

2. Aughrim Town Plan

2.1 Context

Aughrim is a small attractive town in south County Wicklow. It lies in a scenic valley where the Ow and Derry rivers meet to form the Aughrim River. The town is on the R747 regional road between Arklow and Baltinglass, and is located some 32km from Wicklow town and 14km from Arklow. The town is located at the access point to the southern flank of the Wicklow Mountains and Aughavannagh.

Aughrim was laid out in the early years of the 19th century, by the Earl of Meath, at a bridge over the Aughrim River. Historically, the town is largely built along the northern bank of the river. Today, the expansion of the town to the south is restricted by the R747 regional road which provides an important link between the east and west of the county.

Aughrim was once known as the 'Granite City' and this material is widely used through the town, giving it a distinctive and coherent architecture. This includes individual houses, terraced houses and single storey cottages, which were given brick surrounds to the door and window openings, dormer windows, as well as high pitched decorated roof gables and chimneys. Notable public buildings and structures include Lawless' Hotel, the former forge, former market house, Aughrim Bridge and churches. Landscape and open spaces play a significant part in the character of the town. This includes Rednagh Park, the county GAA grounds, a large angling facility and a number of small landscaped public open spaces. The private gardens of the town's houses with their use of stone and planting complete the landscape character of town. The town has a milling tradition dating back several centuries, as evidenced by the millrace and large mill building located at the eastern approach to the town.

The town includes a number of popular recreational walkways. The Sean Linehan Way starts by Tinakilly Bridge on the east side of the village, while to the west, the Ciaran Shannon Way can be accessed via Rednagh Road or by parking at Annacurragh village. Both walks offer a mix of woodland and riverside, along well-maintained forestry trails and walkways.

The town is attractive and is well kept. This has been recognised in the achievement of many awards, including the Irish Tidy Towns award for tidiest village in County Wicklow from 1996 – 2007, and the overall winner of the Irish Tidy Towns Competition in 2007.

Aughrim's accessibility to Dublin and to larger towns in the county, in combination with its charm, beautiful setting and small size, puts it under development pressure, which must be managed into the future.

2.2 Overall Vision and Development Strategy

A key aim of a Town Plan is to set out the vision and development strategy for the future development of a settlement and from this vision, all policies and objectives can be developed and implemented with the overall aim of achieving this vision. The vision and development strategy must be consistent with the 'Core Strategy' of the County Development Plan and reflect the characteristics, strengths and weaknesses of Aughrim.

The vision for Aughrim is:

- To ensure a high quality living environment for existing and future residents.
- To provide a framework for the growth of the town, in order to provide housing for current and future generations, to revitalise the economy of the town and to allow improvements of social and community facilities.
- To ensure the effective management of future development in order to maintain the distinct rural character and setting of the area.
- Sustain a revitalised town centre with commercial, residential and community developments including the expansion of the existing town centre core area.
- Create increased connectivity between a revitalised town core and the existing and proposed residential areas within the plan area.
- Facilitate and encourage the integration of the Aughrim River as a key feature in the future development of the town, maximising its potential as a local amenity.
- Promote and foster economic development and linkages to surrounding larger settlements within and outside the County.
- Expand the tourism potential of the area as a visitor/ tourist destination.
- Protect the built and natural heritage of the area.

In recognition of the historical pattern of development, the profile of the settlement, the demands of higher order strategies and the vision for the town set out above, the development strategy is as follows:

- To reinforce and improve the visual appearance of the central area of the town and encourage development that will enhance the town's vitality and vibrancy.
- To identify key site(s) suitable for development on zoned town centre lands and set out design criteria capable of meeting the overall vision for the town core area.
- To plan for and encourage the provision of high quality design housing in keeping with the character of the area.
- To plan for and encourage the development of new employment/tourism opportunities, in the form of both new mixed use development on lands within and adjoining the town core area.
- To identify and address deficits in social, community and recreational services; to require developers to provide such facilities in tandem with new housing development where appropriate and to require the payment of development levies for the provision of such facilities by the local authority.
- To ensure that only appropriate land uses are provided on lands identified as being at risk of flooding.
- To create functional public spaces and pedestrian routes linked to new development that maximise the natural features of the area.
- To ensure the protection and enhancement of natural habitats, cultural heritage, ecological resources and biodiversity.

2.3 Residential Development

This plan provides for sufficient zoned land and residential development objectives in order to achieve the population and housing objectives set out in the 'Core Strategy' of the County Development Plan and as detailed in Part 1 of this plan 'Introduction to Level 5 Town Plans'.

Table 2.1 Residential zoning in Aughrim

Location/description	Zoning	Potential number of units
North Rathmore, Aughrim Lower (4.28ha)	R10	43
Aughrim Lower (nurseries) (2.2ha)	R10	22
SLO2 Aughrim Lower	R15	66
SLO3 Aughrim Lower	R15	52
SLO4 Aughrim Lower	R15	71
Killacloran (south Millwood) (2.3ha)	R Special (AUG1)	4
Killacloran (1.6ha)	R Special (AUG2)	4
Killacloran (1.6ha)	R Special (AUG3)	5
Infill	RE/TC/MU	20
Total		287

Residential Development Objectives

- AUG1** On land zoned R Special at Killacloran (2.3ha) to provide for residential development for a maximum of 4 additional units.
- AUG2** On land zoned R Special at Killacloran (1.6ha) to provide residential development for a maximum of 4 additional units.
- AUG3** On land zoned R Special at Killacloran (1.94ha) to provide residential development for a maximum of 5 additional units.

2.4 Economic Development and Employment

The introduction to Level 5 towns sets out the broad strategy and strategic objectives for the promotion and management of economic development and employment. It is the aim of the employment strategy to increase the jobs ratio in Aughrim by 50% by 2028. The strategy of this plan is to take advantage of the existing economic assets in order to stimulate employment within the area. The key assets the plan area has to offer are:

- A large hinterland population offering a wide variety of skills;
- a strong agricultural sector;
- the potential for the town to develop as a key tourist destination; and
- location of a key cross County regional road from Arklow to the south and west of the County (R747) which may form part of a future 'Leinster Outer Orbital Route'

While employment opportunities within Aughrim are relatively limited, most jobs that are provided are in the commercial and professional services industry. Employment based on the rural resources of the area is provided in the local timber processing, horticultural and fish-farm industries. However these sectors employ a relatively small amount of the local labour force. The town is on the fringes of the Dublin commuter belt and residents commute to local larger towns and Dublin area to work.

There are opportunities for the further expansion of the local economy through an expanded tourism offer. The presence of existing natural amenities and visitor facilities, alongside spill over revenue associated with destinations in the area such as the Brooklodge hotel, provide a base from which the tourism industry potential of the area can be developed. In addition to this there are a number of significant opportunities for the area to generate tourist revenue in its own right by tapping into the tourist walking and cycling industry. Potential sources of investment and job creation include projects such as the planned extension of the Railway Walk from Tinahely and the 'Old Mill Site' which could be developed as a mixed use / tourist development located on the edge of the town core.

This plan zones land for 'employment' use which would be suitable for various types of industries and start up businesses. Brownfield employment zoned land is available at the old train station/ Aughrim Motors site. In addition, town centre and community zoned lands can deliver jobs in services and administration.

Economic Development and Employment Objectives

AUG4 To facilitate and support economic growth and job creation through facilitating the delivery of appropriate developments including those that may relate to the following:

- industries based on the use or manufacture of local natural resources relating to timber processing, fish/aquaculture, horticulture, agriculture etc;
- tourism, hospitality and recreation uses that support the needs of visitors who undertake tourist activities such as walking and outdoor recreational activities, having regard to Aughrim's location on the foot of the Wicklow mountains and near local walking trails;
- capitalise on opportunities associated with Aughrim's location on the Aughrim River and links to milling tradition – e.g. angling, opportunities to redevelop the Old Mill and millrace; and
- retailing, service and administrative industries which provide services and facilities for the local population and visitors.

AUG5 To facilitate the redevelopment of the 'Old Mill' site adjacent to the village core in accordance with the development criteria set out in SLO1 within Section 2.9.

2.5 Town Centre and Retail

The commercial core of Aughrim is centred along the R753 and to a lesser extent to part of the L2137. The pattern of development within the area, alongside the natural restriction imposed by the proximity of this area to the Aughrim River, has left limited opportunities for further expansion or re-development of any significant new or infill sites within the core area. A knock on effect of this has been that there is no dedicated car parking within the plan area, with only a limited level of on street parking to serve the existing retail and commercial units within this area.

The town is well served by a range of shops and retail services to a level that is akin with its status as a Retail Level 4 Small Town, including a number of small local shops and 2 medium sized foodstores – Londis and Byrne's convenience stores.

This plan identifies one key opportunity site, which alongside the objectives for the Level 5 town centres (and as set out in Part 1 of this Volume and in the County Plan) and the objectives for the redevelopment of the Old Mill Site, can facilitate the overall strategy for the development and expansion of Aughrim's commercial and retail offer.

OP1 Town Centre - Macreddin Road

This site is zoned 'town centre' and provides an opportunity to develop a significant area of land in close proximity to the existing retail and commercial activities in the town. The development of this site has the potential to provide a new gateway / street leading into residential zoned lands to the north, while also providing the potential for additional car parking.

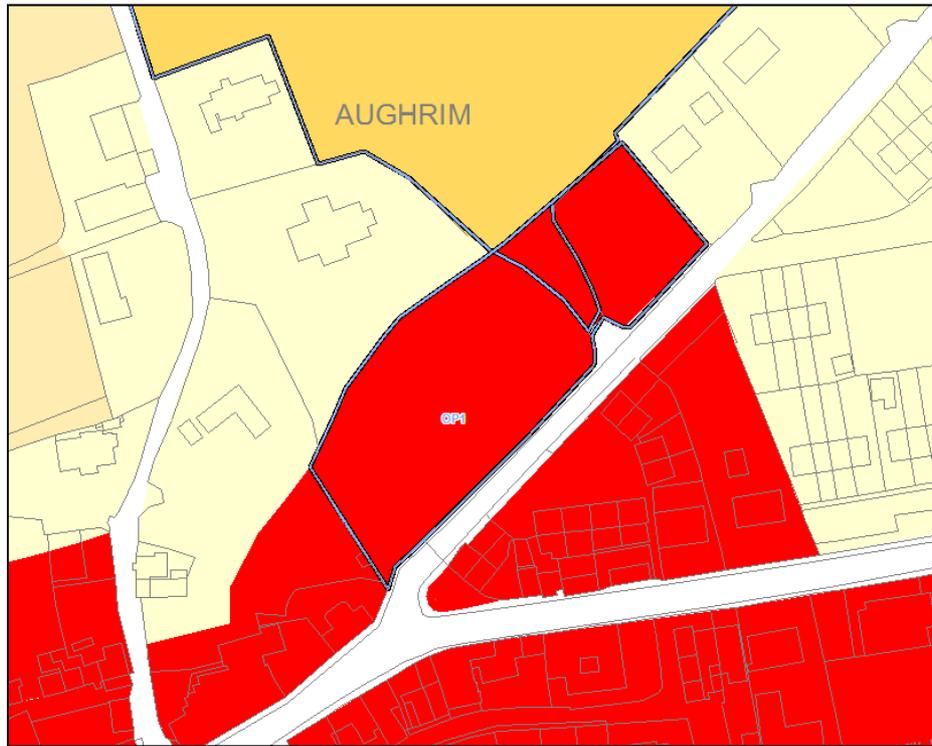


Figure 2.1 Opportunity Site 1

Objectives for OP 1

- To create a new streetscape along local road L2140 (Aughrim town centre – Macreddin) for a distance of c.90m from the monument.
- A landscaped public parking area capable of accommodating a minimum of 15 car parking spaces.
- The design and layout of the proposed retail / commercial element of the opportunity site shall reflect the character of the existing town centre in Aughrim.
- To provide a link between the town centre and residential zoned land to the north.

2.6 Social and Community Infrastructure

In order to meet the needs of the existing and future residents of Aughrim and its hinterland, there is a need to enhance community facilities in the town. While the town is served by existing schools, sports / recreational facilities and indoor community space, there are opportunities to further enhance the social and community infrastructure in the area. In particular, the town would benefit from the development of a MUGA (multi use games area).

Within the plan area, the following lands are zoned for social and community infrastructure:

Table 2.2 Provision of Community and Recreation Infrastructure

Use Group	Specific use	Zoning	Location	Area (ha)
Community/ education	Sacred Heart National School (existing)	CE	Main Street	1.2
	MUGA	R15	SLO2	To be determined
Open Space	GAA grounds (existing)	AOS	Rednagh Road	5.8
	Aughrim community hall and sports grounds (existing)	AOS	Rednagh Road	3
	Local Authority land – no user specified	AOS	Rednagh Road	0.65
	Rednagh Park Pavilion (existing)	OS	Rednagh Road	3.4

2.7 Service Infrastructure

To ensure that Aughrim can fulfil its role within the Wicklow Core Strategy, the adequate provision of services infrastructure is essential in order for the town to grow.

Flooding

Parts of Aughrim are at flood risk. Lands at a high and moderate risk of flooding are identified on the attached flood risk maps.

Water Services

Wastewater: Aughrim is served by an aeration wastewater treatment plant located between the river and the R747 on the south east side of the town. The plant has a design capacity of 1,200pe and has a current loading of 949¹. Improvements may be required during the course of this plan. No new development shall be permitted unless there is adequate capacity in the wastewater collection and treatment system. An Asset Need Brief was submitted to Irish Water in April 2014 for upgrades to increase capacity and to achieve compliance with EPA standards.

Water Supply: The public water supply in Aughrim and Annacurragh is abstracted from the Tinakilly River at Threewells to the north-east of the town. This supply is unlikely to be sufficient to meet the needs of increased population up to 2022. In 2014 Asset Need Briefs were submitted to Irish Water for upgrades to comply with drinking water quality standards and for the provision of a new Regional Water Scheme. The delivery of a new

¹ 2014 Annual Environmental Report - Aughrim, Irish Water

Mid-Wicklow Regional Water Supply Scheme (Roundwood, Laragh, Rathdrum, Avoca/Ballinaclesh, Aughrim/Annacurragh and Redcross) is being considered by Irish Water and would resolve the water supply constraints in the area into the future.

Transportation and Movement

Public Transport: There are no public transport facilities within the town and limited public transport connections to other towns (rural transport scheme). The closest Bus Eireann services run from Avoca or Rathdrum. Aughrim is relatively close to Rathdrum where mainline train services to Wicklow, Dublin and Arklow are provided and opportunities to provide public transport links from Aughrim to this train station will be supported and facilitated.

Walking and cycling: The local authority will aim to improve pedestrian, cyclist and traffic safety and accessibility throughout the town and to provide safe and high quality links between residential areas and the town centre, community/sports facilities and the school.

In addition the planning authority will facilitate the development of the extension of the Railway Walk from Tinahely to Aughrim and on to Woodenbridge/ Arklow.

Vehicular movement: The town centre would benefit from the introduction of additional off street public parking. The south side of the settlement is served directly by the R747, which carries high volumes of regional and heavy traffic and no pedestrian crossing to the town centre. Having regard to the current road arrangements, no significant further development on the south side of the road can be supported but into the future, with significant infrastructural improvements, the future development of this area may become feasible.

Service Infrastructure Objectives²

AUG6 To facilitate the delivery of works to improve pedestrian, cyclist and traffic safety and accessibility throughout the town, including the following:

- additional off street public parking;
- footpath enhancements particularly at Aughrim Bridge, Main Street and Chapel Lane;
- pedestrian crossings – Main street and Aughrim Bridge;
- additional on street disabled parking; and
- provision of footpath along south side of Rednagh Road.

AUG7 To facilitate development for the extension of the Railway Walk through Aughrim, and to reserve lands free from development to facilitate the extension of the walk. The Railway Walk is planned to extend from Tinahely, south to Shillelagh and east to Woodenbridge and Arklow.

AUG8 To resist significant new development on the south side of the R747.

AUG9 To ensure that only 'water compatible' uses are permitted on the employment zoned lands that are at flood risk and which are identified for such use on the land use zoning objectives map (refer Table 3.1: Classification of vulnerability of different types of development, Flood Risk Management Guidelines, DoEHLG/OPW, 2009).

² The Planning Authority may require the delivery of all or some of these objectives as part of a development proposal

2.8 Built and Natural Heritage

The protection and enhancement of heritage assets throughout the area will help to safeguard the local character and distinctiveness of Aughrim and its surroundings, providing local economic, social and environmental benefits.

The protection of such heritage features shall be ensured through the implementation of the heritage objectives of the County Development Plan.

With respect to natural heritage, there are no areas of European or national importance within or adjoining the plan area; however the Aughrim River, which flows from confluence of the Derry Water and River Ow, south forms a significant natural feature south of the town centre area.

2.9 Specific Local Objectives

SLO1 To promote the redevelopment and regeneration of Aughrim Mill (as shown in Figure 2.2 below) for mixed use development including, for example, commercial/residential/ employment/tourism uses, in accordance with the following objectives:

- Any development proposals shall include restoration of the Mill and associated structures/items of heritage value.
- Any retail use proposed shall be directed at the tourism sector and shall comply with the plan objectives for tourist retail. No retail use shall be allowed that would undermine the core retail function for the existing town centre.
- The overall development of these lands shall facilitate pedestrian movements between the redeveloped Mill and the town centre and the proposed Railway Walk.

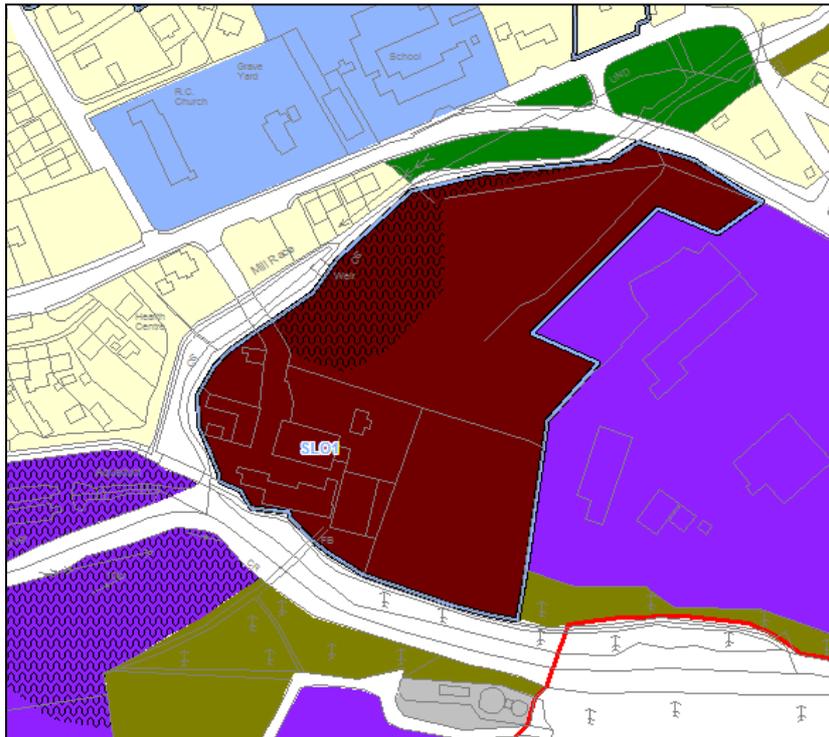


Figure 2.2 SLO1 Aughrim Mill

SLO2 This SLO is located on lands at Aughrim Lower currently in agricultural use. The overall SLO measures c. 4.48ha, as shown in Figure 2.3.

The development of these lands shall be in the form of residential development with community facilities in accordance with the following criteria:

- The development of the residential component of these lands shall be contingent on the delivery of a Multi Use Games Area (or other appropriate community facility or use, as may be determined in consultation with the Community, Cultural and Social Development Section of Wicklow County Council), which shall be located at the southern part of the site.
- The design and layout of development shall be appropriate to the elevated nature of the site and the existing character of Aughrim.
- The design and layout of the development shall provide for links between SLO2 and SLO3.

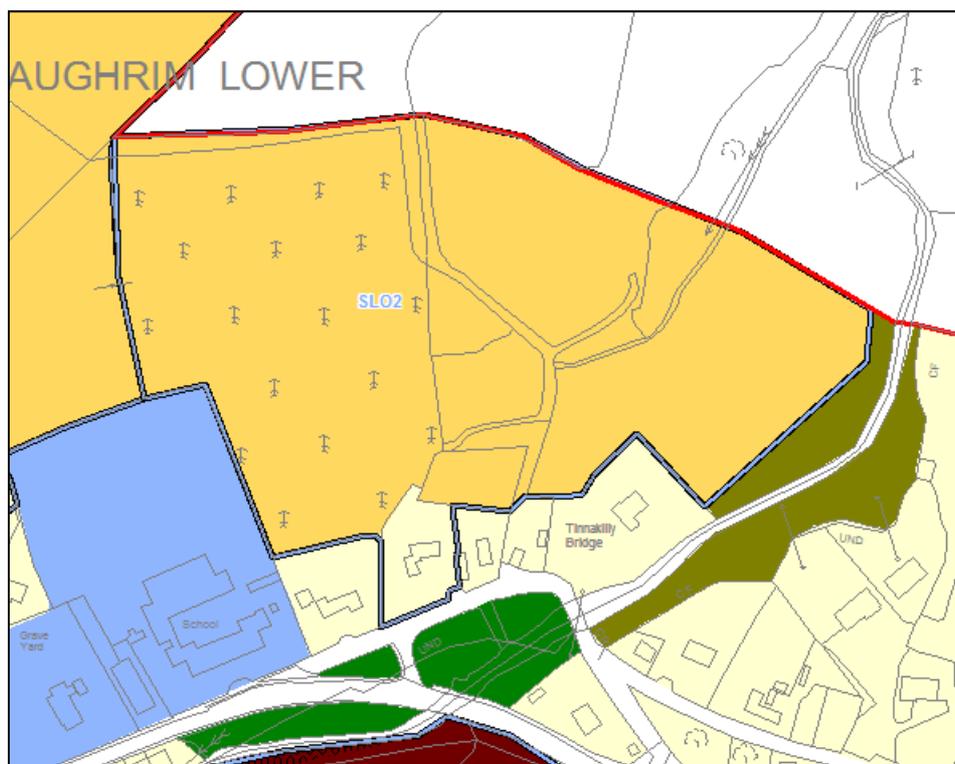


Figure 2.3 SLO2

SLO3 This SLO is located on lands at Aughrim Lower to the north of SLO2 and is currently in agricultural use with part of the western portion of the site containing two existing dwellings accessed via Chapel Lane. The overall SLO measures c. 3.5ha, as shown in Figure 2.4.

The development of these lands shall be in accordance with the following criteria:

- SLO3 shall be accessed via Chapel Lane
- The road frontage of this site onto Chapel Lane shall maintain the existing stone wall in so far as possible and provide for a landscaped area of open space along this boundary.
- The design and layout of development shall be appropriate to the elevated nature of the site and the existing character of Aughrim.
- The design and layout of the development shall facilitate links between SLO3 and SLO2.

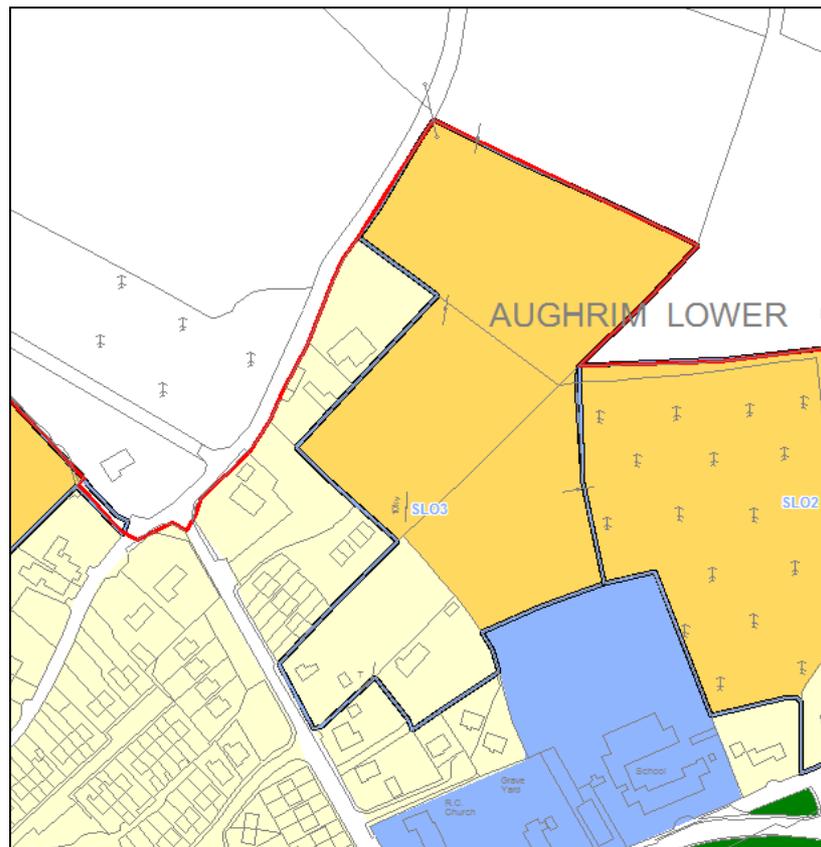


Figure 2.4 SLO3

SLO4 This SLO is located on lands to the north of Opportunity Site 1 as identified in section 2.5 and is currently in agricultural use. The overall SLO measures c. 4.7ha, as shown in Figure 2.5.

The development of these lands shall be in the form of residential development in accordance with the following criteria:

- Design and layout shall have regard to the objectives for Opportunity Site 1. Links shall be provided through Opportunity Site 1 to the town centre.
- Links to be provided to north of Chapel Lane.
- The design and layout of development shall be appropriate to the elevated nature of the site and the existing character of Aughrim.

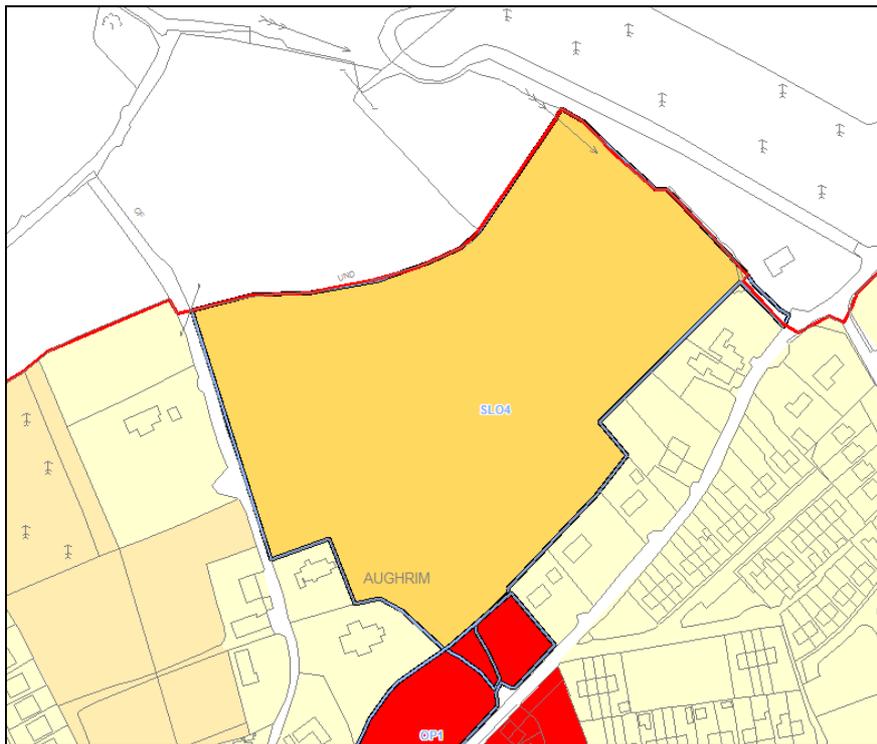
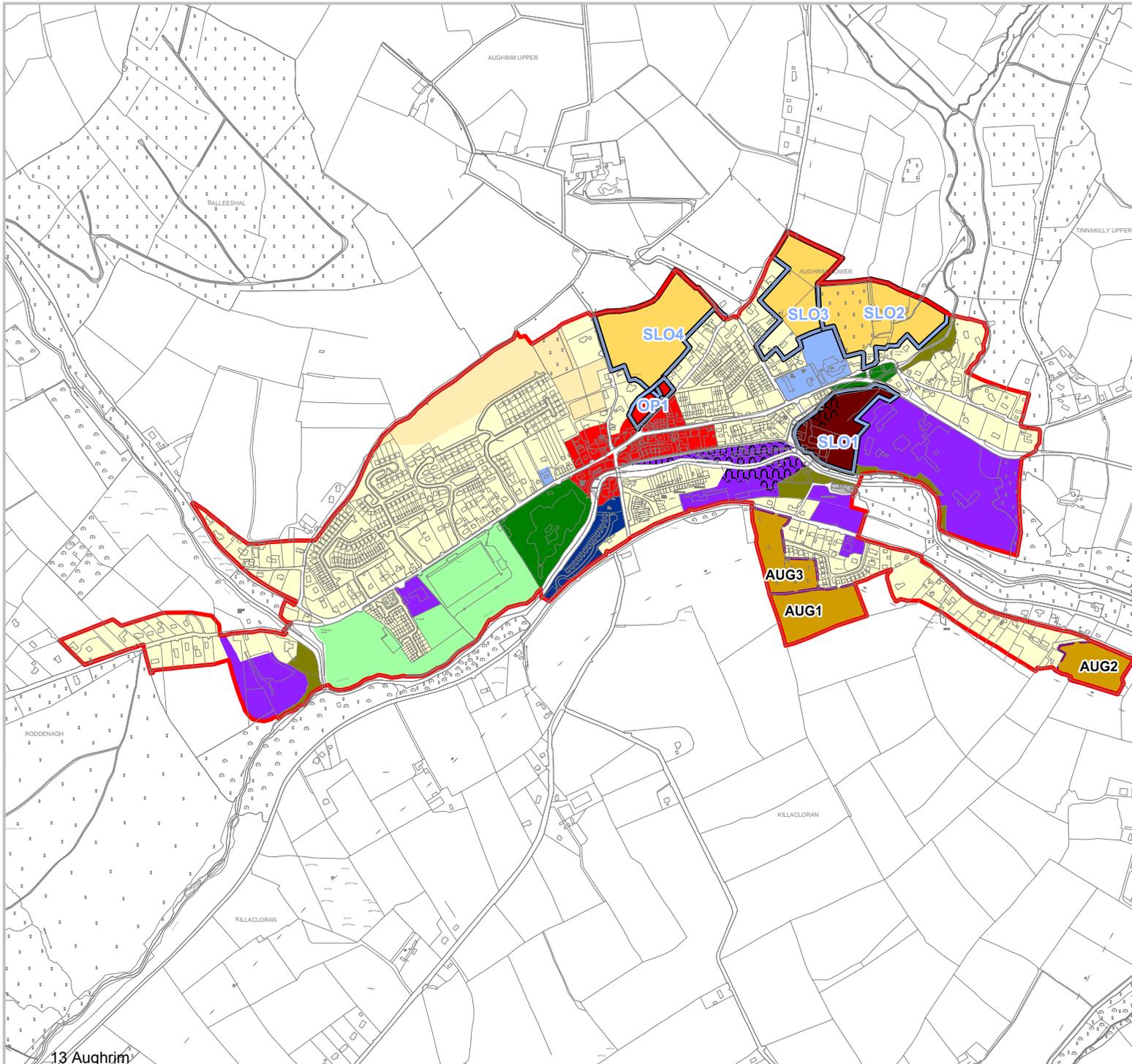


Figure 2.5 SLO4



Aughrim Town Plan

WICKLOW COUNTY DEVELOPMENT PLAN 2016-2022

- RE Existing Residential
- R15 Residential 15/ha
- R10 Residential 10/ha
- R Special
- TC Town Centre
- E Employment
- CE Community & Education
- AOS Active Open Space
- POS Passive Open Space
- OS Open Space
- T Tourism
- MU Mixed Use
- SLO Specific Local Objective/
OP Opportunity Site
- "Water-compatible" development
- Settlement Boundary

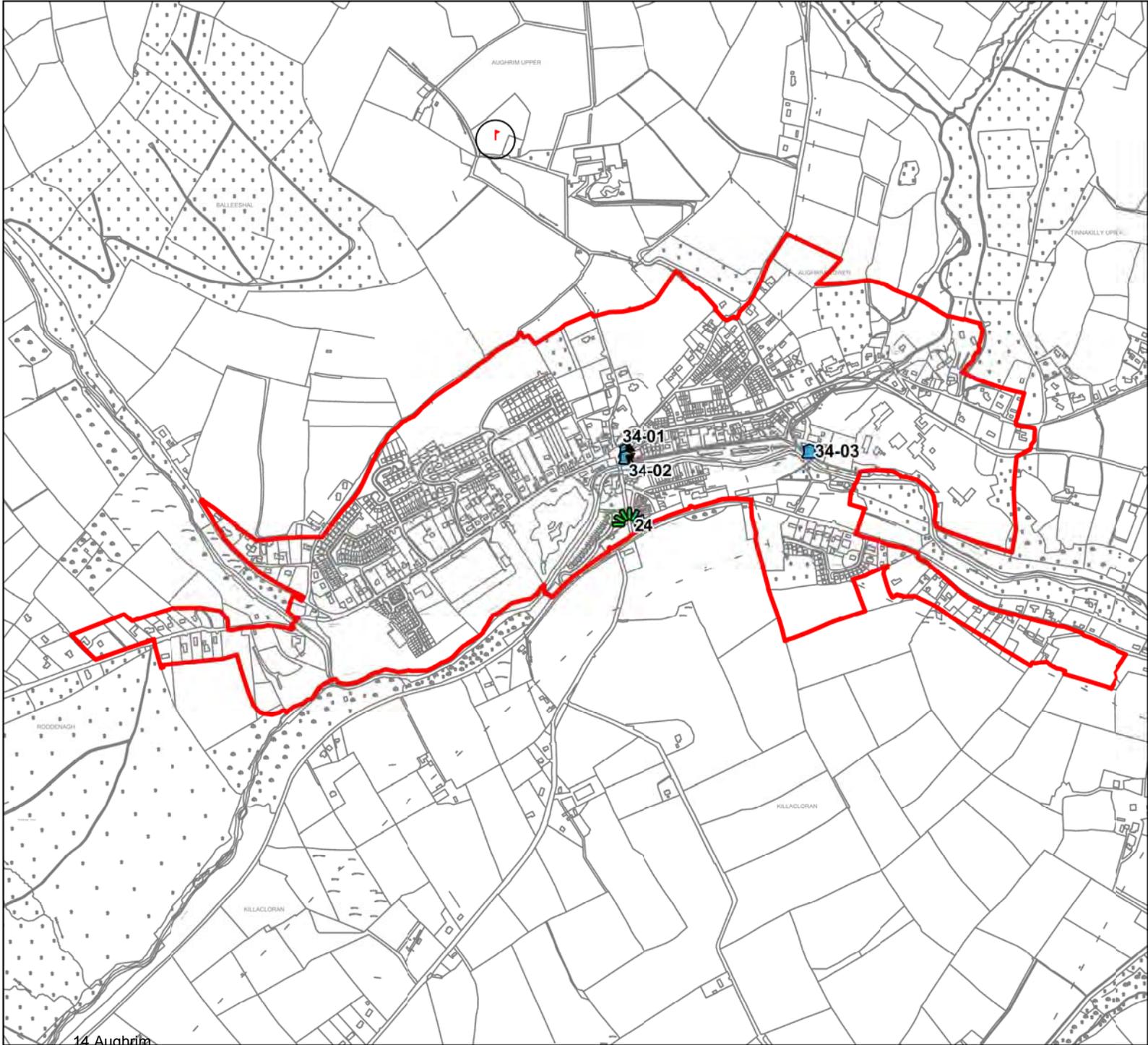
Title: Land Use Zoning Objectives



Maps are not to scale

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Aughrim Town Plan

WICKLOW COUNTY DEVELOPMENT PLAN 2016-2022

-  Protected Structures
-  National Monument
-  View

 Settlement Boundary

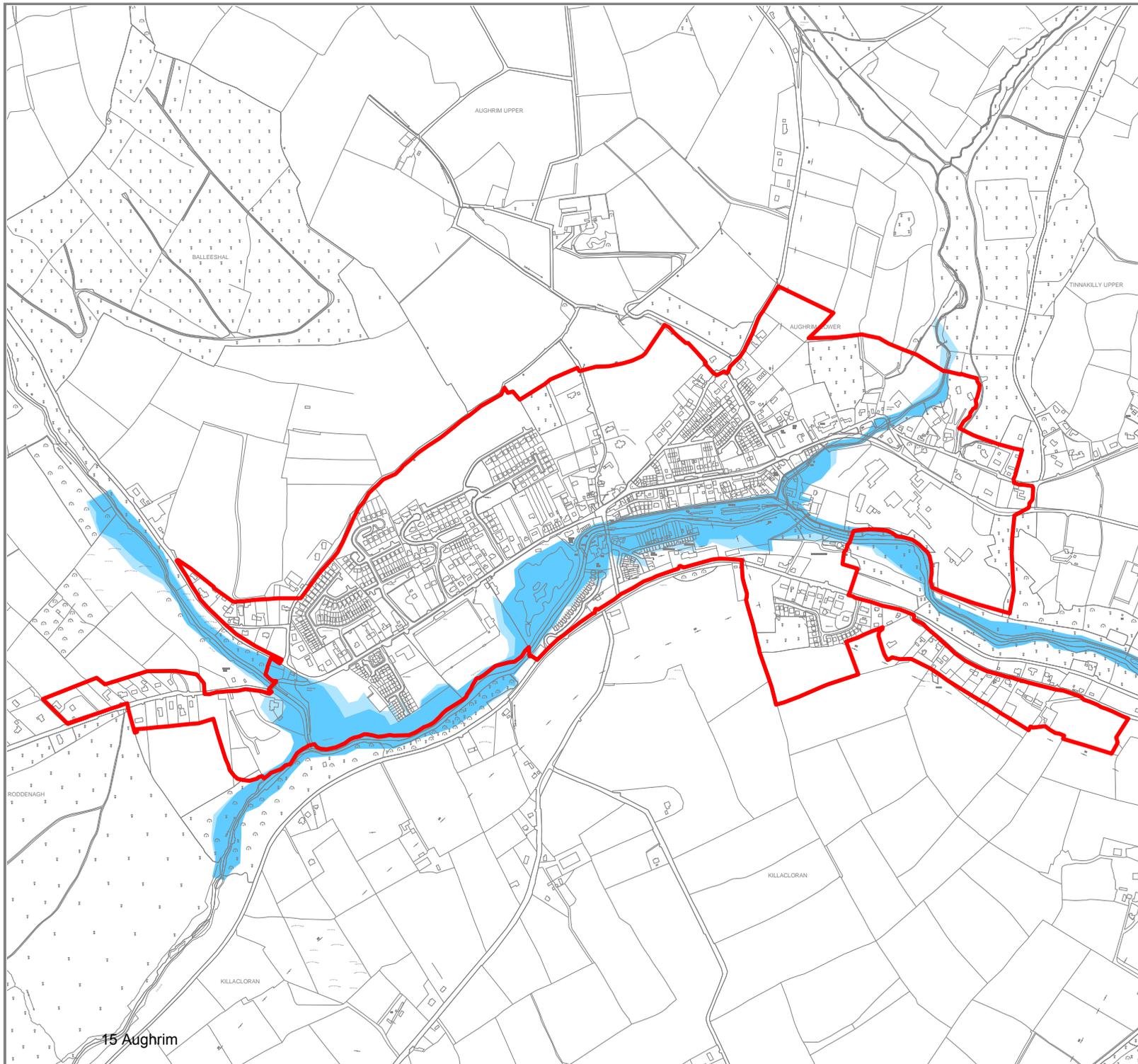
Title: Heritage Objectives



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Aghrim Town Plan

WICKLOW COUNTY DEVELOPMENT PLAN 2016-2022

 Flood Zone A: High likelihood of flooding

Where the probability of flooding from rivers and the sea is highest (greater than 1% or 1 in 100 for river flooding or 0.5% or 1 in 200 for coastal flooding)

 Flood Zone B: Moderate likelihood of flooding

Where the probability of flooding from rivers and the sea is moderate (between 0.1% or 1 in 1000 and 1% or 1 in 100 for river flooding and between 0.1% or 1 in 1000 year and 0.5% or 1 in 200 for coastal flooding)

 Settlement Boundary

Disclaimer

These Indicative Flood Zones were based on information available at the time of drafting and amending this plan. Any new data and analysis carried out after this date has not been integrated into this map but should be used in conjunction with this map for development proposals. All information may be substantially altered in light of future data and analysis.

Full Disclaimer is included in the SFRA

Title: Indicative Flood Zones



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