



CARNEW TOWN PLAN



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1. Purpose & status of this plan

Purpose

The purpose of this plan is to put in place a structure that will guide the future sustainable development of Carnew. The plan, in conjunction with the County Development Plan will inform and manage the future development of the town.

The aim of this Plan is to establish a framework for the planned, co-ordinated and sustainable development of Carnew, and to enhance and facilitate the balancing of economic, social and environmental infrastructure in order to maintain and develop a high quality of life without compromising the protection of the environment and the needs of future generations.

In addition to the policies and objectives set out in the County Development Plan (CDP), that are relevant to the development of Carnew, it is an overarching objective of this Plan to identify the special characteristics of Carnew and accordingly craft policies and objectives to meet the town's specific needs.

Vision

A key aim of a Town Plan is to set out the vision and overall 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 key elements of the vision for Carnew are to:-

- Improve the quality of life of the citizens of Carnew by planning for and encouraging the provision of employment opportunities, social and community facilities, and a range of recreational options, in a quality environment.
- Regulate pressures from both urban and rural development, in particular sporadic development in rural areas, by providing a sustainable settlement and growth strategy to create a compact urban form and to enhance the physical, economic and social profile of Carnew.
- Protect and develop the identity of Carnew as a self-contained settlement with a unique character, but with strong links to its hinterland and neighbouring settlements.

This will be achieved by:-

- Reinforcing and improving the visual appearance of the central area of the town, through providing adequate off street parking and encouraging development that will enhance the town's vitality and vibrancy.
- Improving linkages between the town centre and the surrounding residential lands.
- Facilitating the provision of infrastructure to meet the demand for development and future population needs in a sustainable manner
- Ensuring the protection of natural habitats, cultural heritage, ecological resources, quality landscapes and the protection and enhancement of biodiversity.

Plan Status

As this plan will be part of and form a subset of the County Development Plan it is not proposed to include a repetition of the policies, objectives or strategies as set out in the County Development Plan. Where standards or objectives for a particular development are not included in this plan the provisions of the County Development Plan shall apply. The plan will however seek to formulate appropriate Carnew specific development objectives and guidance, compatible with those of the County Development Plan, to assist the Development Management process in managing sustainable progress for the town.



2. Location & planning context

Location

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 Co. 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 river 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 creates 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.

National & Regional context

National Spatial Strategy 2002-2020

The NSS is a twenty-year national planning framework designed to achieve a better balance of social, economic, physical development and population growth between regions. Under the NSS the cities and towns of Ireland were designated a status to reflect their role as drivers of development in their relevant region. Under the NSS, Carnew is located in an area where there exists 'village strengthening and rural area opportunities' where the attributes of the rural zone should be harnessed to attract visitors and local business and generate local employment opportunities.

The NSS recommends that new development in villages should take account of and respect the established character of these villages. Appropriately scaled new development that reinforces the character of these towns and villages and supports local service, retail and employment functions should also be encouraged. Outside the villages, the agricultural areas are considered to have "strategic national food production" importance while also providing for amenity and environmental value in terms of "water reserves, providing 'green lungs' for surrounding urban areas and valuable eco-systems".

Regional Planning Guidelines for the Greater Dublin Area

The Regional Planning Guidelines (RPG) put in place a broad planning framework for the development of the Greater Dublin Area of which Wicklow forms a part. The Guidelines are informed by and flow from the National Spatial Strategy 2002 – 2020. The RPGs provide an overall strategic context for the Development Plans of each Local Authority.

The RPGs make a distinction between the existing built up area and its environs, where the built up area is the 'Metropolitan' and the remainder the 'Hinterland', with a range of settlement sizes that have the potential to attain an enhanced level of sustainability.

Having regard to Carnew's location, role and size, it is considered to be defined as a 'key village' in the RPG hierarchy:-

A Key Village should be considered as a 'rural service centre'. It is envisaged that the future development strategy of such villages should be to concentrate population, services and jobs in strategic village locations, which have relatively good access from nearby towns. Key Villages would be the centre of a cluster of other villages, and provide services and jobs relatively close by. The concentration of population will strengthen the viability of services, such as public transport and primary schools, retail, and facilitate the creation of small rural enterprise.



Wicklow County Development Plan 2010-2016

The County Development Plan settlement strategy seeks to locate population growth and channel development in line with the principles of the RPGs. The application of such a strategy includes the promotion of growth within the Metropolitan area settlements of Bray and Greystones/Delgany, the Hinterland Large Growth Towns of Wicklow/Rathnew and Arklow, and the Moderate Growth Towns of Baltinglass, Blessington, Rathdrum and Newtownmountkennedy. It also seeks to facilitate local growth, where in-migration is restricted, in Small Growth towns, Villages and other Rural Areas.

The CDP promotes a hierarchy of settlements in recognition that settlement role and function is a product of scale and spatial distribution. Carnew was designated by the County Development Plan as a 'Small Growth Town' (Level 5). The County Development Plan also allocates the population increases designated in the Regional Planning Guidelines to settlements (and the rural area) of the County - Carnew has a 2016 population target of 1,500 and 2,000 by 2022.

3. Settlement form

In topographical terms, the town of Carnew is at the fringe of the river valley of the River Derry (which is a tributary of the River Slaney), which flows in a north - south direction from Tinahely to Kildavin in Co. Carlow where it joins the Slaney.

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 1800's. 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 scattered 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, the bridge over Coves Brook on the Ferns Road with the current speed limit signs defining the edge of the built up areas

In deciding how the town should develop there are many options given the fashion of its spatial development history. The key parameter however, must be based on sustainability and developing the town in a manner that would generate the minimal number of car journeys. The solution adopted in this plan is to designate residential lands as close as possible to the retail and community facilities on Main Street, whilst avoiding development beyond the existing boundaries set out in the 2002 plan. Employment/enterprise zonings shall generally remain as set out in the 2002 plan.

4. Residential development

Taking into account the 2006 Census population for the town (949), allowing for the anticipated decrease in household size, provide for c. 50% 'headroom' and adopting an 'excess factor' of 6%, there is sufficient land currently zoned in Carnew to meet the population target. The existing quantum of zoned residential land (which is in excess of the needs of the current population target of 1,500) will be maintained in the plan in order to ensure it remains a robust, long term plan that will accommodate any increase in the population target that may arise in the future through the review of the County Development Plan. It will be a policy of the plan that the granting of permission will be regulated in order to ensure that population targets will not be breached. Therefore, the zoning of land does not guarantee that permission will be forthcoming but rather that it is considered suitable for housing development when the need for housing stock expansion arises.



Objectives

- Notwithstanding the zoning of land for residential purposes, the Development Management process shall monitor and implement the 2016 population target and shall phase and restrict, where necessary, the granting of residential planning permissions to ensure that this target is not exceeded;
- Housing development shall be managed and phased to ensure that infrastructure and in particular, community infrastructure, is provided to match the need of new residents
- Encourage the expansion of Carnew on lands closest to the town centre, which may be developed with least infrastructural expenditure and which provide good access to the range of social, educational and economic facilities available in the town
- Encourage in-fill housing developments, the use of under-utilised and vacant sites and vacant upper floors for accommodation purposes and facilitate higher residential densities at appropriate locations, subject to a high standard of design, layout and finish
- In the RE zone, house improvements, alterations and extensions and appropriate infill residential development in accordance with principles of good design and protection of existing residential amenity will be permitted. While new developments shall have regard to the protection of the residential and architectural amenities of houses in the immediate environs, alternative and contemporary designs shall be encouraged (including alternative materials, heights and building forms), to provide for visual diversity

5. Employment

In terms of the employment and enterprise, the role envisaged for Carnew is to sustain the local community and to provide for enhanced opportunities for the creation of new enterprises.

The previous town plan zoned sufficient employment land to accommodate the needs of the settlement and its environs. Furthermore, the large town centre zone also provides for a wide range of employment opportunities.

Objectives

- Notwithstanding the zoning of land for employment purposes, the Development Management process shall monitor the granting of permission on employment lands, and shall phase and restrict, where necessary, the granting of employment planning permissions to ensure that the quantum of such development is sustainable and meets the needs of the area
- Promote the location of high-density employment uses, such as offices, in locations within or close to the town centre and generally, a minimum of 25% of the floor area of any development in the AA1 and AA2 Town Centre expansion zones shall be developed for commercial / employment use
- A range of unit type and size shall be provided, including offices, light industrial units, distribution units and warehouses (excluding retail warehouses) and smaller, starter type units in the E zones on the Aughrim Road.
- To maintain the existing level of employment zoned land in Carnew and to resist changes of use from employment to other uses

6. Town centre & retail

It is important that town centres are inhabited, provide for a mix of uses and exhibit a high standard of urban design, in order to ensure vitality and viability. The Main Street of Carnew has a traditional, generally 2-storey village appearance, including a number of protected structures. It is important that new developments, particularly in the town centre area (generally that area between the junction of the Tomacork Road and the site of Carnew Castle) respect the two-storey scale of the village. Contemporary design will be considered where appropriate. Having regard to Carnew's retail function as envisaged by the County Retail Strategy, it is considered that the retail offer of the town is commensurate with its size; however, of concern is the lack of off-street car parking in proximity to the Main Street, which limits the attractiveness of the Main Street as a shopping destination.



Objectives

- Lands zoned TC-AA1 and TC-AA2 shall be developed as a town centre 'expansion' areas and shall include a new network of streets and squares linked to the Main Street, commercial / service uses at ground level and a new public car park in accordance with Action Area criteria
- Infill developments in the town centre shall incorporate new "streets" where possible, and developers of new town centre areas shall co-operate with each other in order to provide a new network of street and squares and to minimise duplication of car parks and vehicular access points onto the public road
- The development of town centre backlands shall take place in a co-ordinated manner, which provides ease of pedestrian access to the Main Street. Proposed pedestrian linkages shall be located in areas which are passively supervised by surrounding developments. The closure of side laneways, access doors and archways shall be generally discouraged, in order to maintain access to backland areas in the town centre
- The concept of 'living over the shop' will be encouraged generally and required in new developments. In particular, a relaxation in density, car parking and open space standards will be considered for such developments
- New developments (including the refurbishment of buildings) shall generally be twostorey in the town centre area and shall have regard to the protection of the residential and architectural amenities of structures in the immediate environs, but alternative and contemporary designs shall also be encouraged (including alternative materials, heights and building forms), to provide for visual diversity
- Any new developments in the town centre shall include the refurbishment of existing footpaths, street furniture and street lighting, which shall conform with an agreed design theme

7. Community infrastructure

Community infrastructure must be progressed in tandem with residential development and the latter will only be permitted on the basis of satisfactory provision of land for the former.

Community & social infrastructure

There is a need to expand community facilities to cater for the growing population of the town.

Objectives

- To encourage and facilitate the provision of housing / facilities for the elderly
- To encourage and facilitate the provision of facilities for children and teenagers
- To maintain the proposed level of community zoned land in Carnew and to resist changes of use from community to other uses

Sport/Play & Parks, Open Spaces and Green Amenity

Carnew requires enhancement/up-grading of sporting and play facilities, particularly having regard to the population target. Of particular importance to the development of recreational areas is the linkage of such facilities to new residential areas and to the town centre. The plan shall make provision for increased pedestrian linkages and will facilitate the upgrading of the existing sports pavilion, which has been designated as Active Open Space within Action Area 3.

Objectives

- An active open space zone of c. 4.3ha shall be reserved at Carnew GAA
- In accordance with Action Area 3 criteria, the existing sports pavilion shall be maintained and improved, including the provision of playground/MUGA
- To maintain green buffers and an agricultural zone surrounding the settlement, to accommodate agriculture, amenity and recreational uses in a manner that protects the physical and visual amenities of the area



Education

Primary: This purpose of this plan is to facilitate the infrastructural, economic and social services needed to sustain a settlement of 1,500 people by 2016. The primary schools in Carnew however serve a wider catchment than the town itself and it is therefore necessary to make provision for the expansion of both existing primary schools. In this regard, lands shall be reserved in proximity to Scoil Aodan Naofa for possible future expansion. Sufficient education zoned lands shall also be provided within the town boundary for the possible future relocation of Carnew NS, as its existing restricted site area would not allow for expansion.

Post-Primary: Colaiste Bhríde secondary school is located in Carnew and serves a wider catchment than Carnew itself. This school has a current enrolment of approximately 484 pupils. This plan will ensure that sufficient zoned lands are maintained adjacent to the school for a possible future expansion.

Objectives

- Lands measuring a minimum of 1.1ha shall be reserved to the south east of the Main Street within Action Area 2 as a possible location for a new primary school.
- Land measuring a minimum of 1.22ha shall be reserved at Scoil Aodan Naofa
- Land measuring circa 5ha shall be reserved at Colaiste Bhríde

8. Transportation & traffic

Carnew is principally served by the R748 (Aughrim Road) and the R725 (Gorey Road), with both connecting to the east of the Main Street. The main residential areas are located to the north of the Main Street and accessed off the Coolattin Road, which while being well aligned is lacking in footpaths at many locations. This road is in need of a continuous footpath in order to provide ease of pedestrian access to the Main Street for the current and future residence in this area.

Car parking has been identified as a major source of concern with limited parking along and off the Main Street. In particular, deliveries to existing retailing units by heavy good vehicles has caused 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.

Objectives

- The following new access / distributor roads and improvements to existing roads are required to facilitate vehicle and pedestrian movements generated by new developments adjoining or adjacent to these roads. New development shall not be permitted ahead of the provision of these new roads / road improvements:-
 - ▶ Improve local secondary primary road L7727 (Carnew – Coolattin) from Main Street to town boundary
 - ▶ Improve local secondary primary road L7719 (Carnew – Tomacork) from GAA grounds to town boundary
 - ▶ New access road from Main Street (east of Brunswick Row) to the Ferns Road (as shown on Map 1)
 - ▶ New access route from Main Street into backlands / sports pavilion area north of Main Street
 - ▶ Access route from the Coolattin Road to the CE zoned lands to the rear of Scoil Aodan Naofa
- To facilitate the provision of additional off-street car parking close to Main Street, in accordance with Action Area criteria
- Provide safe and high quality pedestrian and bicycle links between residential areas and retail, recreational and educational facilities in the town



9. Services infrastructure

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.

Waste Water

The Carnew Waste Water Treatment Plant (WWTP) is situated to the south west of the town and was constructed in the 1980's. This plant comprises of a secondary treatment works designed to a capacity of 3,000 p.e. It is thus sufficient to meet the needs of the current and projected population of 1,500.

Surface Water

Surface water in Carnew is generally drained to existing watercourses to the north and south of the settlement. Subject to all new developments providing for separate surface water networks, attenuation where appropriate and measures to ensure no contamination enters the surface system, there are no issues with regard to surface water disposal in the town or impacts on downstream areas.

Telecommunications

Business and home user broadband services are provided in the area by a number of Internet Service Providers. Technologies include DSL, Satellite etc.

Objectives

- No new development shall be permitted unless there is adequate capacity in the wastewater collection and treatment systems
- No projects giving rise to significant adverse direct, indirect or secondary impacts on the Derry River (River Slaney cSAC) arising from water abstraction or discharge of treated wastewater shall be permitted on the basis of this Plan (either individually or in combination with other plans or projects),
- Ensure the separation of foul and surface water effluent through the provision of separate sewerage networks.
- Ensure the implementation of Sustainable Urban Drainage Systems (SUDS)
- Promote and encourage the improvement of telecommunications infrastructure, including broadband services. Co-operate where possible with relevant agencies to achieve this goal
- Require all new developments to provide service cables / ducting suitable for phone, internet and broadband services. Require all new developments to provide service cables under ground.

10. Heritage

Carnew has a rich and diverse natural heritage. The Council has a role to play in helping to ensure the conservation of this resource for current and future generations. Of importance are designated wildlife habitats and species (e.g. NHA's, SAC's), areas of geological interest, and non-designated habitats for wildlife such as trees, hedgerows, stone walls and rivers. The Wicklow County Development Plan 2004 contains policies for the protection of these features. Proposed NHA's, SAC's, SPA's, Nature Reserves, Geological Areas of Scientific Interest, trees subject to Tree Preservation Orders and trees worthy of preservation are listed in this plan.

Carnew is situated in a fertile lowland area, which is classified as a Rural Area Zone in the current County Development Plan. The hinterland is comprised of predominately arable and livestock agricultural land. Agriculture has had a huge influence not just in the origins and development of the town itself, but also in the shaping of the surrounding landscape. It is important to preserve the rural character of the town and hinterland as an integral part of Carnew's heritage.



Objectives

- To protect the natural, architectural and archaeological heritage of the town, in accordance with the provisions of the County Development Plan 2010-2016 and in particular, to improve and protect the Slaney River cSAC (now known as a 'Natura 2000' site) from unacceptable impacts arising on foot of the plan and to preserve and protect Carnew Castle.
- Ensure that all proposals for development in the vicinity of recorded monuments shall submit an architectural / archeologically impact assessment, as part of their application for development
- All developments shall have regard to the Eastern Regional Fisheries Board "Requirements for the protection of fisheries habitat during the construction and development works at river sites", and a statement of how it is intended to comply with same shall be submitted with any applications for permission
- Protect trees, hedgerows, wooded areas, watercourses and other features of the natural landscape that contribute to the biodiversity of Carnew

11. Action Areas

Four Action Areas have been identified in this plan. All Action Areas are to be the subject of comprehensive (not piecemeal) integrated schemes of development that allow for the sustainable, phased and managed development of the action area during the plan period. Separate applications for sections of each Action Area will not be considered until an overall Action Area Plan has been agreed in writing with the Planning Authority, although a part of the action area incorporating the objectives of the overall action area may be considered. The position, location and size of the land use zonings shown on Map 1 within each Action Area are indicative only and may be altered in light of eventual road and service layouts, detailed design and topography, subject to compliance with the criteria set out for each Action Area below.

Any residential development occurring within an action area must be matched with the appropriate community / social and engineering infrastructure necessary to serve that quantum of housing.

By time related conditions, agreements or otherwise, the Council will regulate the building programme to ensure that the needs of the population do not exceed the provision of essential support systems and the Council will use its powers under the Planning & Development Acts 2000-2006 to effect this control.

Action Area 1

This Action Area is situated to the south of the Main Street (as shown on Map 1) and shall be accessed off the Ferns Road. This Action Area comprises of c. 3.25ha of land, which includes a number of buildings fronting onto the Main Street. This Action Area shall 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 fully lit, landscaped and supervised by the proposed development
- A public car park shall be provided (minimum 50 spaces), 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
- The town centre expansion zone shall be developed with a plot ratio not exceeding 0.5 and a minimum of 25% of the floor 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 2

This Action Area is situated to the south of the Main Street (as shown on Map 1) and shall be accessed off the Gorey Road. This Action Area comprises c. 7.3ha of land and includes c. 1.1ha zoned for community and educational uses, 1.6ha zoned residential and c.4.6ha zoned for town centre uses and includes a number of properties fronting onto the Main Street.

This Action Area shall be developed as a town centre extension area for retailing, community uses and residential development in accordance with the following criteria: -

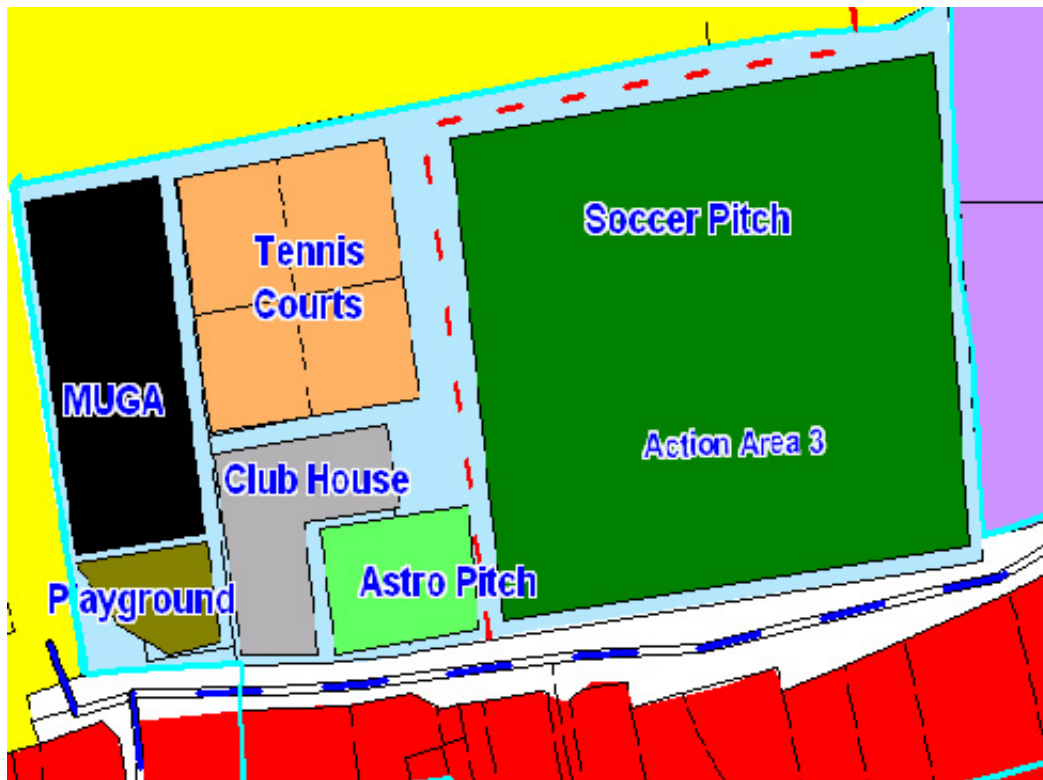
- Primary two-way vehicular access shall be provided from Main Street (Gorey Road), which shall be designed to serve both the rear of existing properties fronting onto Main Street and the TC / CE /R1 zone. Linkages through to the Ferns Road via AA1 shall be provided if feasible. Secondary one-way vehicular access routes directly onto Main Street may be provided where feasible
- Pedestrian routes shall be provided directly onto Main Street, which shall 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
- The town centre expansion zone shall be developed with a plot ratio not exceeding 0.5 and a minimum of 25% of the floor 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 proposals shall include proposals for the provision of community facilities, the nature of which shall be determined following consultation with local community groups and the Community Development Section of Wicklow County Council, details of which discussions and agreements shall be submitted.

Action Area 3

This action area is located to the north of Main Street as shown on Map 1 and includes the area known locally as the 'Back Alley'. This action area measures c. 11.8ha and includes c. 1ha zoned for AOS, c. 1.8ha zoned for 'town centre' uses and c. 9.2ha zoned for residential use. This action area shall be developed in accordance with the following criteria:-

- The development shall be phased such that the town centre zone, active open space zone and up to a maximum of 3ha of the residential lands may be developed in the first instance
- Phase 1 shall be served by a two-way vehicular access route from Main Street, which shall be designed to serve both the rear of existing properties fronting onto Main Street and the residential /AOS zone.
- The remainder of the development shall be accessed from the north via a new access road from the Tomacork or Coolattin Road
- Pedestrian routes shall be provided directly onto Main Street, which shall be fully lit, landscaped and supervised by the proposed development
- The AOS lands shall be up-graded and enhanced in order to provide for a comprehensive development comprising of a playing pitch (as existing c. 0.5ha), upgraded tennis courts (c.0.12ha), a 5-aside all weather playing pitch c. (0.04ha), community hall (c 0.05ha), a MUGA (c. 0.1ha) and a playground
- Development in the vicinity of the AOS zone shall be so designed to maximise security and passive surveillance of the AOS zone
- 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

Note: Permission was granted in 2008 for a mixed-use development on part of this action area (c. 0.2ha TC and 2.75ha R). This development would be consistent with the criteria set out above for this action area.



Indicative Layout for Area of Active Open Space within AA3

Action Areas 1, 2 and 3 include zoned town centre areas encompassing lands and properties in a number of different ownerships. In this regard, the Planning Authority will not require that all landowners of existing Main Street properties are party to the agreements but rather that (a) reasonable provision is made for access to these lands and (b) nothing in the action area agreement will impede opportunities to redevelop these properties.

Action Area 4

This Action Area is situated to the north-west of the town centre as shown on Map 1. This Action Area measures c. 4.12ha and includes residential (3.47ha) and community (0.65ha) zonings. This action area shall be developed as a community and residential zone in accordance with the following criteria:

- The action area shall be accessed from the Coolattin Road and access shall be provided by the developer to the CE zoned lands;
- The CE zoned 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 made available to school users at all times that the school is in use;
- Development of the action area shall be undertaken in a phased manner with the school access and car parking facilities being provided in Phase 1. Phase 1 shall allow for a maximum of 2.5ha of residential development with the remaining 0.97ha being developed as Phase 2;
- To provide for significant hard and soft landscaping.



12. Zoning

The purpose of land use zoning objectives is to indicate the Council's intentions for all lands in the town. The various land use zones and their objectives are identified on the map of this Town Plan. Land use zoning objectives and the associated vision for each zone are as follows:-:

Zoning Objectives	
RE: Residential	Existing residential. To protect, provide and improve residential amenities of adjoining properties and areas while allowing for infill residential development that reflects the established character of the area in which it is located
R1: New residential	To protect, provide and improve residential amenities
R2: New residential Low-medium density	To protect, provide and improve residential amenities at low to medium densities of 10-15/ha max
TC: Town Centre	To provide for the development and improvement of appropriate town centre uses including retail, commercial, office, residential and civic use. To consolidate and facilitate the development of the central area, and to identify, reinforce, strengthen and promote urban design concepts and linkages between town centre activity areas.
E: Employment	To provide for economic development and employment, enterprise, industry, distribution, warehousing
E1: Employment	To provide for economic development and employment, enterprise, industry, distribution, warehousing. Limited residential/infill development fronting onto the Aughrim Road shall also be permitted in principle on the subject lands, the design of which shall be in keeping with the neighbouring residential developments
CE: Community & Education	To provide for civic, community and educational facilities.
OS: Open Space & Amenity	To preserve, provide and improve recreational amenity and passive open space.
AOS: Active Open Space & Amenity	To provide for active recreational open space
PU: Public utility	To protect and provide for public services. "Public Services" include all service installations necessarily required by electricity, gas, telephone, radio, television, drainage and other statutory undertakers

The acceptability of certain uses in particular zones is self evident, as is the unacceptability of others. Over a wide range of uses, the degree of acceptability will be assessed on the basis of a specific planning application where its nature, extent, intensity and its incidental effects can be evaluated properly.

The following table indicates the acceptability levels for any use in each of the groups:

Acceptability of Uses	
Y	Permitted in Principle
N	Not Normally Permitted
X	Prohibited

'Not Normally Permitted' means a use is not acceptable in principle and will only be permitted in special cases where the Council is satisfied that the use would not conflict with the general objective for the zone and could be permitted without undesirable consequences for the Carnew Town Plan permitted uses and which can be allowed subject to compliance with pertinent control criteria consistent with the proper planning and development of the area, having regard to the Local Area Plan.



Uses in the table which are not indicated as 'Permitted in Principle' or 'Not Normally Permitted' are material contraventions of the plan. Uses not recorded in the Land Use Matrix will be considered in relation to the general policies of the plan and the zoning objectives of the particular area.

Many uses exist where they do not conform to the designated use zoning objectives. When extensions to, or improvements of premises accommodating such uses are proposed, each shall be considered on its merits and permission may be granted where the development does not adversely affect the amenities of properties in the vicinity and does not prejudice the proper planning and development of the area. Development within the Agricultural zoning shall be strictly in accordance with the provision of the County Development Plan.

Land Use Matrix

Development Categories	R	TC	E	E1	CE	OS, /AOS	PU
Bed & Breakfast/ Guesthouse	Y	Y	X	Y	X	X	X
Car Parks	N	Y	Y	Y	N	N	X
Community Facility	Y	Y	Y	Y	Y	N	Y
Crèche/ Nursery school	Y	Y	Y	Y	Y	X	X
Halting Site	Y	N	N	N	N	X	Y
Doctor/Dentist/Health Centre	Y	Y	Y	Y	Y	X	X
Education	Y	Y	X	X	Y	X	X
Garden Centre	N	Y	Y	Y	N	X	X
Heavy Vehicle Park	X	X	Y	Y	X	X	X
Hospital/Nursing Home	Y	Y	X	X	N	X	X
Hotel	X	Y	X	X	X	X	X
Industry	X	N	Y	Y	X	X	X
Motor Sales Outlet	X	Y	Y	Y	X	X	X
Offices	X	Y	Y	Y	X	X	X
Petrol Station	X	Y	Y	Y	X	X	X
Public House	N	Y	X	X	X	X	X
Public Services	Y	Y	Y	Y	Y	Y	Y
Recreational Building/ Facility	N	Y	Y	Y	Y	Y ¹	X
Residential	Y	Y	X	Y	X	X	X
Residential Institution	Y	N	X	X	Y	X	X
Restaurant	N	Y	N	N	X	X	X
Service Garage	X	Y	Y	Y	X	X	X
Shops (Local) ²	Y	Y	N	N	X	X	X
Shops (Other)	X	Y	X	N	X	X	X
Retail Warehouse/ Cash and Carry	X	N	Y	Y	X	X	X
Warehousing/Distribution.	X	N	Y	Y	X	X	X

13. Implementation

The Council is obliged to monitor the operation and implementation of the Plan. The successful implementation of the provisions of this Plan will require the combined involvement of the community, local business, statutory service providers as well as Wicklow County Council.

The achievement of the objectives of the Plan will be dependent on the availability of appropriate levels of finance. The Council will actively and innovatively strive to identify and secure resources from both public and private sectors, to implement the provisions of this Plan and facilitate private investment in the town, in accordance with this Plan.

To facilitate the implementation of roads and transportation, water and drainage, and community facilities infrastructure, the Council will require contributions from benefiting developers. Contributions shall be required in accordance with Wicklow County Council's Development Contribution Scheme 2005-2007, prepared under Section 48(1) of the Planning and Development Act, 2000.

In addition, Wicklow County Council will continue the practice of granting planning permission with the inclusion of conditions requiring levies and bonds to be paid, or works undertaken, to facilitate developments in the interests of the common good.

¹ A 'Recreational Building' shall be an ancillary use only.

² A Local Shop is one that primarily serves a local community and does not generally attract business from outside that community.



APPENDIX

This appendix forms part of the Carnew Town Plan. It includes the background analysis for the zoning in the plan³.

1. Housing

This plan will forms part of the County Development Plan 2010-2016 and zoning will therefore be in the context of the proposed County Development Plan population projections up to 2016.

While the amount of land to be zoned for housing is based on the number of people to be accommodated, Household Size, 'Excess Factor', 'Headroom', and 'Housing Density' are all factors in this equation.

Household Size

The average household size has been steadily falling in Co. Wicklow, from 3.23 in 1996 to 2.9 in 2006, a fall of 0.033 per annum over the 10 year period, but this accelerated to over 0.04 over the past 4 years. The Regional Planning Guidelines review group for the Greater Dublin Area estimates that the average household size by 2016 will be in the region of **2.56 persons per household**.

The census does not provide information on the number of households in the town of Carnew in the 2006 census. However, figures are available for the Carnew Electoral Division (ED), which encompasses the town and the rural area immediately surrounding it. It is considered that the average household size in this ED will give a reasonable indicator of house size in the town itself.

There was a population of 1,573 persons in the Carnew ED in 2006 (census) and 580 households. This is an average household size of 2.7. Therefore it is estimated that there were 350 households in the town of Carnew in 2006.

The target population of 1,500 in 2016 will require 586 households (assuming household size of 2.56). Therefore this plan must make provision for these **236 new households**.

Excess Factor

This term describes the fact that demand for housing will exceed actual household formation due to:

- Some of the additional units being required to replace obsolete housing;
- Some units being vacant at any one time due to market frictional factors;
- Some units being second homes or pieds à terre.

This essentially means that not all new houses in the town will result in the formation of a new "household" as (a) the new occupants may have previously resided in the town, in now obsolete housing (b) the house may be vacant or (c) the house may be a second home for someone who resides permanently elsewhere.

The excess factor can vary over time, between regions, within counties, and between urban and rural areas. The Regional Planning Guidelines have assumed that by 2010 the "excess factor" will be 20% for the Greater Dublin Area, and in the Mid-East region it will be circa 13%. Given that the "excess factor" is greater in urban than in rural areas, that Carnew is in the "Hinterland" and that a considerable proportion of households in the town are commuter households, **an excess factor of 6% will be used in this Plan**.

Due to the excess factor, more houses require to be built than the number of new households required; therefore the number of new houses / residential units required is **236 + 6% = 250 new houses**.

Since the adoption of the current Carnew LAP in 2002, permission has been granted to date for c. **228** residential dwellings.

³ It should be noted that the current Carnew Town Plan, as set out in this County Development Plan 2010-2016, has been carried forward from the previous County Development Plan 2004-2010. The Carnew Town Plan was adopted in 2009, as a variation of 2004 plan. At the time of adoption of the variation, a number of modifications to the Town Plan were made and as such, the calculations with regard to zonings contained in this appendix may not be fully consistent with those contained in the final Town Plan adopted. However, this appendix will still enable an understanding of the basis of the assumptions and recommendations made in the plan.



Of these, approximately 53 were completed and occupied by the time of the 2006 census.

Therefore there is a total of 175 units either completed since the census or under construction / yet to commence.

Therefore up to 2016, sufficient zoned land is required to provide for 75 **(250 - 175) additional houses in Carnew**.

Headroom

This is the amount of extra land that should be zoned over and above the minimum amount needed to accommodate population targets. It is also known as “market factor” and is intended to allow for that element of zoned land that may not be released to the market for housing purposes during the Plan period. Headroom is normally in the 30% - 50% range; a figure of 50% will be applied in this Plan. In this context, the LAP must zone sufficient land for 113 additional houses.

Amount of New Zoned Housing Land

This plan provides for a total quantum of zoned housing land is c. 27.5ha (c. 26ha at medium density (R1) and c. 1.5ha at low density (R1 LD), which would accommodate up to 540 new units. Further units can be accommodated in the town centre zone. The amount of zoned housing and town centre land is noted as being considerably in excess of the needs of the 2016 population. However, these zoned lands are carried forward for the 2002 Local Area Plan, with some minor modifications. The existing quantum of zoned residential land will be maintained in the plan in order to ensure it remains a robust, long term plan that will accommodate any increase in the population target that may arise in the future through the review of the County Development Plan. It will be a policy of the plan that the granting of permission will be regulated in order to ensure that population targets will not be breached. Therefore, the zoning of land does not guarantee that permission will be forthcoming but rather that it is considered suitable for housing development when the need for housing stock expansion arises.

2. Social & Community Infrastructure

Carnew has the following social and community assets:

- A Catholic and Church of Ireland Church
- Two primary schools
- Secondary school
- GAA pitch
- Community hall
- Sports Pavilion including soccer pitch
- A Credit Union

Education

Primary Education:

The County Development Plan makes provision for the growth of Carnew to 1,500 in 2016. There are two existing primary schools in Carnew – Carnew National School (18 pupils) and Scoil Aodan Naofa (199 pupils) providing for a total of 217 pupils.

The Department of Education indicates that the on average 12% of the population is at primary school going age at any time; however, based on the 2006 census population of 949 this would generate only 114 pupils between the two existing primary schools. The enrolment figures for the two schools indicate that the actual primary school going population is greater than the 12% average due to the wider catchment area of Carnew and stands at 22.8%. Having regard to the location of Carnew and its wider hinterland it is considered that it is reasonable to assume that this trend will continue and therefore there is a requirement for the plan to provide sufficient space to cater for 333 primary school pupils (1,500 * 22.8%), which equates to 13.32 classrooms.

Having regard to the existing situation, it is likely that Scoil Aodan Naofa will absorb a larger proportion of this growth, and provision should be in this plan for the growth of this school up to 16 classrooms. At present Scoil Aodan Naofa occupies a site of c. 0.98ha (2.4 acres). In accordance with Department of Education guidelines, a



16-classroom school requires a minimum of 1.22ha (3 acres).

Carnew NS occupies a small site of less than 0.04ha (0.1 acres) and future expansion of the school is restricted by its proximity to the existing church and graveyard. The only option for school expansion would be on a new site.

Post-Primary Education:

Carnew contains a secondary school (Colaiste Bhríde), which is located to the south west of the town. This school currently caters for approximately 484 pupils, which equates to 51% of the 2006 population for Carnew. This indicates that this secondary school serves a very large hinterland with the nearest secondary schools being located in Rathdrum Co. Wicklow (35km), Gorey Co. Wexford (17km) and Hacketstown Co. Carlow (25km).

It is considered reasonable to assume that this trend will continue and therefore adequate provision must be made to cater for c. 750 pupils in the target year of 2016. Having regard to Department of Education guidelines a minimum of 7.5sqm is required per pupil, which provides a built area of 5,625sqm. In addition to this provision must be made for ball courts (c. 3,060sqm) and a playing field (c. 12,600sqm). This equates to minimum of 42,570sqm or 10.5 acres (4.25ha). At present there are approximately 3.33ha of lands zoned for CE at and surrounding Colaiste Bhríde. Given the projected school population in 2016, additional land is required to be zoned to meet the future needs of the school. These lands shall be provided to the south of the existing school as indicated in the land use-zoning map.

Zoning: There is land of c. 1.3ha already zoned for CE use to the north of the Scoil Aodan Naofa site and while this land may not readily lend itself to school building / playground expansion due to its configuration, it would be suitable for school car parking and sport uses.

Therefore this zoning will be retained. The only option for future school expansion for Carnew National School would be on a new site. As no site has been identified or earmarked at this time, this plan shall maintain the existing CE zonings as set out in the previous plan in order to ensure that sufficient options are available should a new school site be required.

Community & social facilities

Community facilities: There are a number of community-based activities located in Carnew:

- Carnew Community Hall (proposals to refurbish St. Bridget's Hall)
- Carnew Community Care
- A library
- Carnew Enterprise Centre

Childcare: The existing community childcare facility in Carnew is provided on a part-time basis by Carnew Community Childcare Development Group. This facility is provided in St. Bridget's Hall. This facility has received a grant under the 'Equal Opportunities Childcare Programme 2000 – 2006' which shall be used to commence work on the construction of toilets and the refurbishment and equipping of the new area within the hall which will be more suitable for this much needed community playschool. New housing areas will be required to provide private crèches in accordance with the Childcare Guidelines (20 spaces for every 70 houses).

Zoning: Other than CE lands required for school expansion, no need for additional CE zoned land has been identified. The quantum of CE zoned land from the 2002 plan shall therefore be retained.



Play

It is the policy of the Council to ensure the provision of active open space at a rate of 2.4ha of land per 1,000 population. For the target population of 1,500 this will require 3.6ha (1.5 x 2.4ha). In accordance with the adopted Active Open Space policy of the Council, this should be divided as follows

- 2.4ha for outdoor play space
- 0.3ha for equipped play spaces
- 0.9ha for casual play spaces

Outdoor sport areas: Carnew GAA club occupies a site of c. 3.4ha located to the north of the Main Street and consists of dressing rooms, playing fields and an all weather-playing surface.

This club caters for more than 120 children ranging in age from 6-16 years and is a wellutilised facility in Carnew. Carnew also contains a soccer pitch, which is located just off the Main Street in an area know as Back Alley. This site measures c. 1ha and also includes courts and other open areas.

Equipped play spaces: There are currently no public equipped play spaces in Carnew Casual play spaces: There are no formal parks in Carnew but there are a number of areas of open space around the town, particularly in residential areas, that can be utilised for casual play.

Casual play spaces: There are no formal parks in Carnew but there are a number of areas of open space around the town, particularly in residential areas, that can be utilised for casual play.

Zoning: There is adequate provision of sporting facilities in the area to cater for the projected population of 1,500 in 2016. While it is acknowledged that the existing sports pavilion is currently in poor repair it shall be an objective of the plan that this area be maintained and upgraded as part of the overall development of Carnew. It will be an objective of this plan to provide for an equipped play space within Action Area 3 in the form of a children's playground and MUGA (multi-use games area).

3. Employment & Enterprise

The appropriate scale of employment to be provided for such a "Small Growth Town" as Carnew is guided principally by the Regional Planning Guidelines for the Greater Dublin Area, the County Development Plan and the employment characteristics of the town.

While the comparative measurement of the economic health of settlements by the application of statistical indicators is of importance to the understanding of medium to large settlements, such detailed analysis of the economic status of smaller towns and villages is not warranted or accurate. Analysis of Carnew indicates that it is a town serving its hinterland with some commuting population and that outflows for employment are considerably greater than inflows.

While the "Planning role" of Carnew, a small settlement amidst higher order towns, is to sustain the local community, this Plan will seek to enhance Carnew's role as a nucleus for local enterprise and to accommodate all its citizens, and those of its hinterland to be able to work locally, without having to travel more than moderate distances to work. The public consultation process and Wicklow County Council Enterprise and Corporate Services Directorate have identified that demand exists for local employment. The type of employment envisaged is typically service based, with some light industry.

The following assumptions are used in order to calculate the amount of employment-zoned land that is required up to 2016:

- 63% labour force participation rate;
- a jobs ratio of 0.7;
- new business parks / industrial estates will be developed at a low density plot ratio of 0.4 to reflect the area and the preferred quality of service based employment or small enterprise units;
- a gross employment density of 40sqm per person;

Thus the overall amount of land required to be zoned for the 2016 population is $1,500 \times 0.63 \times 0.7 \times 40 \text{sqm} / 0.4 / 10000 = 6.6 \text{ha}$. As employment land has traditionally been slow to be released, a market factor of 100% is considered prudent, giving a gross requirement of 13.2ha.



Zoning: Currently there is c. 12.3ha of zoned employment land located to the north east of the town along off the Tomacork/Aughrim Road. It is proposed to zone one additional parcel of c. 0.9ha on the east side of the settlement, on the Gorey Road.

4. Retail


For the purposes of this plan, the catchment for the target year of 2016 is estimated to be in the region of 3,500 persons (the Shillelagh rural area has a 2006 population of c. 7,500 persons). It is estimated that by 2016 the available expenditure for Carnew will be c. €12m for convenience and €18m for comparison shopping, which would require c. 825sqm convenience floorspace and 2,700sqm comparison floorspace. It is estimated that there is existing / permitted retail floorspace of c.1,300sqm convenience and c.300sqm comparison in Carnew in 2008.

Having regard to Carnew's retail function as envisaged by the County Retail Strategy, it is considered that the convenience offer is sufficient given the size and catchment of the town.

With regard to 'comparison' shopping, while the offer is limited in Carnew, it is not considered, given Carnew's role in the retail hierarchy, that all of the available comparison expenditure requires to be absorbed in the town. Only approximately 10% of all expenditure is currently absorbed and it is recommended that this be increased to at least 50% and the range of goods offered expanded. In this regard, sufficient town centre zoned land will be maintained and specific encouragement will be given to comparison shopping.

Zoning: There is sufficient zoned land in Carnew for expansion of retail and town centre uses, should there be a demand for increased services.





WICKLOW COUNTY COUNCIL

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CARNEW TOWN PLAN

Legend

- RE - Existing Residential
- R1 - Proposed Residential
- TC - Town Centre
- Public Utility
- CE - Community & Educational
- E - Employment
- AA - Action Area
- OS - Open Space
- AOS - Active Open Space
- Pedestrian Linkages
- Indicative New Roads
- Indicative Town Boundary

R1LD - New Residential Low Density

Director of Services: Desmond O' Brien
Senior Planner: Patrick B. Hooper

Scale: 1:17,500@A3 Date: 02/07/09

