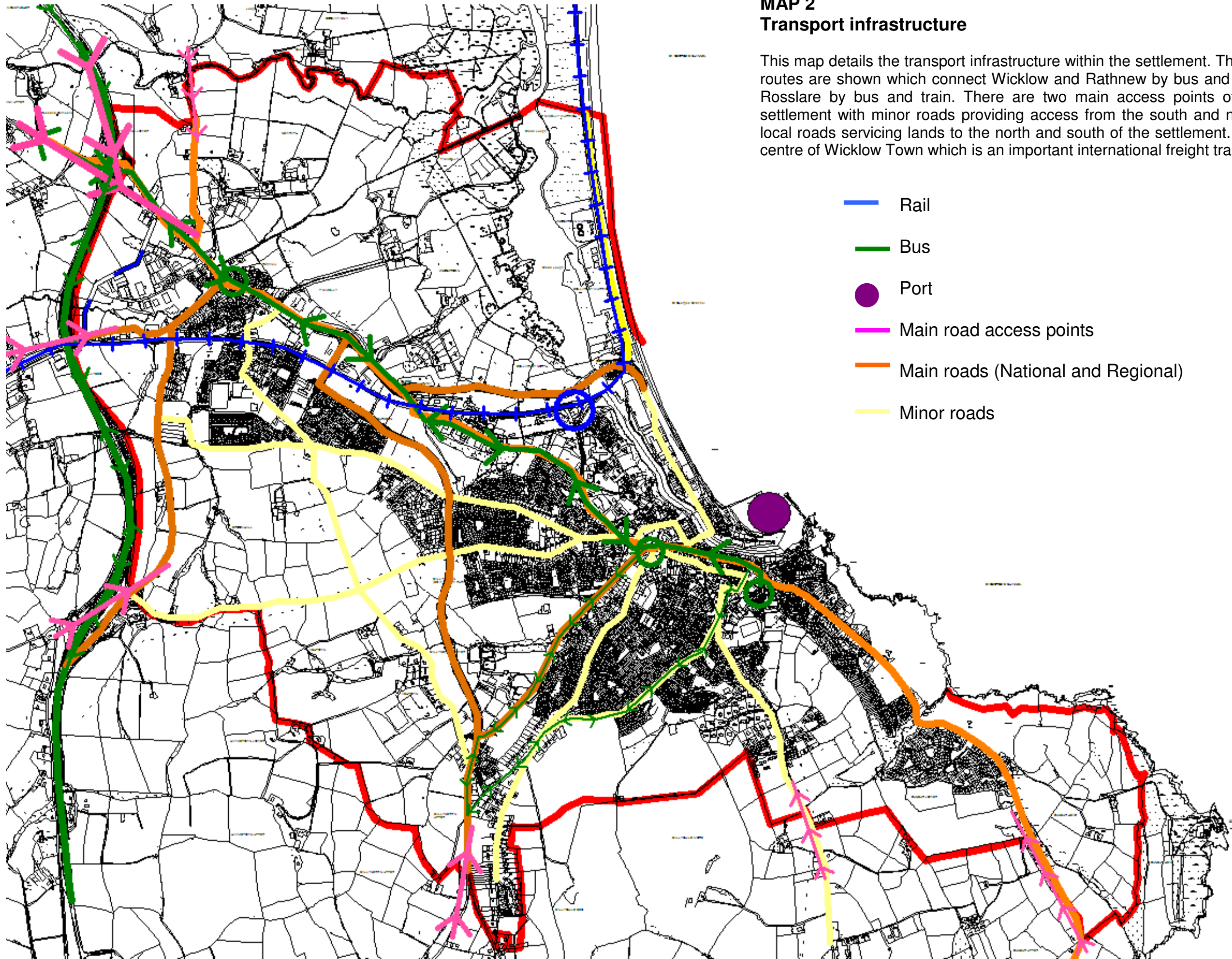
This map is the joint map of the Wicklow Town Development Plan 2007 –2013, Wicklow Environ and Rathnew Local Area Plan 2008 – 2014 and the Action Area Six Local Area Plan 2006 – 2016. This shows the extent of the zonings of the town and environs area. There is currently 384.4 hectares zoned for residential development

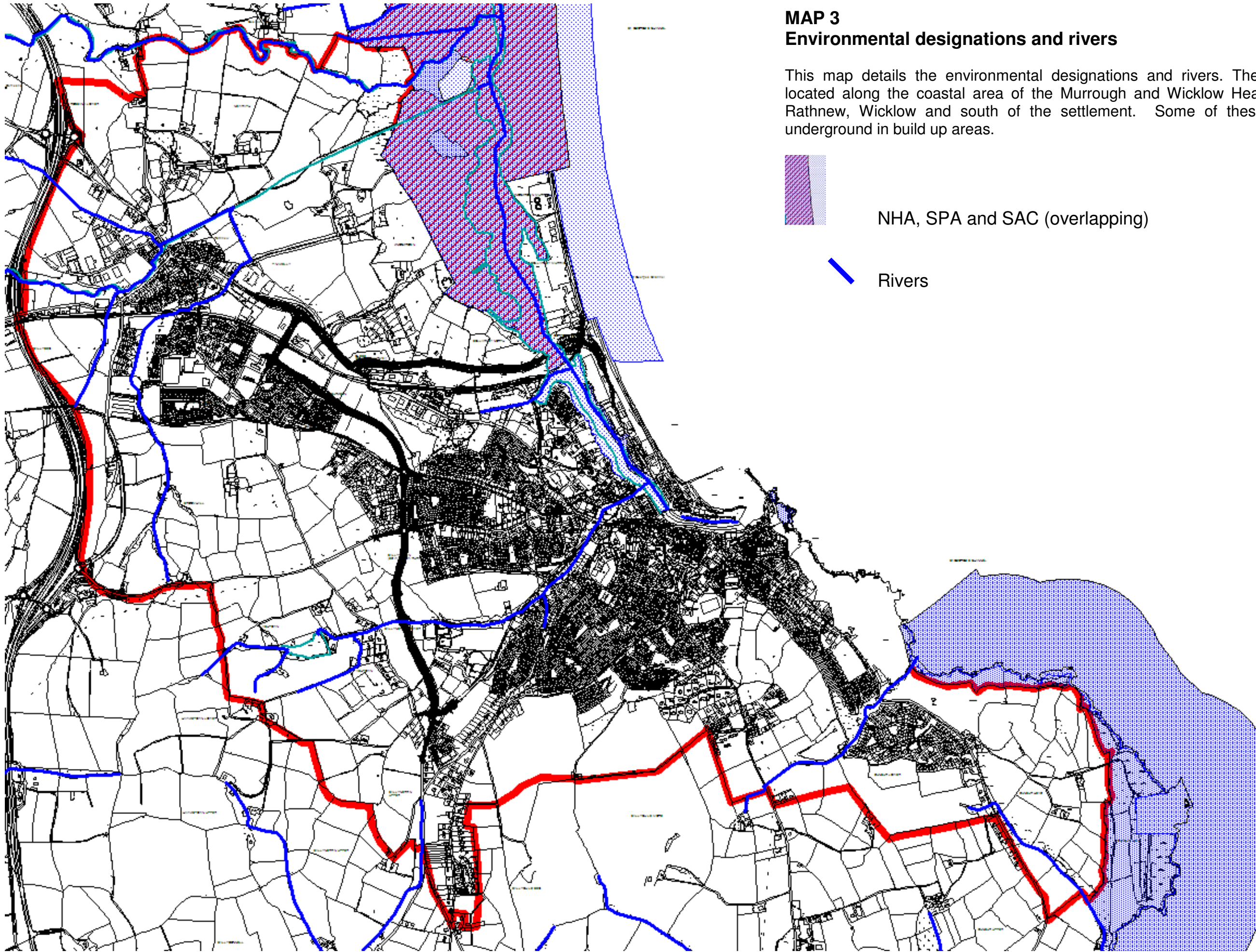


- Wicklow Town Development Plan 2007 –2013,
- Wicklow Environ and Rathnew Local Area Plan 2008 – 2014
- Action Area Six Local Area Plan 2006 – 2016
  
- Existing Residential
- Residential,
- High and low density residential,
- Infill residential,
- Town centre,
- Mixed use,
- Development centre

## MAP 2 Transport infrastructure



This map details the transport infrastructure within the settlement. The main public transport routes are shown which connect Wicklow and Rathnew by bus and Wicklow to Dublin and Rosslare by bus and train. There are two main access points off the N11/M11 to the settlement with minor roads providing access from the south and north. There are limited local roads servicing lands to the north and south of the settlement. The Port is also at the centre of Wicklow Town which is an important international freight transport mode.

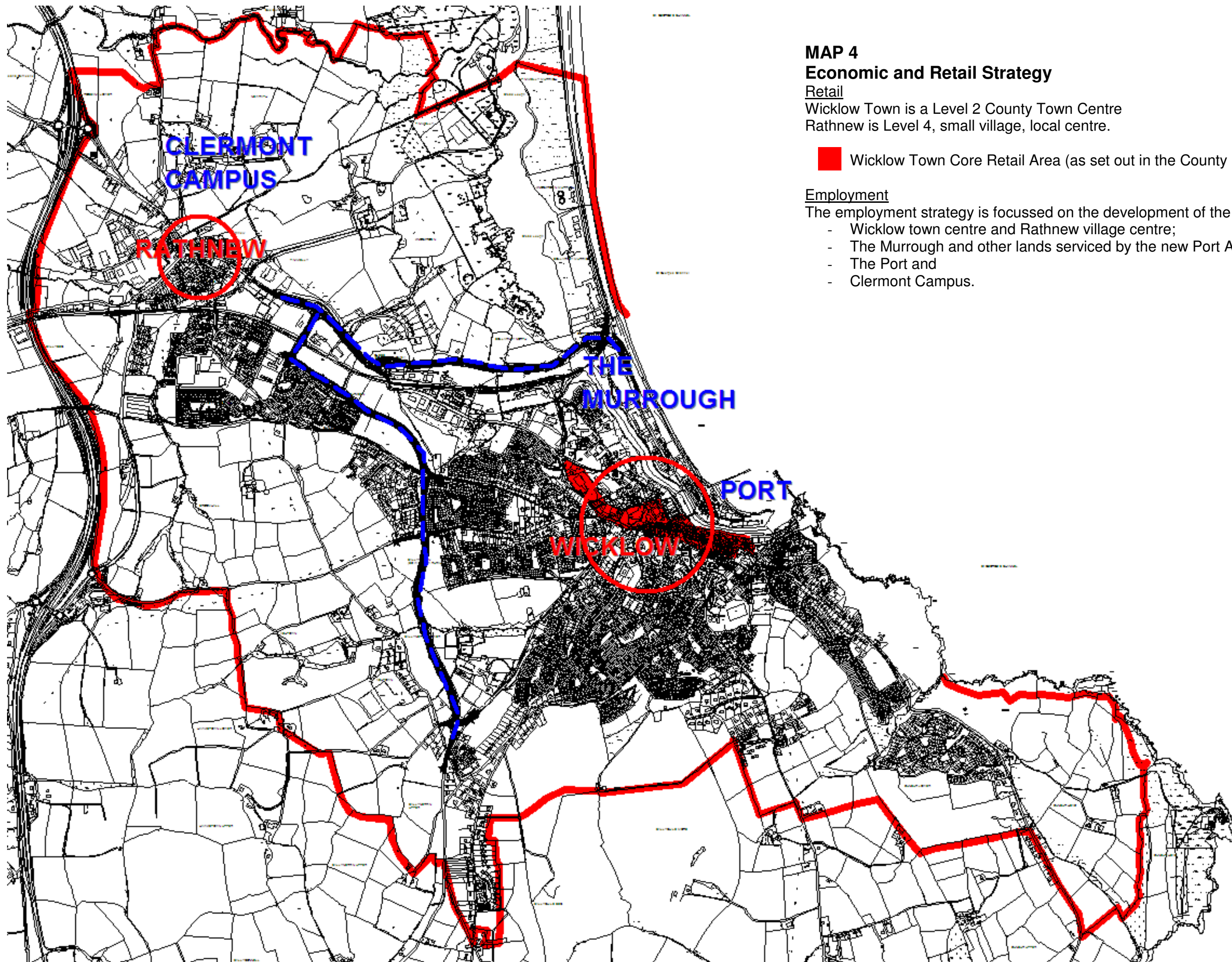




**MAP 3**  
**Environmental designations and rivers**

This map details the environmental designations and rivers. The designated sites are located along the coastal area of the Murrough and Wicklow Head. The rivers traverse Rathnew, Wicklow and south of the settlement. Some of these rivers are culverted underground in build up areas.

-  NHA, SPA and SAC (overlapping)
-  Rivers



**MAP 4**  
**Economic and Retail Strategy**

Retail

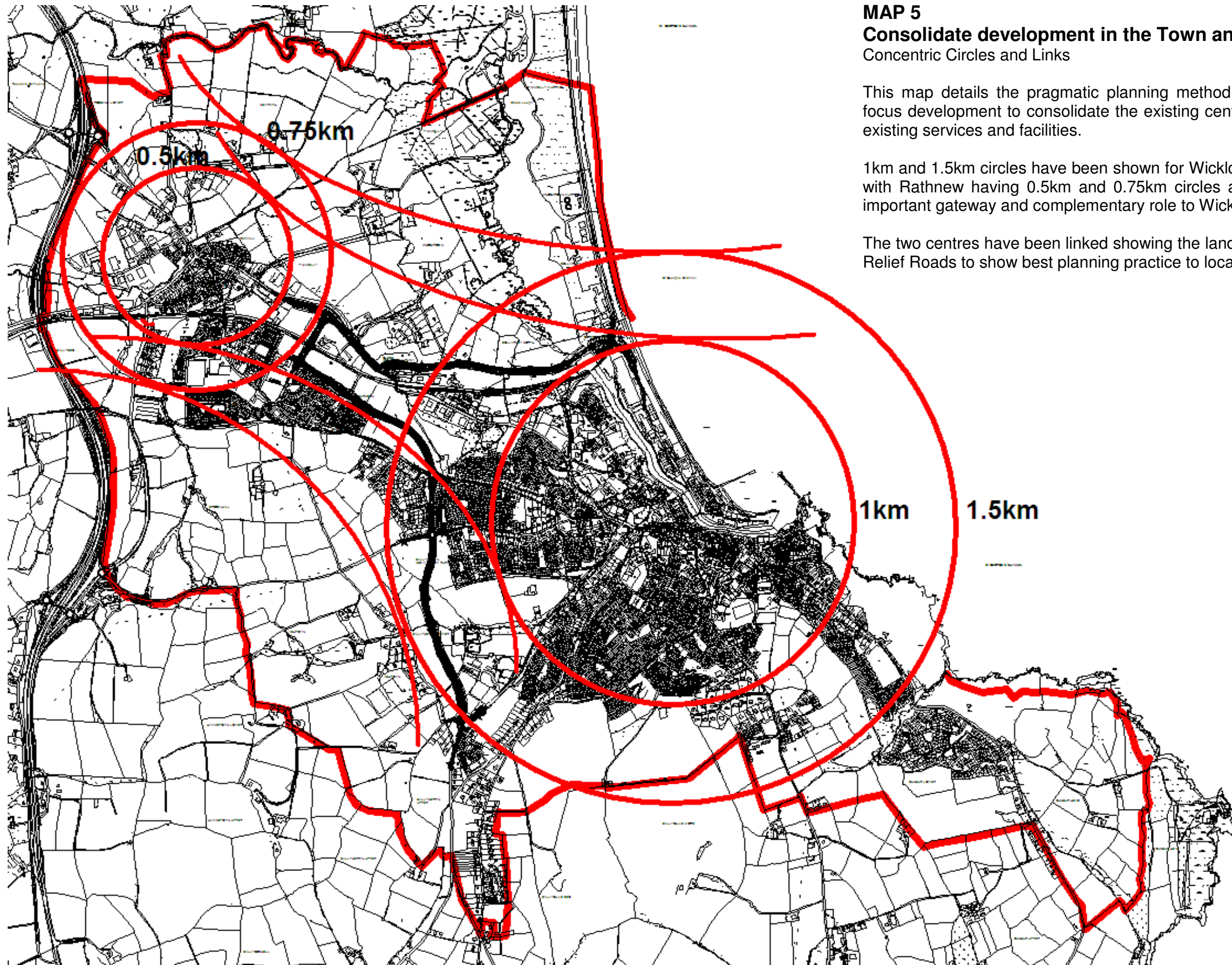
Wicklow Town is a Level 2 County Town Centre  
Rathnew is Level 4, small village, local centre.

■ Wicklow Town Core Retail Area (as set out in the County Development Plan 2010)

Employment

The employment strategy is focussed on the development of the following areas:

- Wicklow town centre and Rathnew village centre;
- The Murrough and other lands serviced by the new Port Access Road;
- The Port and
- Clermont Campus.



**MAP 5**  
**Consolidate development in the Town and Village Centres**  
Concentric Circles and Links

This map details the pragmatic planning method of concentric circles to show where to focus development to consolidate the existing centres and to sustainably develop closer to existing services and facilities.

1km and 1.5km circles have been shown for Wicklow Town, as this is a Large Growth Town with Rathnew having 0.5km and 0.75km circles as this is a village, but one that has an important gateway and complementary role to Wicklow.

The two centres have been linked showing the lands around the new Port Access and Town Relief Roads to show best planning practice to locate close to existing infrastructure.

## **Guidance Note**

### **i What is a ‘Core Strategy’?**

The purpose of a ‘Core Strategy’ is to articulate a medium to longer term quantitatively based strategy for the spatial development of Wicklow Town, Environs and Rathnew and to demonstrate that the development objectives in the development plan are consistent as far as practicable, with national, regional and county development objectives as set out in the National Spatial Strategy 2002 – 2020, the Regional Planning Guidelines for the Greater Dublin Area 2010 - 2022 and the Wicklow County Development Plan 2010 – 2016.

### **ii Purpose of this document**

The purpose of this document is to provide the members with a ‘working draft’ of the ‘Core Strategy’ as it currently stands<sup>7</sup>, which has been drawn up having regard to:

- the requirements of the Planning and Development Act (as amended);
- ‘Core Strategy’ guideline notes issued by the Department of the Environment, Heritage and Local Government in 2010;
- The provisions of the National Spatial Strategy 2002 – 2020, Regional Planning Guidelines for the Greater Dublin Area 2010-2022 and the County Development Plan 2010-2016;
- The submissions received during the first phase of consultation with prescribed bodies and public.

### **iii Legal requirements of a ‘Core Strategy’.**

In accordance with Section 10 of the Planning and Development Act 2000 (as amended), the Development Plan must include a ‘Core Strategy’ which shows that the development objectives of the plan are consistent, as far as practicable, with national and regional objectives set out in the National Spatial Strategy 2002 – 2020 and the Regional Planning Guidelines for the Greater Dublin Area 2010-2022.

A ‘Core Strategy’ is required to

- (a) provide relevant information to show that the development plan and the housing strategy are consistent with the National Spatial Strategy and Regional Planning Guidelines for the Greater Dublin Area,
- (b) take account of any policies of the Minister in relation to national and regional population targets,
- (c) in respect of the area in the development plan already zoned for residential use or a mixture of residential and other uses, provide details of –
  - (i) the size of the area in hectares, and
  - (ii) the proposed number of housing units to be included in the area,
- (d) in respect of the area in the development plan proposed to be zoned for residential use or a mixture of residential and other uses, provide details of –
  - (i) the size of the area in hectares,
  - (ii) how the zoning proposals accord with national policy that development of land shall take place on a phased basis,
- (e) provide relevant information to show that, in setting out objectives regarding retail development contained in the development plan, the planning authority has had regard to any guidelines that relate to retail development issued by the Minister under Section 28,

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<sup>7</sup> The working draft ‘Core Strategy’ can only be brought to a certain point at this stage of plan making as certain decision that input into the final ‘Core Strategy’ have yet to be made.

- (f) in respect of the development plan of a city or a town council, provide details of -
- (i) the city or town centre concerned,
  - (ii) the areas designated for significant development during the period of the development plan, particularly areas for which it is intended to prepare a local area plan,
  - (iii) the availability of public transport within the catchment of residential or commercial development, and
  - (iv) retail centres in that town centre
- This information shall also be represented in the core strategy by a diagrammatic map or other such visual representation.

#### **iv 'Core Strategy' guidelines (DoEHLG November 2010)**

These guidelines expand on the requirements of the Planning Act and re-iterate that a 'Core Strategy' must include:

- population targets;
- a quantification of the requirement for the zoning of lands for residential and / or a mix of residential and other uses.

The 'Core Strategy' must contain:

- (1) A written 'core strategy' in the main text of the plan, outlining the origins and broad aims of the strategy, including particular population targets and allocation for the plan period;
- (2) A diagrammatic 'Core Strategy Map' depicting how the Planning Authority anticipates its area will develop out over the plan period and in line with the availability of infrastructure, services and amenities;

and therefore the 'Core Strategy' should also contain:

- (3) A 'Core Strategy Table', summarising the key statistics in the Core Strategy as regards the distribution of future population and housing and its alignment with the Regional Planning Guidelines

This table should summarise:

- i. the amount of land being zoned for development of housing and a mixture of housing and other uses
- ii. how the land specified in (i) compares to the previous zoning of such lands in the preceding development plan
- iii. the area or level of any shortfall or excess of lands or housing capacity.

The 'Core Strategy' should on the basis of this information demonstrate how the level of excess land or housing will be addressed. In considering the options available, cognisance must be taken of the need to consolidate urban settlements by keeping them as physically compact as possible and applying sequential approach to land-use zoning.

#### **V Other requirements**

While the 'Core Strategy' requirements, as set out in the Planning Act, do not explicitly require the 'Core Strategy' to contain information concerning other land uses such as employment, it is recommended in the guidelines that other significant uses such as employment and commercial zones, and amenity and community facilities should be closely integrated with the location for future housing development and therefore information in these regards should be included in the 'Core Strategy'.

The guidelines also indicate that other consideration not explicitly set out in the Planning Act should inform the development of the 'Core Strategy' as the fundamental purpose of the 'Core Strategy' is to reconcile a range of environmental considerations with wider national planning, economic and social objectives. In particular, it is noted that the crafting of a 'Core Strategy' should have regard to:



- the findings of the concurrently running Strategic Environmental Assessment being carried out for the plan;
- the implementation of the Habitats Directive with regard to Natura 2000 sites;
- the implementation of the Water Framework Directive, particularly with regard to securing the objectives of River Basin Management Plans;
- Flood Risk Assessment.

These items will all be considered in the further development of the 'Core Strategy' and the draft plan in general. These are not addressed in detail in this working draft of the 'Core Strategy' as additional research will be carried out during the next stage of the plan making process which will allow these items to be factored into the overall development strategy for the plan area. This working draft will focus on the issues of settlement, population, housing, employment and retail as these are considered key factors which will influence the direction taken at this stage of the plan making process.

The working draft 'Core Strategy' presented to follow also will include proposed 'Vision Statement' for the plan which is considered a fundamental part of the overall strategy for the plan area.



## APPENDIX B

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

Planning and Development Act 2000 (as amended)

#### SECTION 10 (1)

A development plan shall set out an overall strategy for the proper planning and sustainable development of the area of the development plan and shall consist of a written statement and a plan or plans indicating the development objectives for the area in question

(1A) The written statement referred to in subsection (1) shall include a core strategy which shows that the development objectives in the development plan are consistent, as far as practicable, with national and regional development objectives set out in the National Spatial Strategy and regional planning guidelines.

(1B) A planning authority shall prepare a core strategy, other than where subsection (1C) applies, as soon as practicable and in any event not later than a period of one year after the making of regional planning guidelines under Chapter III which affect the area of the development plan, and shall accordingly vary the development plan under section 13 to include the core strategy.

(1C) Where a period of more than 4 years has expired since the making of the development plan when regional planning guidelines under Chapter III which affect the area of the development plan are made, the planning authority shall prepare a core strategy for inclusion in the new development plan under section 11 and 12.

(1D) The written statement referred to in subsection (1) shall also include a separate statement which shows that the development objectives in the development plan are consistent, as far as practicable, with the conservation and protection of the environment.”

#### SECTION 10 (2)

Without prejudice to the generality of subsection (1), a development plan shall include objectives for—

(a) the zoning of land for the use solely or primarily of particular areas for particular purposes (whether residential, commercial, industrial, agricultural, recreational, as open space or otherwise, or a mixture of those uses), where and to such extent as the proper planning and sustainable development of the area, in the opinion of the planning authority, requires the uses to be indicated;

(b) the provision or facilitation of the provision of infrastructure including

(i) transport, energy and communication facilities,

(ii) water supplies, and waste water services (regard having been had to the water services strategic plan for the area made in accordance with the [Water Services Act 2007](#)),

(iii) waste recovery and disposal facilities (regard having been had to the waste management plan for the area made in accordance with the Waste Management Act 1996, and

(iv) any ancillary facilities or services.;

(c) the conservation and protection of the environment including, in particular, the archaeological and natural heritage and the conservation and protection of European sites and any other sites which may be prescribed for the purposes of this paragraph;

(ca) the encouragement, pursuant to Article 10 of the Habitats Directive, of the management of features of the landscape, such as traditional field boundaries, important for the ecological coherence of the Natura 2000 network and essential for the migration, dispersal and genetic exchange of wild species;

(cb) the promotion of compliance with environmental standards and objectives established—

(i) for bodies of surface water, by the European Communities (Surface Waters) Regulations 2009;

(ii) for groundwater, by the European Communities (Groundwater) Regulations 2010; which standards and objectives are included in river basin management plans (within the meaning of Regulation 13 of the European Communities (Water Policy) Regulations 2003);”;

(d) the integration of the planning and sustainable development of the area with the social, community and cultural requirements of the area and its population;

- (e) the preservation of the character of the landscape where, and to the extent that, in the opinion of the planning authority, the proper planning and sustainable development of the area requires it, including the preservation of views and prospects and the amenities of places and features of natural beauty or interest;
- (f) the protection of structures, or parts of structures, which are of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest;
- (g) the preservation of the character of architectural conservation areas;
- (h) the development and renewal of areas in need of regeneration;
- (i) the provision of accommodation for travellers, and the use of particular areas for that purpose;
- (j) the preservation, improvement and extension of amenities and recreational amenities;
- (k) the control, having regard to the provisions of the Major Accidents Directive and any regulations, under any enactment, giving effect to that Directive, of—
  - (i) siting of new establishments,
  - (ii) modification of existing establishments, and
  - (iii) development in the vicinity of such establishments,
 for the purposes of reducing the risk, or limiting the consequences, of a major accident;
- (l) the provision, or facilitation of the provision, of services for the community including, in particular, schools, crèches and other education and childcare facilities;
- (m) the protection of the linguistic and cultural heritage of the Gaeltacht including the promotion of Irish as the community language, where there is a Gaeltacht area in the area of the development plan;
- (n) the promotion of sustainable settlement and transportation strategies in urban and rural areas including the promotion of measures to—
  - (i) reduce energy demand in response to the likelihood of increases in energy and other costs due to long-term decline in non-renewable resources,
  - (ii) reduce anthropogenic greenhouse gas emissions, and
  - (iii) address the necessity of adaptation to climate change; in particular, having regard to location, layout and design of new development;
- (o) the preservation of public rights of way which give access to seashore, mountain, lakeshore, riverbank or other place of natural beauty or recreational utility, which public rights of way shall be identified both by marking them on at least one of the maps forming part of the development plan and by indicating their location on a list appended to the development plan, and
- (p) landscape, in accordance with relevant policies or objectives for the time being of the Government or any Minister of the Government relating to providing a framework for identification, assessment, protection, management and planning of landscapes and developed having regard to the European Landscape Convention done at Florence on 20 October 2000.

**APPENDIX C**  
**Indicative timetable for the preparation of the new Development Plan**

| Date   | Development Plan Action  | SEA Action   |
|--|--|--|
| <p>1<sup>st</sup> July<br/>2010</p> <p>8 weeks</p>           | <p><b>Advertise intention to review existing plan and prepare new plan. Call for submissions</b></p> <ul style="list-style-type: none"> <li>- Notice given to Minister and prescribed bodies</li> <li>- Planning authority takes whatever additional measures it considers necessary to consult with the general public and other interested bodies</li> <li>- Public meetings held</li> </ul> | <p><b>Advertise intention to carry out an environmental assessment as part of the review process</b></p> <ul style="list-style-type: none"> <li>- Notice to environmental authorities and submissions invited in relation to the scope and level of detail of information in environmental report (4 weeks for submissions).</li> </ul>  |
| <p>26<sup>th</sup> August<br/>2011</p> <p>8 weeks</p>        | <p><b>End of consultation period, last date for submissions</b></p> <ul style="list-style-type: none"> <li>- Manager prepares report on submissions and matters arising out of consultations</li> </ul>  |  |
| <p>October<br/>2010</p> <p>for up to 10 weeks</p>            | <p><b>Manager's Report on submissions / consultations issued to members</b></p> <ul style="list-style-type: none"> <li>-Consideration of the Manager's Report by the members</li> <li>-Members issue directions to Manager for preparation of draft development plan.</li> </ul>   | <p><u>Wks16-38</u></p> <ul style="list-style-type: none"> <li>-Identification and environmental appraisal of strategic development options.</li> <li>-detailed environmental assessment of preferred alternative</li> <li>-modification of preferred strategy (if needed) to avoid/reduce significant adverse effects</li> <li>-Preparation of Environmental Report</li> </ul> |
| <p>January<br/>2012<br/>Council meetings</p> <p>12 weeks</p> | <p><b>Latest date for directions by members</b></p> <ul style="list-style-type: none"> <li>-Preparation of draft development plan and submit to members for consideration</li> </ul>   |  |
| <p>March 2012</p> <p>8 weeks</p>                             | <p><b>Draft development plan issued to members for their consideration - Consideration of draft development plan by members.</b></p> <ul style="list-style-type: none"> <li>- Draft development plan may be adopted or amended by resolution.</li> </ul>   | <p><b>Issue Environmental Report to members for consideration</b></p> <p><u>Wk38-48</u></p> <ul style="list-style-type: none"> <li>-members consider Environmental Report</li> <li>-Report may have to be modified if there are any major changes to draft plan.</li> </ul>  |
| <p>May 2012</p> <p>2 weeks</p>                               | <p><b>Draft development plan made</b></p> <ul style="list-style-type: none"> <li>-Notice and copy of draft plan sent to Minister and any relevant Government bodies/ boards/ officials.</li> <li>-Notice of preparation of draft published in newspaper.</li> </ul>  | <p><b>Environmental Report Made</b></p>  |
| <p>May 2012</p> <p>10 weeks</p>                              | <p><b>Display of draft development plan commences</b></p> <ul style="list-style-type: none"> <li>- Draft plan on display for not less than 10 weeks, during which time written submissions invited</li> </ul>  | <p><u>Wk48-58</u></p> <p><b>Display of Environmental Report</b></p> <ul style="list-style-type: none"> <li>-public and environmental authorities may make written submissions on the Environmental Report/Draft Plan.</li> <li>-Transboundary consultations (if</li> </ul>   |

|   |  |  |
|---|--|--|
|   | - Notice served on the owners / occupiers of protected structures of the proposed addition / deletion of structure from the record of protected structures. Copy of proposed addition / deletion on display for not less than 10 weeks, during which time written submissions are invited. | needed)  |
| August 2012<br><br>12 weeks<br><br>January Council meetings | <b>End of display of draft plan, last date for submissions</b><br>- Manager prepares report on submissions received on draft development plan and submits report to members for consideration.   | <b>End of display of Environmental Report</b>  |
| October 2012<br><br>12 weeks                                | <b>Manager's Report on draft development plan issued to members</b><br>- Consideration of draft plan and Manager's Report by members.  | <u>Wk58-85</u><br>Manager reports to Council on submissions<br>-members consider report and decide whether to adopt draft plan or to amend it.<br>-environmental report may have to be modified if material amendments are proposed. |
| January 2013<br>Council meetings                            | Latest date for completion of consideration of draft plan by members and draft plan accepted or amended  |  |

Members accept draft and make Development Plan  
or

Members seek to amend draft

|                              |   |   |
|------------------------------|---|---|
| January 2013<br><br>3 weeks  | - If proposed amendment is a material alteration of the draft plan, notice of proposed amendment is published in newspaper and written submissions are invited. |   |
| February 2013                | <b>Latest date for notice of proposed amendment.</b><br>- Proposed amendment on display.  |   |
| March 2013                   | <b>End of display of amendments, last day for submissions</b><br>- Manager prepares report and submits it to members for consideration                          | <u>Wk89-99</u><br>Manager reports to Council on submissions received  |
| April 2013                   | <b>Manager's Report on amendments issued to members</b><br>-Members consider amendment and Manager's Report   | <u>Wk99-104</u><br>-public is informed of the decision, of the reasons why the preferred strategy was adopted, and of how consultations were taken into account.<br>-details of proposed monitoring measures published. |
| May 2013<br>Council meetings | <b>Latest date for completion of consideration of amendments by members and members make the plan with or without the proposed amendment.</b>                   |   |

**Members make Development Plan**

**APPENDIX D**  
**List of Prescribed Bodies consulted**

**Prescribed Agencies**

| <b>Body</b>   |
|---|
| Department of Arts, Heritage and the Gaeltacht                |
| Department of the Environment, Community and Local Government |
| Minister for Agriculture Fisheries & Food                     |
| Minister for Community, Equality and Gaeltacht affairs        |
| Minister for Defence  |
| Minister for Education & Skills                               |
| Department of Education & Skills                              |
| Minister for Communications, Energy and Natural Resources     |
| Minister for Transport  |
| An Bord Pleanála  |
| Dublin Airport Authority                                      |
| Faillte Ireland   |
| Inland Fisheries Ireland                                      |
| Eastern Regional Fisheries Board                              |
| An Comhairle Ealaíon  |
| Office of Public Works  |
| National Transport Authority                                  |
| ESB   |
| Environmental Protection Agency                               |
| Environmental Protection Agency                               |
| Forfas  |
| Health Service Executive                                      |
| Heritage Council  |
| Health & Safety Authority                                     |
| National Roads Authority                                      |
| An Taisce   |
| Bray Town Council   |
| Arklow Town Council   |
| County Development Board                                      |
| Mid-East Regional Authority                                   |
| South-east Regional Authority                                 |
| Dublin Regional Authority                                     |
| Carlow County Council   |
| Kildare County Council  |
| South Dublin County Council                                   |
| Dun-Laoghaire Rathdown County Council                         |
| Meath County Council  |
| Wexford County Council  |
| Greystones Town Council                                       |
| Dublin City Council   |

**Non-Prescribed State Agencies**

| <b>Group</b>                        |
|-------------------------------------|
| Irish Concrete Federation           |
| Coillte                             |
| Central Statistics Office           |
| County Enterprise Board             |
| National Parks and Wildlife Service |
| The Office of Public Works          |
| Ordnance Survey of Ireland          |
| Library, Office of Public Works     |
| Geological Survey of Ireland        |
| Wicklow VEC(Youth Council)          |