

## 2. Donard Settlement Plan

### Settlement Profile

The town of Donard is located in the west of County Wicklow, almost equidistant between the higher order settlements of Blessington and Baltinglass, located 2km off the N81 national secondary road, nestled between the N81 corridor and the western foothills of the Wicklow Mountains. Donard had an enumerated population of 179 in the 2011 Census of population.

Donard is one of the most historic towns in County Wicklow, with a historic core comprising the remains of a Monastic enclosure (now occupied by the graveyard and medieval church), parts of a 12<sup>th</sup> century motte-and-bailey, a triangular market area and 18-19<sup>th</sup> century architecture. For the most part, the buildings are in residential use, but there are also a small number of commercial / public service properties, in particular a general grocery / newsagents / post office, two public houses and a community centre. Surrounding the historic core, housing has generally occurred as 'single dwellings' along the approach roads into the centre, with only one 'housing estate' having been developed on the southern end of the town. There is also a primary school, a community crèche, a Garda Station, two churches and a GAA sports facility in the town.

Donard provides services to a wider rural catchment than the town itself and it is therefore important that it remains a viable town, with a strong retail and service base. In this regard, additional population in the town would strengthen this role.

The town's link with its historic origins is very much evidenced by its current form and built heritage, with the presence of an Ogham inscribed stone in the town green being of particular significance. There is a range of 18<sup>th</sup> and 19<sup>th</sup> century architecture in the town, comprising standard estate type houses, cottages and lodges, many of which survive in their original form. The presence of a number of single storey houses with metal roofs in the town is unusual, and adds greatly to the historic interest given that these would originally have been thatched. A number of these structures are on the County Wicklow Record of Protected Structures, and an additional number are identified as being of historical and / or streetscape value in the National Inventory of Architectural Heritage, including a 1930's handball alley. The town core is however suffering from dereliction and decay, with a number of buildings currently unoccupied and falling into disrepair.

Landscape plays an important part in the character of Donard. The town green provides an attractive open space while the views of the surrounding wooded landscape from the town enhance its rural setting. Donard is located in close proximity to Lugnaquilla Mountain, the highest peak in Wicklow and is well positioned to take advantage of the natural and recreational amenities in the surrounding hinterland, particularly with regard to potential to serve visitors and tourists

### Key Infrastructure

**Water supply:** The public water supply to Donard is from Donard/Hollywood scheme. Currently the scheme is close to capacity, for future development an additional source of water may be required.

**Wastewater:** The town's wastewater treatment and disposal system, which was constructed in 2007, was a significant departure from the traditional wastewater treatment systems that have been constructed within the County in the past. The Donard system is sustainable in nature and it uses a willow plantation to bio-filtrate the effluent. The willow plantation is harvested every three years and then a new crop of willow is sown. The harvested willow is dried and used as a fuel (wood pellets.) This system is likely to have adequate capacity for the targeted levels of growth.

## Donard Specific Development Objectives

These objectives should be read in conjunction with Part 1 of this Volume - 'Introduction to Level 6 Settlement Plans':

1. To facilitate and promote the development of a range of high quality community and recreational facilities that meet the needs of the local population, and in particular to allow for the development of an equipped play space.
2. To particularly support recreation and heritage related tourist developments of an appropriate scale and design that would promote the natural and historic assets of the town such as its proximity to Lugnaquilla Mountain, the Wicklow Mountains National Park, archaeological sites and those sites associated with the 1798 rebellion. Initiatives centred on the development of outdoor recreational activities such as horse riding, walking and climbing will be encouraged.
3. To protect and enhance the natural heritage of the town and in particular to have regard to the Slaney River Valley SAC, which is hydrologically linked to the settlement via the Browns Beck Brook.
4. In the **Primary Zone**
  - (a) To support existing uses and facilitate the development of new uses that add to the vitality and vibrancy of the primary town core.
  - (b) To protect and enhance the historic and architectural fabric of the town.
5. In the **Secondary Zone**
  - a) Any developments on lands identified as DON 1 on the plan map shall include
    - the provision of a continuous footpath along the roadside frontage of the site linking the site and adjoining lands to the west to the primary zone
    - the provision of a link road from Irishtown Road to the GAA fields and the caravan park.
  - b) Existing stone walls and mature trees shall be retained other than in extenuating circumstances related to public health and safety. Where stone walls impede sightlines for new development, it will be a requirement to re-instate the wall using the original materials along the required set back distance to serve the new entrance.
6. In the **Tertiary Zone**
  - (a) To preserve the use of the Donard GAA grounds (identified as DON 2 on the plan map) as recreational and active open space use.
  - (b) Prior to the granting of any permission on lands identified as DON 3, a masterplan for the area shall be agreed with the Local Authority, which shall address the infrastructural requirements of the overall area and the manner in which such infrastructure is to be delivered and funded.

## Donard ACA

Historically, Donard is a monastic settlement established c. 8<sup>th</sup> century and further developed in medieval times by Norman baron, Jordan de Marisco, who built a motte-and-bailey type castle immediately beside the settlement site in 1190. The historic core of the village today comprises of the remains of the monastic enclosure; parts of the motte-and-bailey, the triangular market area and the nineteenth century architecture.

The monastic site is rectangular in shape and is made up of a graveyard and the ruins of a medieval church. The church building dates from the fifteenth century and consisted of a single chamber with a bell cote at the eastern end wall. The Norman motte-and-bailey lies immediately to the south of the enclosure.

Immediately north of the monastic enclosure is the triangular village green which is a significant open space contributing to the character of the village. This may have been a market place attached to the monastery. There is an Ogham stone present here which has been transported from its original location in a field outside the village.

It is reported that the village was burnt during the 1798 rebellion and rebuilt in subsequent centuries. The eighteenth and nineteenth century architecture of Donard is highly significant and consists of a range of standard estate type houses, cottages and lodges. These survive in their original form to an impressive degree and they are arranged along the village streets in both terraced and detached forms, as well as the adjoining streets. There are also a number of single storey cottages with metal roofs which may indicate buildings which were formerly thatched.

The village has two significant public buildings. These are the Church of Ireland and the Catholic churches, both are positioned at the edge of the village, a little way outside the historic centre.

Landscape plays an important role in the character of Donard. This includes both the village green and the countryside surrounding the village and is enhanced by the broad-leafed trees, hedgerows and the drystone walls on the entrances to the village. The surrounding wooded lands and the open landscape acts as an attractive rural backdrop.

The ACA is characterised by:

- Historic core and layout including the remains of monastic settlement and a triangular village green open space
- One and two storey terraced houses arranged along the village streets
- Buildings with painted roughcast render, pitched roofs, timber doors and windows with varied window sizes contributing to an urban vernacular character
- Use of natural stone in roadside walls and broadleaf tree and hedge planting
- Views of the surrounding wooded lands and rural landscape.

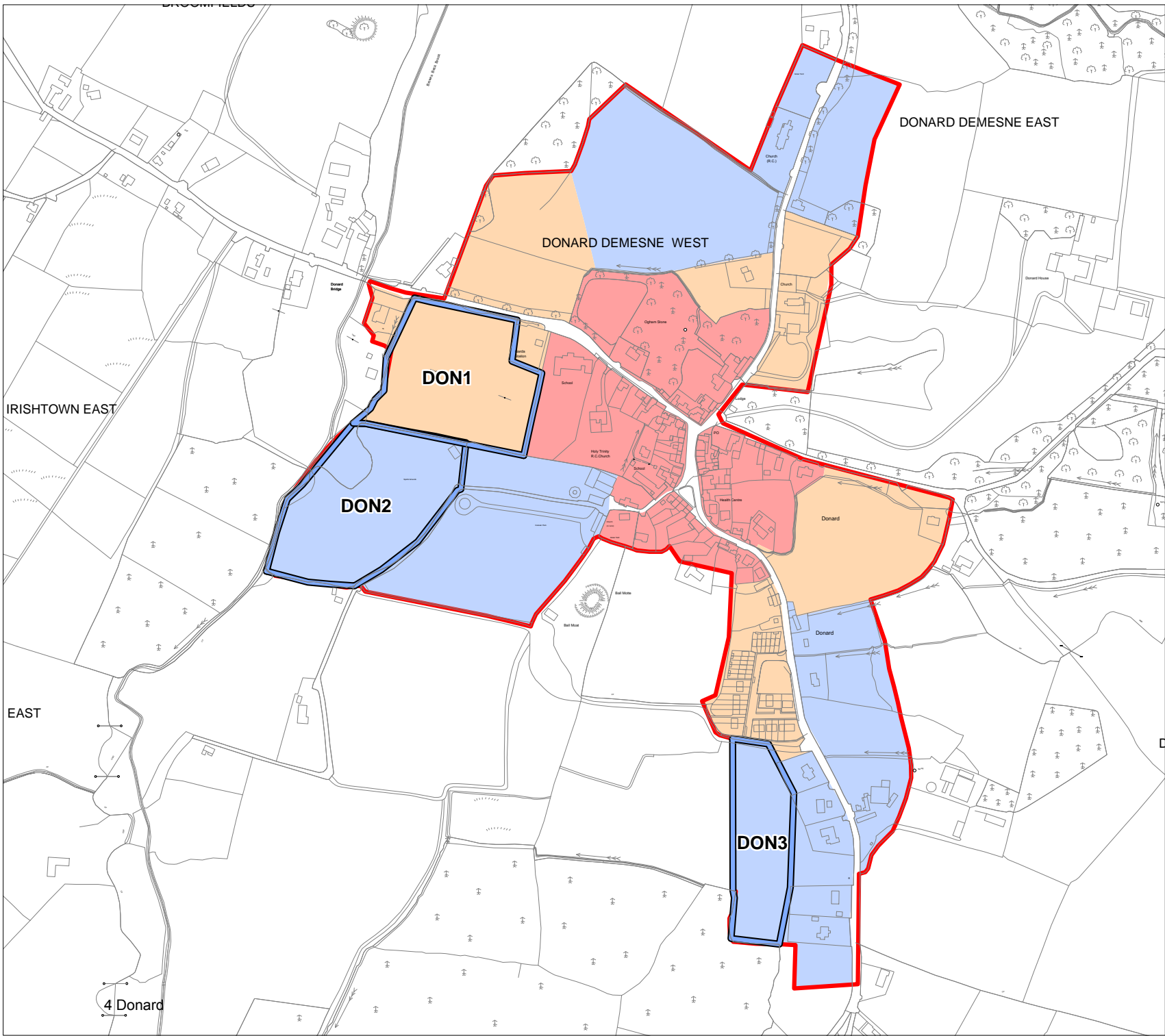
The following Protected Structures are located within the ACA

15-01 Donard Church of Ireland

15-02 Donard Demesne (Davidson's house)

15-04 Donard Catholic Church

There are 15 buildings on the NIAH for Donard ACA



**Donard Settlement Plan**  
**WICKLOW COUNTY**  
**DEVELOPMENT PLAN 2016-2022**

- Settlement Boundary
- Primary Development Area
- Secondary Development Area
- Tertiary Development Area
- Plan Objective Boundary

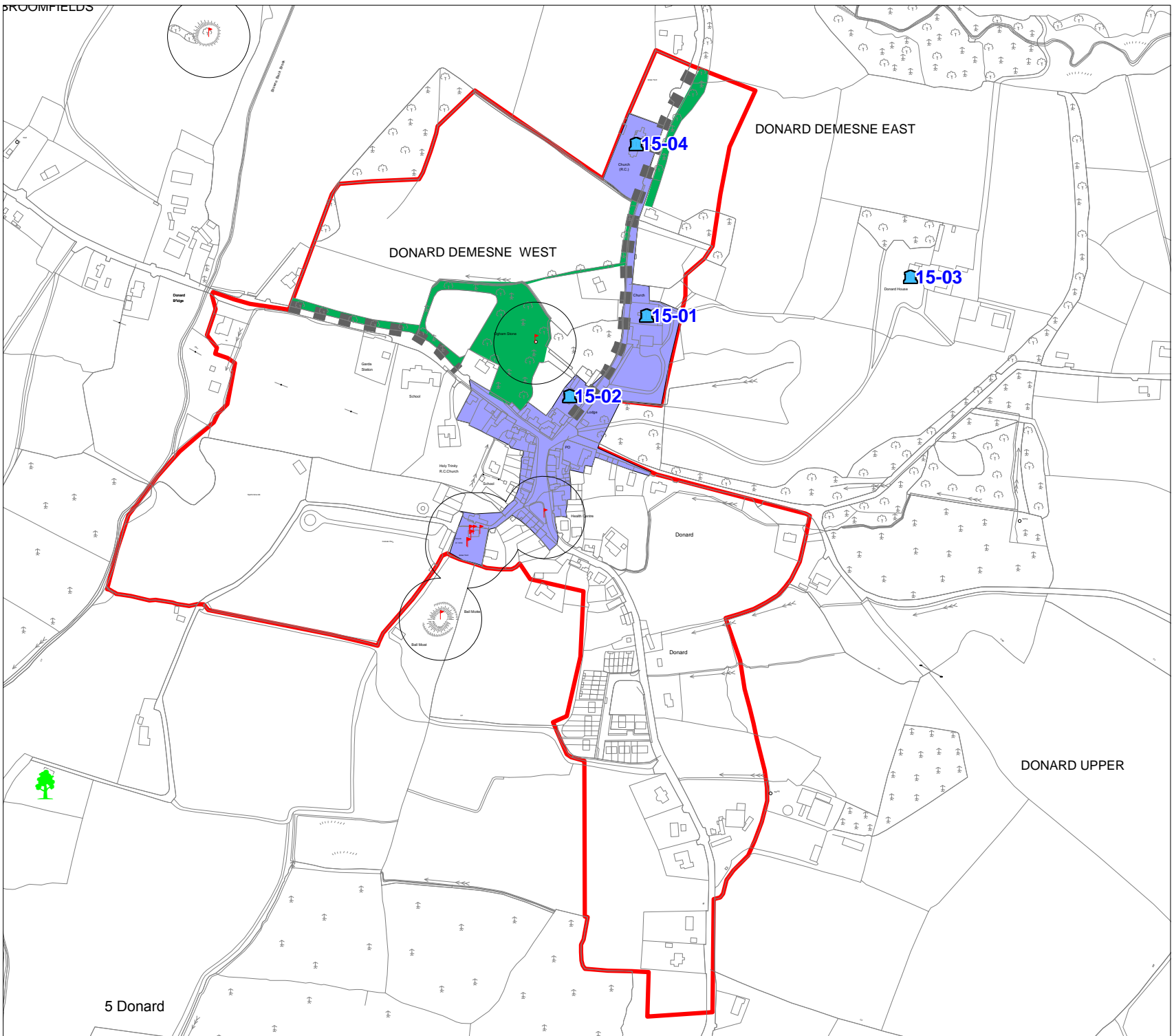
IRISHTOWN EAST

EAST

4 Donard







**Title: Land Use Zoning Objectives**  
**Map No. : 1**





**Donard Settlement Plan**

**WICKLOW COUNTY  
DEVELOPMENT PLAN 2016-2022**

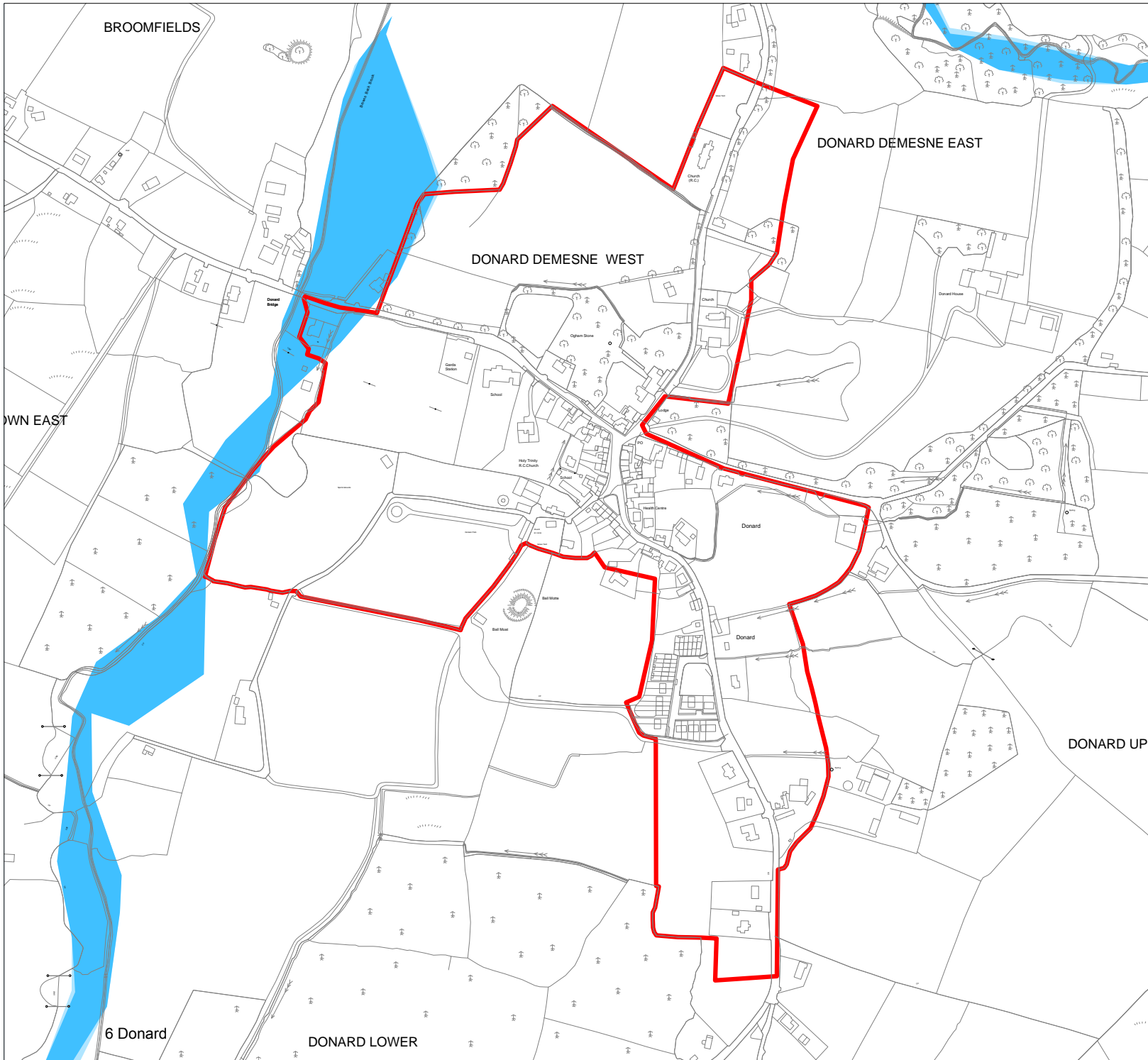
-  Settlement Boundary
-  Protected Structures
-  Architectural Conservation Area
-  National Monument
-  Green Routes
-  Stone Walls




5 Donard

**Title: Heritage Objectives  
Map No. : 2**



**Donard Settlement Plan**  
**WICKLOW COUNTY**  
**DEVELOPMENT PLAN 2016-2022**



-  Settlement Boundary
-  Flood Zone A: High probability 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 probability 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)

**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 SFRA