

4. Carnew Town Plan

4.1 Context

The settlement of Carnew is located in the south-western 'finger' of County Wicklow that protrudes between the adjoining counties of Carlow to the west and Wexford to the east. The county border with Wexford is only 1.2km from the eastern edge of Carnew, while the Carlow border is approximately 9km to the west of the town.

In topographical terms the town of Carnew is at the fringe of the valley of the River Derry, which is a tributary of the River Slaney and flows in a north - south direction from Tinahely to Kildavin in Co. Carlow where it joins the Slaney. The R725 regional road that runs from Gorey in north-east Wexford to Carlow town is the main road through Carnew. The views from the Main Street westwards across the adjoining valley create the visual effect of 'a gateway' from north Wexford to south Wicklow and north east Carlow. Due to the location of Carnew at a juncture of three counties it is inevitable that the town has strong socio-economic and cultural links with the adjoining counties of Wexford and Carlow.

The urban form of the town of Carnew provides for an expansive Main Street, with wide footpaths, laid out in a linear format. Coupled with the prominent position of the Church of Ireland, these features make up a conventional 'Landlord Town', built throughout Ireland during the 1800s. Two further built features in the town that reflect the 'landlord influence' in the spatial planning of the settlement over an extended period of time are two existing rows of old artisan dwellings that previously lay at the northern and western edges of Carnew, namely Coolattin Row and Brunswick Row respectively.

Over time, the townscape of Carnew has naturally expanded further out along the northern, western and eastern approach roads to the town. The modern urban structure of Carnew has a linear pattern with a limited level of consolidated or infill type development on lands located to the rear of Main Street and in between the roads that join the Main Street. A small industrial area has evolved on the eastern side of the Aughrim road but industrial type buildings are not confined to this part of the town as there are some more located throughout the town.

The boundaries of the town are well defined with development over the years being contained within the natural and built physical features in the area such as the Livestock Mart, the Graveyard and the bridge over Coves Brook on the Ferns Road, with the current speed limit signs defining the edge of the built up areas.

The growth of the town has slowed considerably over the last number of years with a resident population of 1,145 (Census 2011). Although employment can be sourced locally from activities pertaining to farming, industry and the service sector, a considerable proportion of people commute outside the area for employment. The town serves both the local and hinterland population, providing mainly local convenience based shopping and service opportunities. Local community and recreation facilities are provided in the form of two primary schools, a post-primary school, GAA and soccer playing pitches, Carnew training and development centre, a community care centre and ecclesiastical facilities.

4.2 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 Carnew.

The vision for Carnew 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.
- Sustain a revitalised core town centre with commercial, residential and community developments being consolidated and promoted within this area.
- Create increased connectivity between a revitalised town core and the existing and proposed residential areas in the town.
- Promote and foster economic development and linkages to surrounding larger settlements within and outside the County.
- 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 sites suitable for development in the town centre 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 housing, concentrated principally around Carnew town centre and lands within 1km of the town centre.
- To improve linkages between the core town centre/existing community infrastructure and lands earmarked for future development in the north of the plan area and to designate lands for new housing in this area, subject to substantial improvement to access routes for both vehicles and pedestrians/cyclists.
- To plan for and encourage the development of new employment opportunities, in the form of both new mixed use developments within the town centre and the development of employment lands to the east of the plan area along the Aughrim Road in the form of office / light industrial / warehousing development.
- 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 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.

4.3 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 this County Development Plan and as detailed in Part 1 of this plan 'Introduction to Level 5 Town Plans'.

Table 4.1 below sets out the land proposed to be zoned for residential development in this plan, while Table 4.2 sets out details of lands to be included within the 'Strategic Land Reserve'.

Table 4.1 Residential zoning provisions

| Location/Description | Zoning | Potential No. of Units |
|--|------------------|------------------------|
| Lands within SLO1 | R20 | 66 |
| Lands within SLO2 | R20 ¹ | 73 |
| Lands to the immediate west of SLO2 | R20 | 15 |
| AA2 Residential Lands south of the Main Street (adjoining the Glendale Estate) | R20 | 33 |
| Lands within SLO3 | R20 | 69 |
| Lands immediately east of Malton Park | R20 | 19 |
| Town Centre (AA1 & AA2)/Infill Lands | RE/TC | 90 |
| Total | | 365 |

Table 4.2 Strategic Land Reserve

| Location/Description | Zoning | Potential no. of Units |
|---------------------------------------|--------|------------------------|
| Lands north of SLO 2 | SLB | 158 |
| Lands south of the Glendale Estate | SLB | 62 |
| Lands adjoining Carnew community care | SLB | 20 |
| Total | | 240 |

Residential Development Objectives

CAR1 To reserve lands for future development beyond the lifetime of the plan in the form of a 'Strategic Land Reserve'. These are lands that are identified as being within the potential built envelope of the settlement with regard to proximity and accessibility to infrastructure. However these lands are not suitable or necessary for development during the lifetime of this plan and may only be considered for detailed zoning and development after 2022. Any development proposals within the lifetime of the plan will be considered under the Wicklow County Development Plan rural objectives.

¹ Note the zoning of these lands within SLO2 requires the provision of c. 1ha of Open Space in the form of a new town park linking this area to the Main Street to the south and to potential future development lands to the north.

4.4 Economic Development and Employment

As set out in Table 3 of the 'Introduction to Level 5 Town Plans', it is an objective of the County Development Plan to increase the jobs ratio in Carnew 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 market for goods and services and a wide variety of skills;
- an attractive and accessible town centre, with numerous properties suitable for retail and commercial uses;
- the established agriculture sector and agri business; and
- existing walking routes and the proximity of the town to Tinahely/Shillelagh and potential walking tourism connectivity.

The location of Carnew in the extreme south-west of the County, distant from major centres of population and strategic transport corridors somewhat limits the potential for significant growth in terms of employment opportunities; however there are opportunities for the development of smaller and medium sized local enterprises / service providers serving mainly the local hinterland, and Carnew is also well positioned to become the key employment hub for the south-west of the County.

With respect to tourism, the proximity of the area to Carlow/Wexford and the growing tourism product on offer in Tinahely/Shillelagh through the development of walking routes offer opportunities to develop this area within the town of Carnew.

The plan will therefore make provision for lands to be reserved which will be capable of accommodating both local service employment in the form of light industry / small start up units and heavier industry types / a large stand alone employment development alongside the provision of a number of specific employment / tourism objectives aimed at maximising the potential of this industry in Carnew. Section 4.5 to follow addresses the development strategy for the town centre and retail.

Economic Development and Employment Objectives

- CAR2** To facilitate and support the growth of the Town Centre of Carnew in accordance with the provisions set out in Section 4.5 of this plan and to encourage the development of new retail / retail services and business support services (such as solicitors, accountants, architects etc) within the TC zone.
- CAR3** To facilitate and support the development of the tourism industry in Carnew and maximise the town's proximity to Wexford/Carlow and the growing walking tourist sector within the County.
- CAR4** To improve, as funding allows, the principal access routes and junctions linking Carnew town centre to surrounding tourist attractions and strategic transport corridors.
- CAR5** To support and facilitate in co-operation with relevant bodies and landowners, the provision of tourism amenity routes around the town.

4.5 Town Centre and Retail

The commercial core of Carnew is focused along the R752 which forms the main street, extending east of All Saints Church as far as the junction of the R752 and the Aughrim Road. The pattern of development within the town core follows the more traditional main street format providing for a relatively wide main street with building units fronting onto this area on both sides, a number of which have significant potential for increased commercial and community functions.

The existing retailing services within the town currently fall below what is envisaged by the County Plan for an area of Carnew's size with a number of vacant units within the identified town core and a number of buildings being used for purposes other than retail. The plan must therefore put in place a framework that allows this shortfall to be addressed and be capable of facilitating the future retailing needs of the projected population.

In accordance with the above this plan identifies one key opportunity site within the existing core area, which alongside the identification of two key Action Area sites (See section 4.9 below) shall facilitate the overall strategy for the development and expansion of the retail offer within Carnew.

Town Centre Objectives

CAR6 The redevelopment of any lands within the town core area with frontage onto the Main Street of Carnew shall provide for a street fronting building of a high quality design or for a high quality urban space, including hard and soft landscaping, and appropriate street fixtures and furniture, in order to enhance and create a more attractive streetscape.

Opportunity Sites

OP1 Lands located at Back Alley

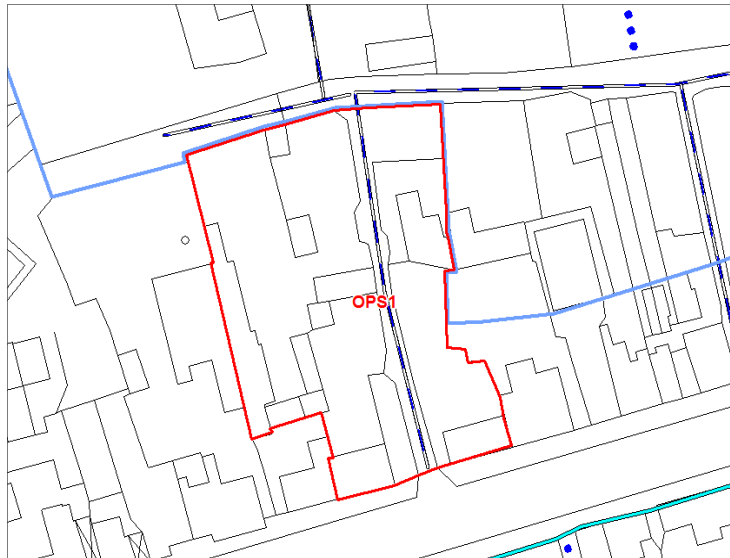


Figure 4.1 OP1

This site measures c. 0.36ha located within a prime town centre location and is under-utilised in terms of development potential. This area forms a key site for the expansion of the retail offer for Carnew with

opportunities to develop a new street linking the existing facilities at 'Back Alley' to the main street while also opening up lands identified as 'Specific Local Objective 1' (refer to Section 4.9 below).

The redevelopment of the site shall maintain an active street frontage onto Main Street with the exception of the proposed access road. Further retail/office space/commercial units with over the shop living space shall format generally expected for a new street linking onto lands to the rear located within SLO1. The design and overall layout shall be of exceptional architectural quality with the primary emphasis on pedestrian movements between the existing Main Street and lands to the rear.

OP1 Objectives

- To provide for a mix of uses capable of accommodating retail/commercial/residential /community development.
- To ensure a high quality of design that complements the existing pattern of development along the Main Street while also providing for a layout that encourages pedestrian movements into this area.
- The overall development proposal for the site shall include a detailed landscaping plan including both hard and soft landscaping.

4.6 Social and Community Infrastructure

The town of Carnew is currently serviced by a reasonable amount of community facilities, including a GAA pitch, a soccer pitch, a community centre, enterprise centre, community care facilities and a library. In order to meet the needs of the existing and future residents of Carnew and its hinterland, there is a need to enhance community facilities in the town.

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

Table 4.3 Provision of Community and Recreation Infrastructure

| Use Group | Specific use | Zoning | Location | Area (ha) |
|----------------------------|------------------------|--------|--|-----------|
| Education/Community | Primary Education | CE | Lands to the rear of Scoil Aodhan Naofa | 0.65 |
| | Secondary Education | CE | Lands to the rear of Colaiste Bhríde | 3.245 |
| | Community Use | TC | Lands within Action Area 2 | 1.1 |
| | Community Use | CE | Lands to the rear of the old rectory | 4.3 |
| | Community / Health Use | CE | Lands on Gorey Road | 2.4 |
| Open space | Active Open Space | AOS | Lands north of the existing community park at Parkmore | 2.75 |
| | Active Open Space | AOS | Lands at the sport pavilion | 1 |
| | Active Open Space | AOS | Lands located within SLO2 | 1 |

4.7 Service Infrastructure

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

Water Services

Wastewater: The Carnew Waste Water Treatment Plant (WWTP) is situated to the south west of the town and was constructed in the 1980s. This plant is currently overloaded and therefore improvements will be required to facilitate the growth objectives of the plan.

Water Supply: Carnew's water supply is currently supplied by the Tinahely regional water supply scheme with water sourced from the Derry River north of Tinahely. This supply has significant spare capacity and no shortage problems have arisen in the scheme. There are currently no deficiencies in this supply or network, which would impact on the development of Carnew.

Transportation and Movement

Public transport: Given Carnew's small size and rural location, there are no public transport facilities within the town. There is a rural community bus service which links Carnew to a number of small towns and onto Gorey with 3 departures daily, in the early morning/mid afternoon and early evening.

Walking and cycling: While Carnew's main street is well served in terms of pedestrian movements a number of peripheral locations do not have complete footpath routes to the town centre. The vast majority of the town's roads are dedicated to the needs of motorists, in terms of width dedicated to the road carriageway and car parking. Therefore there is scope to carry out footpath widening and to provide cycleways in some locations. Alongside these measures increased connectivity between the northern half of the plan area and the main street is required.

Vehicular movement: The main street in Carnew is generally of good quality and reasonably wide. Car parking has been identified as a source of concern with limited parking along and off the Main Street. In particular, deliveries to existing retailing units by heavy goods vehicles causes traffic delays along the Main Street as there is limited space available for these vehicles to park off the main thoroughfare. It is therefore considered that sufficient land should be zoned for the provision of an off-street car park, which is located in close proximity to the Main Street thereby relieving the current strains along the Main Street.

Service Infrastructure Objectives

CAR7 To provide for a new town centre development within AA1, including the provision of new off-street car parking and set down areas serving existing shop units fronting onto the main street.

CAR8 To improve / provide new footpaths, cycleways and traffic calming on existing roads where required and to require the provision of new link roads, footpaths and cycleways as specified in this plan within identified 'Action Areas' and 'Specific Local Objective' sites.

4.8 Built and Natural Heritage

There are 12 structures located within the town of Carnew recorded for heritage value and listed on the Record of Protected Structures. Within and surrounding the plan area there are a number of recorded monuments including Carnew Castle/Tower House, Rock Art, and a Grave Slab within the grounds of 'All Saints Church'.

The landscape within and around Carnew is designated as a "Rolling Lowlands" comprising of mainly low lying lands.

In formulating additional policies for the protection of natural heritage in Carnew, the Council will be required to give consideration to the potential impacts of development on all such sites, and the plan is accompanied by the required environmental assessments as separate documents.

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

Heritage Objectives

CAR9 In the interests of the protection and enhancement of biodiversity in Carnew, it is an objective of this plan to:

- protect trees, hedgerows, watercourses and other features of the natural landscape - development that requires the felling of mature trees of conservation and/or amenity value, even though they may not be listed in the Development Plan, will generally be discouraged; and
- require the planting of indigenous plant and tree species in new developments and along new vehicular and pedestrian routes.

CAR10 To facilitate the appropriate refurbishment and renewal of architecturally significant buildings and to accommodate new uses in old buildings to ensure their continued use/preservation.

4.9 Action Area Plans and Specific Local Objectives

Action Area 1

This Action Area is situated to the south of the Main Street measuring c. 3.25ha and includes a number of buildings fronting onto the Main Street (as shown in Figure 4.2 to follow). This Action Area shall be accessed via the Ferns Road and be developed as a town centre extension area for retailing, community uses and residential development in accordance with the following criteria:

- Primary two-way vehicular access shall be provided from the Ferns Road, which shall be designed to serve both the rear of existing properties fronting onto Main Street and the town centre expansion zone. Linkages through to the Gorey Road via AA2 shall be provided if feasible. Secondary one-way vehicular access routes directly onto Main Street may be provided where feasible
- Pedestrian routes shall be provided directly onto Main Street, which shall be fully lit, landscaped and supervised by the proposed development.
- A public car park shall be provided commensurate to the level of development within this action area at a convenient location to both users of the new development and users of the existing town centre.
- The town centre expansion zone shall be developed as a series of new streets and squares, functionally and visually linked into the existing town centre. The design of this area shall be of the highest architectural quality, which respects the existing vernacular and form of the town centre and in general shall not exceed 3 storeys in height.
- A minimum of 25% of the site area in the town centre expansion zone shall be devoted to commercial (retail / office / employment) uses.
- While the existing linear street frontage onto Main Street shall be maintained, the development shall provide opportunities for the redevelopment and refurbishment of existing properties and their back lands.

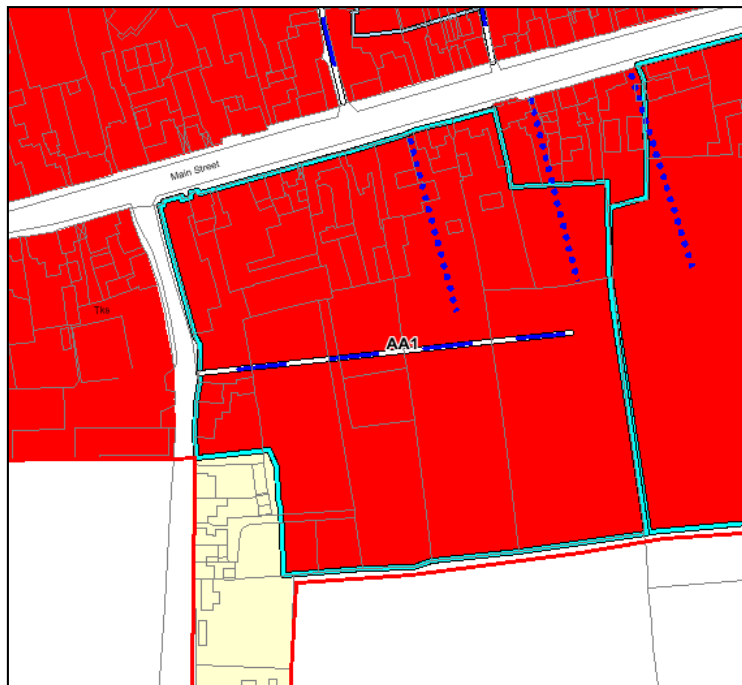


Figure 4.2 Action Area 1

Action Area 2

This Action Area is located on lands east of Action Area 1 measuring 7.3ha and includes a number of buildings fronting onto the Main Street (as shown in Figure 4.3 to follow). This Action Area shall be accessed via the Gorey Road and developed as a town centre extension area for retailing, community uses and residential development in accordance with the following criteria:

- Primary two-way vehicular access shall be provided from Main Street (Gorey Road), which shall be designed to serve both the rear of existing properties fronting onto Main Street and the TC / CE / R20 zone. Linkages through to the Ferns Road via AA1 shall be provided if feasible. Secondary one-way vehicular access routes directly onto Main Street may be provided where feasible.
- Pedestrian routes shall be provided directly onto Main Street, which shall be fully lit, landscaped and supervised by the proposed development.
- A minimum area of 1.1ha shall be reserved in order to facilitate community and/or possible educational development.
- The town centre expansion zone shall be developed as a series of new streets and squares, functionally and visually linked into the existing town centre. The design of this area shall be of the highest architectural quality, which respects the existing vernacular and form of the town centre and in general shall not exceed 3 storeys in height.
- A minimum of 25% of the site area in the town centre expansion zone shall be devoted to commercial (retail / office / employment) uses.
- While the existing linear street frontage onto Main Street shall be maintained, the development shall provide opportunities for the redevelopment and refurbishment of existing properties and their back lands.
- Action Area design proposals shall include details for the provision of community facilities, the nature of which shall be determined following consultation with local community groups and the Community, Cultural and Social Development Section of Wicklow County Council.

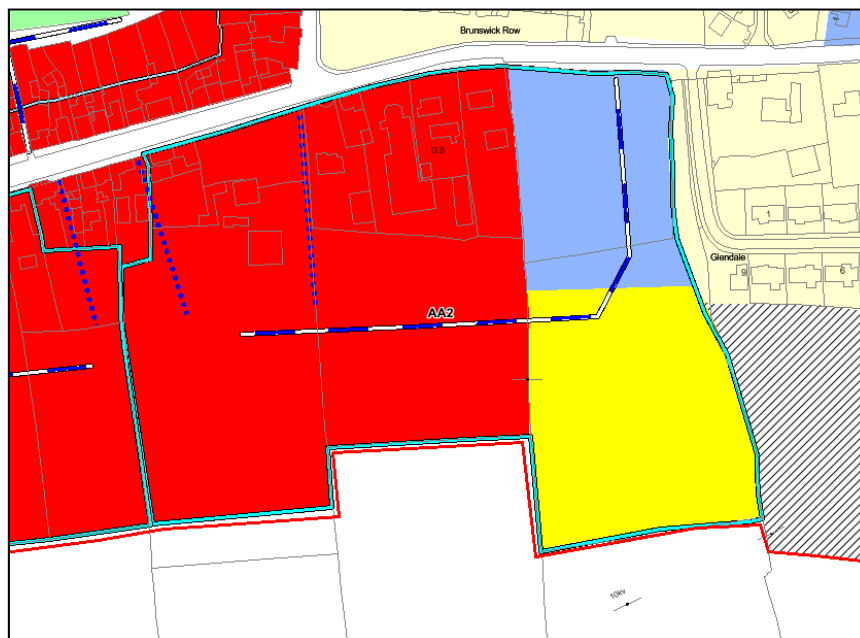


Figure 4.3 Action Area 2

Specific Local Objectives

SLO 1 This SLO is located on lands adjoining Opportunity Site 1 as detailed above. This SLO measures c. 5.138ha and shall be delivered as a residential/community/active open space development in accordance with the following criteria:

- Development in this SLO site shall be accessed via the through road provided/forming part of Opportunity Site 1 and the road network shall be so designed to provide access to the residential, AOS and town centre backlands adjacent.
- A maximum of 70% of the residential element of SLO1 shall be developed initially with the remaining units in this area only being allowed to commence once the upgrade of the existing playing fields and community infrastructure within the AOS zoning have been provided.
- The development of the residential element of this SLO shall facilitate pedestrian connectivity to the main street and lands located within SLO2.
- The AOS lands shall be up-graded and enhanced in order to provide for a comprehensive development comprising a playing pitch (as existing c. 0.5ha), up-graded tennis courts (c.0.12ha), a 5-a-side all weather playing pitch c. (0.04ha), community hall (c 0.05ha), a MUGA (c. 0.1ha) and a playground.
- While the existing linear street frontage onto Main Street shall be maintained, the development shall provide opportunities for the redevelopment and refurbishment of existing properties and their back lands. The development of backland areas shall be laid out in a manner which provides for passive supervision of the adjoining active open space lands to the immediate north.

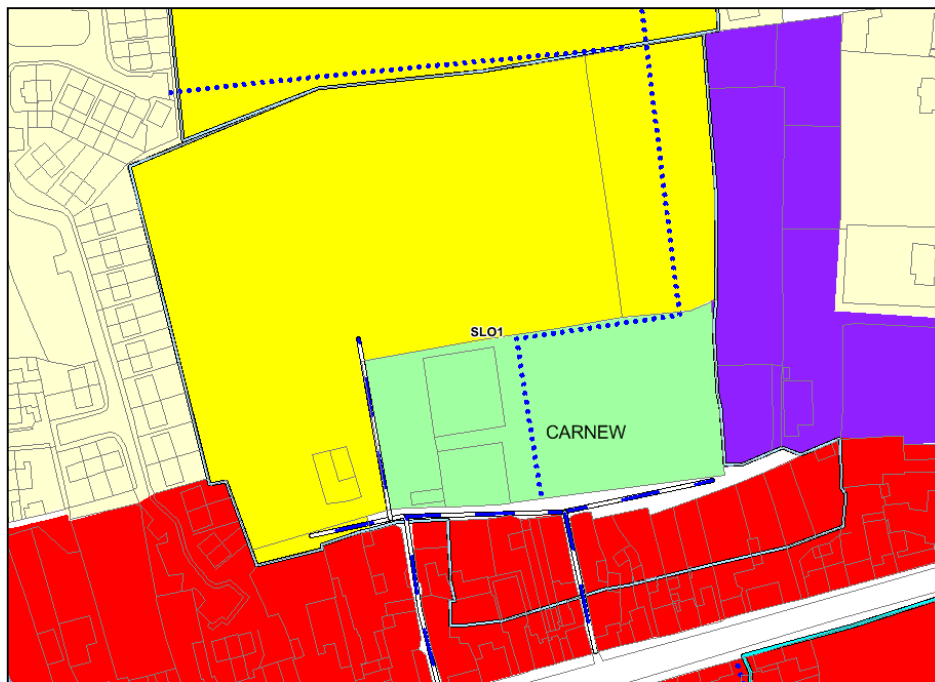


Figure 4.4 SLO 1- Land at Back Alley

SLO 2 This SLO is located to the north of SLO1 measuring c. 4.5ha and shall be delivered as a comprehensive residential and new community park in accordance with the following criteria:

- Access to the proposed SLO shall be provided via a new through road linking the Tomacork road to the Coolattin Road
- The design and layout of the proposed scheme shall provide for a central Active Open Space/Community park area with pedestrian linkages to the existing GAA grounds, SLO1 and the Main Street. No more than 50% of the residential element may be developed prior to the completion of this OS and associated linkages.
- The design and layout of the residential element of the site shall ensure passive supervision of the proposed active open space and community lands within SLO1.

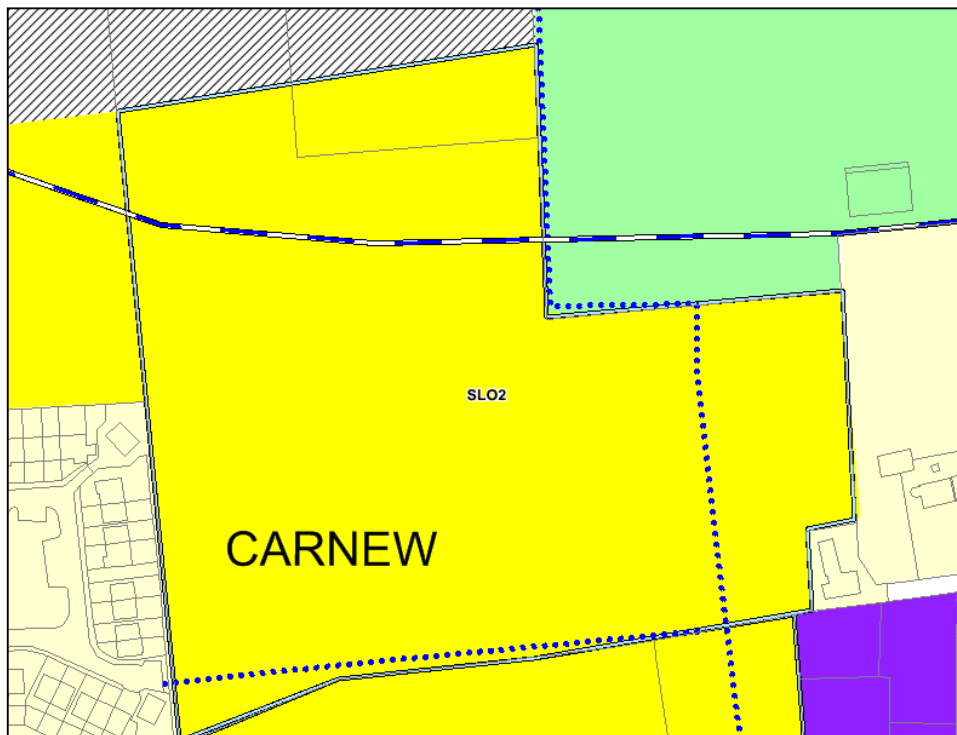


Figure 4.5 SLO 2 - Land north of SLO1

SLO 3 This SLO is located to the north of Scoil Aodhan Naofa measuring c. 4.2ha and shall be delivered as a comprehensive residential (c.3.5ha) and new community development (c.0.7ha) in accordance with the following criteria:

- Access to these lands shall be provided via the Coolattin Road, with a through road being provided to the community zoned lands. Only 50% of the proposed residential element of this SLO shall be developed prior to the completion of the community element of this area.
- The community lands shall be developed as a car park, with necessary turning bays and drop-off points and pedestrian access being provided to the existing primary school. A grant of easement along this road shall be provided by the landowner to the primary school and the car park shall be available to school users at all times that the school is in use.

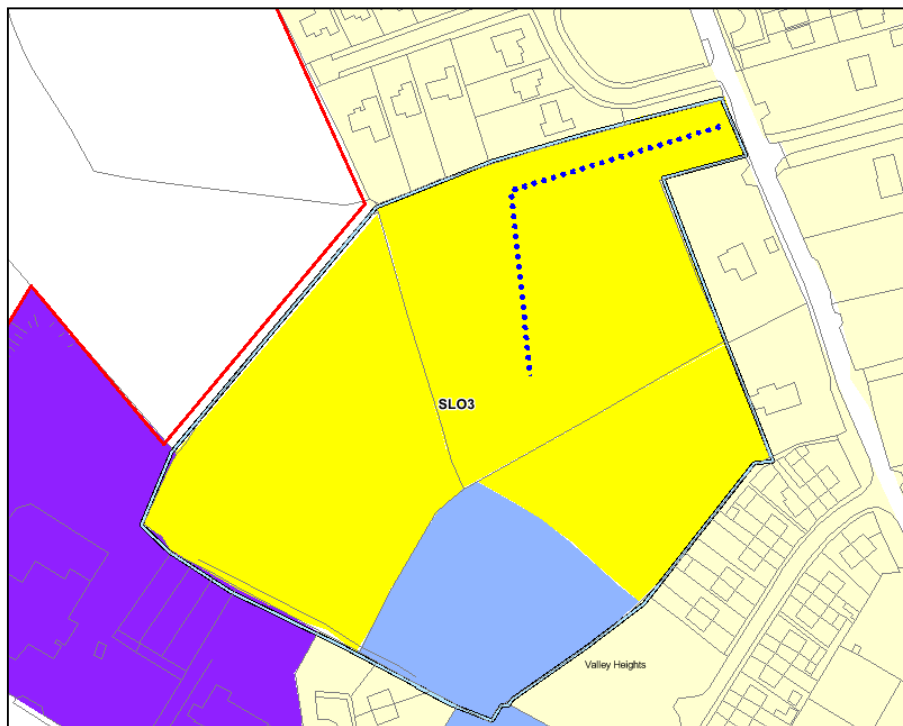


Figure 4.6 SLO 3 - Land north of Scoil Aodhan Naofa

Carnew Town Plan

WICKLOW COUNTY DEVELOPMENT PLAN 2016-2022

-  RE Existing Residential
-  R20 Residential 15/ha
-  TC Town Centre
-  E Employment
-  CE Community & Education
-  AOS Active Open Space
-  OS Open Space
-  SLB Strategic Land Bank
-  SLO Specific Local Objective
-  AAP Action Area Plan
-  Pedestrian Route Objective
-  Route Objective
(Exact route subject to detailed assessment and design)
-  Settlement Boundary

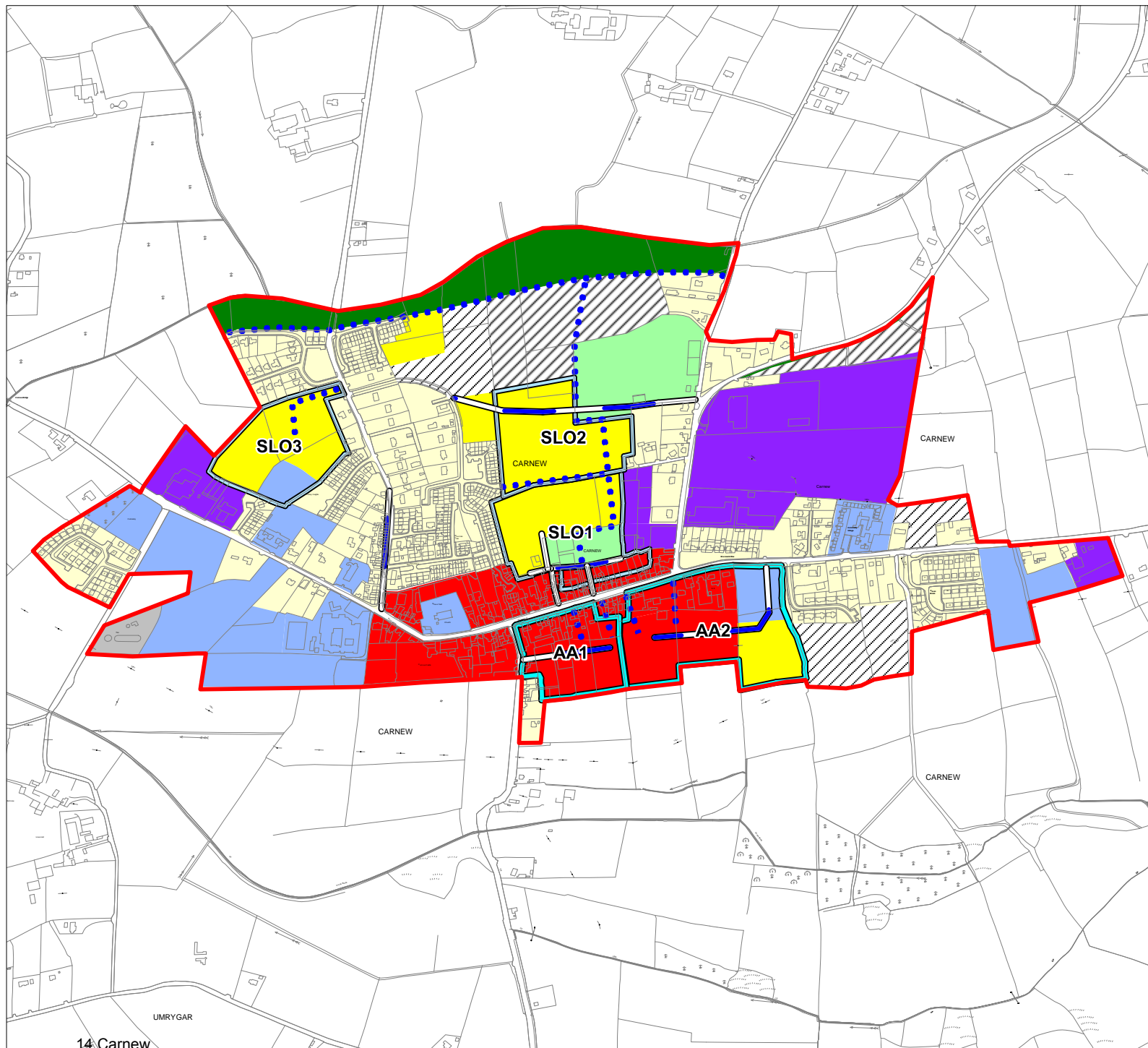
Title: Land Use Zoning Objectives



Maps are not to scale




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Carnew Town Plan

WICKLOW COUNTY DEVELOPMENT PLAN 2016-2022

-  Protected Structures
-  National Monument
-  View

 Settlement Boundary

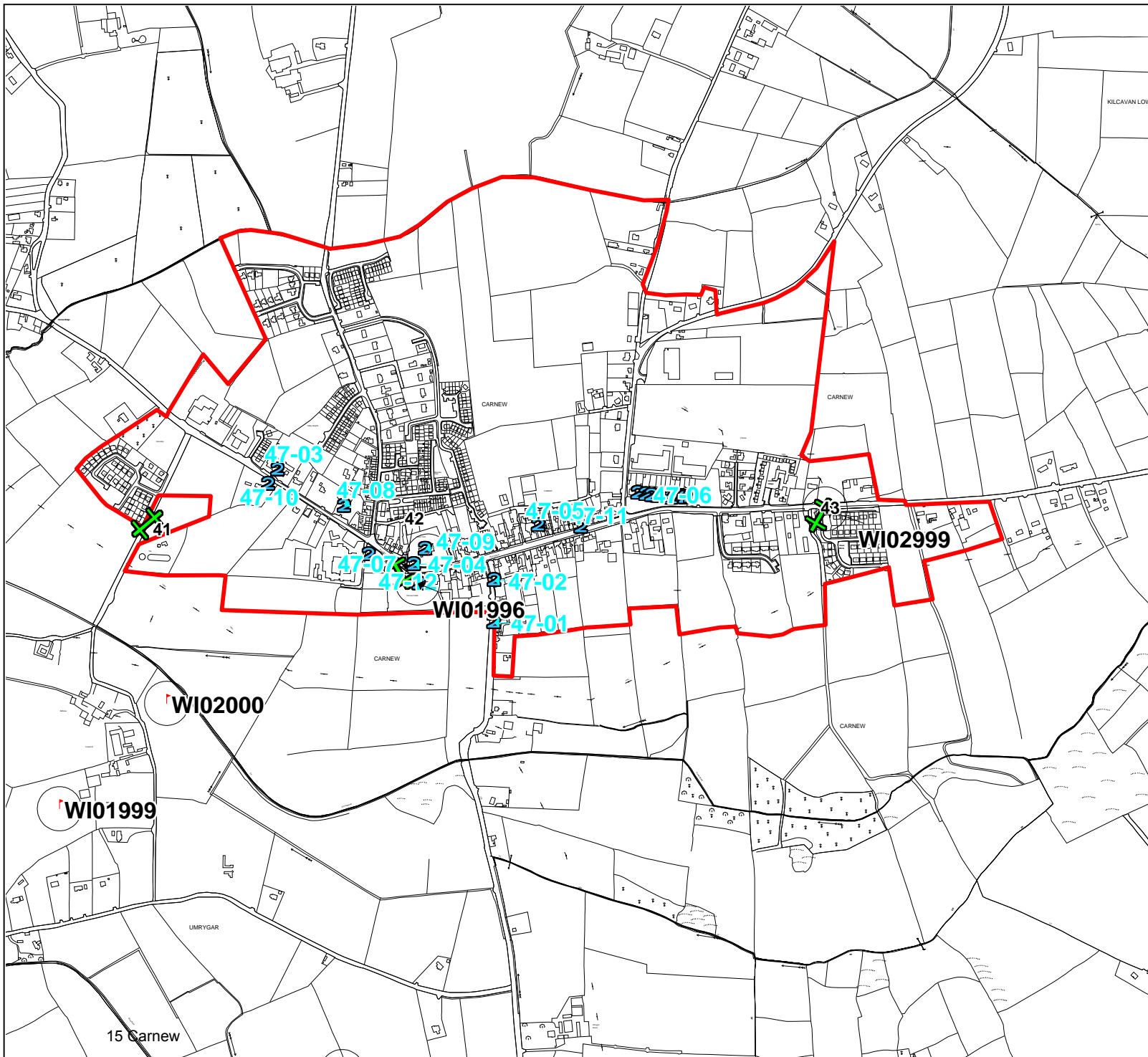
Title: Heritage Objectives



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