



**Wicklow County
DEVELOPMENT PLAN
2010-2016**



WICKLOW COUNTY DEVELOPMENT PLAN 2010-2016

CONTENTS

VOLUME 1 WRITTEN STATEMENT

SECTION A INTRODUCTION, CONTEXT & CORE STRATEGY

	PAGE
Chapter 1 Introduction	1
1.1 Introduction	1
1.2 Plan Composition and Implementation	1
1.3 Development Management	2
1.4 Enforcement	2
1.5 Ministerial Guidelines, Directives and Directions	3
1.6 Environmental Assessment	3
Chapter 2 Strategic Context	4
2.1 National Strategies	4
2.1.1 The National Spatial Strategy 2002 – 2020	4
2.1.2 The National Development Plan 2007-2013	5
2.1.3 Sustainable Development	5
2.1.4 National Climate Change Strategy 2007-2012	6
2.1.5 Transport 21	6
2.1.6 National Heritage & Biodiversity Plans	6
2.2 Regional Strategies	6
2.2.1 Regional Planning Guidelines for the Greater Dublin Area	6
2.2.2 DTO 'A Platform for Change 2000-2016'	7
2.2.3 Water Framework Directive & RBMP	8
2.3 Local plans, strategies and studies	8
2.3.1 Wicklow CDB 'Outlook'	8
2.3.2 IFPLUTS / LUTS	8
2.3.3 Wicklow Outdoor Recreation, Sport & Play Strategies	9
2.3.4 Wicklow Waste Management Plan	9
2.3.5 Local Plans & other studies	9
Chapter 3 Vision & Core Strategy	11
3.1 Introduction	11
3.2 Vision	11
3.3 Core Strategy	11
3.3.1 Settlement Strategy	12
3.3.2 Population	14
3.3.3 Population Distribution	15
3.3.4 Housing & Zoning	15
3.3.5 Infrastructure	17

3.3.6	Retail	18
3.3.7	Integration of environmental considerations into the plan	19
3.4	Key Strategic Goals	20

SECTION B HOUSING & DEVELOPMENT

Chapter 4 Population, Housing & Settlement 28

4.1	Introduction	28
4.2	County population projections	28
4.2.1	Population Objectives	30
4.3	Settlement Strategy	30
4.3.1	Settlement hierarchy	30
4.3.2	Population distribution	32
4.3.3	Settlement Objectives	34
4.4	Housing Strategy	35
4.4.1	Demand for housing	35
4.4.2	Supply of housing	38
4.4.2.1	Availability of zoned land	38
4.4.2.2	Availability of infrastructure	38
4.4.3	Housing affordability	40
4.4.4	Housing Objectives	40

Chapter 5 Urban Development 44

5.1	Introduction	44
5.2	Vision for towns	44
5.3	The role of towns & development objectives	45
5.3.1	Metropolitan Consolidation Towns & Large Growth Towns	45
5.3.2	Moderate Growth Towns	45
5.3.3	Small Growth Towns	46
5.4	Urban design standards	47
5.4.1	Appropriate consideration of local setting & context	47
5.4.2	Intensity of development (density)	49
5.4.3	Suitability of proposed use at that location	50
5.4.4	Accessibility	50
5.4.5	Design quality	51
5.4.5.1	Layout	51
5.4.5.2	Building design	51
5.4.5.3	Open space	53
5.4.5.4	Car parking	54
5.4.5.5	Social & community facilities	54
5.4.6	Other issues	54
5.4.6.1	Infill / backland development	54
5.4.6.2	Subdivision of dwellings	55
5.4.6.3	House extensions	55
5.4.6.4	Independent living units ('Granny flats')	55
5.4.6.5	Temporary residential structures	56
5.4.6.6	Naming of developments	56
5.4.6.7	Taking in charge	56

	5.4.6.8 Entrances to developments	56
	5.4.6.9 Flood routing	56
Chapter 6	Rural housing & development	57
6.1	Introduction	57
6.2	Sustainable Rural Housing	59
6.3	General Rural Development Objectives	60
	6.3.1 Rural settlements (Levels 6-9)	65
	6.3.2 Houses in the open countryside (Level 10)	65
	6.3.3 Rural Housing Zoning	67
6.4	Rural development design standards	68
	6.4.1 Rural towns / large Villages	68
	6.4.2 Small Villages / Rural Clusters	69
	6.4.3 Houses in the Open Countryside	70
SECTION C	ECONOMIC DEVELOPMENT	
Chapter 7	Enterprise & employment	74
7.1	Introduction	74
7.2	Context	74
	7.2.1 National & Regional Strategic Policy Objectives	74
	7.2.2 Local Strategies	75
7.3	Factors influencing future economic development	75
	7.3.1 Availability of land for employment purposes	75
	7.3.2 Availability of Infrastructure	76
	7.3.3 Employment creation agencies / employment initiatives	76
	7.3.4 Economic development & enterprise trends	77
7.4	Strategy for enterprise & employment	77
	7.4.1 Economic Development Hierarchy	77
	7.4.1.1 Metropolitan Area	78
	7.4.1.2 Hinterland Towns	79
	7.4.1.3 N11 & N81 corridors	79
	7.4.1.4 Shillelagh/Tinahely/Carnew Economic Cluster	80
	7.4.1.5 Blessington, Dunlavin & Baltinglass	80
	7.4.1.6 Level 7 & 8 settlements	80
	7.4.1.7 Fostering Local Enterprise	80
	7.4.2 Objectives for enterprise & employment development	80
	7.4.3 Specific objectives for employment types	83
7.5	Design standards for Business Parks, Warehousing, Retail Warehousing & Industrial Developments	86
	7.5.1 Building form & materials	86
	7.5.2 Intensity of development	86
	7.5.3 Colours	86
	7.5.4 Building lines	87
	7.5.5 Building heights	87
	7.5.6 Boundary treatment	87
	7.5.7 Landscaping	87
	7.5.8 Development adjoining existing residential areas	88

	7.5.9 Access & roads	88
	7.5.10 Car parking & loading	88
	7.5.11 Cycle facilities	89
	7.5.12 Services	89
	7.5.13 Lighting, noise & air emissions	89
	7.5.14 Storage requirements	89
	7.5.15 Advertising	89
	7.5.16 Use	89
	7.5.17 Mobility management	90
Chapter 8	The Rural Economy	98
8.1	Introduction	98
8.2	Context	98
	8.2.1 National Context	98
	8.2.2 Wicklow's rural economy	98
8.3	Strategy for the development of Wicklow's rural economy	101
	8.3.1 Commercial & Industrial. Development in a rural area	102
	8.3.2 Agriculture	103
	8.3.3 Forestry	104
	8.3.4 Fishing	105
	8.3.5 Extractive industry	106
8.4	Rural Design Standards	107
	8.4.1 General	107
	8.4.2 Re-use of redundant vernacular farm buildings	107
	8.4.3 Commercial / industrial development in a rural area	107
	8.4.4 Agriculture	108
	8.4.5 Forestry	109
	8.4.6 Extractive Industry	109
Chapter 9	Tourism & Recreation	113
9.1	Introduction	113
9.2	Context	113
	9.2.1 National Spatial Strategy 2002 – 2020	113
	9.2.2 Failte Ireland Tourism Development Plan 2008-2010	114
9.3	Strategy for tourism & recreation	114
	9.3.1 General Objectives	114
	9.3.2 Accommodation	116
	9.3.3 Integrated tourism / leisure / recreational complexes	117
	9.3.4 Other visitor facilities	118
	9.3.5 Tourism & recreation infrastructure	118
	9.3.6 Tourism & recreation themes & products	119
9.4	Development Control Objectives	120
	9.4.1 General criteria	120
	9.4.2 Overnight accommodation	121
	9.4.3 Holiday homes	121
	9.4.4 Caravan & camping developments	121

Chapter 10	Retail	134
10.1	Introduction	134
10.2	Context - policy influences on the County Retail Strategy	134
10.2.1	Retail planning Guidelines for Local Authorities 2005	134
10.2.2	Retail Strategy for the Greater Dublin Area 2008-2016	135
10.3	Retail Strategy for County Wicklow	137
10.3.1	Retail hierarchy & the role of centres	137
10.3.2	Boundaries of core shopping areas	139
10.3.3	Assessment of the requirement for additional retail floorspace	140
10.3.4	Allocation	142
10.3.4 (a)	Bray	143
10.3.4 (b)	Wicklow Town	144
10.3.4 (c)	Greystones, Arklow, Blessington, Baltinglass, Newtownmountkennedy, Rathdrum	145
10.4	Retail objectives	148
10.4.1	General	148
10.4.2	Town centres (Levels 2, 3, 4)	149
10.4.3	District centres	150
10.4.4	Large foodstores	150
10.4.5	Neighbourhood centres	151
10.4.6	Out of town shopping centres	151
10.4.7	Village retail	151
10.4.8	Rural retail	151
10.4.9	Tourism retail	152
10.4.10	Retail warehousing	152
10.4.11	Discount foodstores	153
10.4.12	Regional shopping centres	153
10.4.13	Outlet centres	153
10.4.14	Factory shops	153
10.4.15	Garden centres / nurseries	154
10.4.16	Petrol filling stations	154
10.4.17	Farmer's markets	154
10.5	Criteria for the assessment of retail developments	155
10.5.1	The need for the development	155
10.5.2	The sequential approach	155
10.5.3	Impact on existing centres	156
10.5.4	Availability of transport	156
10.5.5	The qualitative aspects of the proposal, including scale	157
10.6	Shopfront design standards	158
10.6.1	Shopfront style	158
10.6.2	Fascia	158
10.6.3	Signage	158
10.6.4	Doors & windows	159
10.6.5	Canopies	159
10.6.6	Materials	159
10.6.7	Colour	159
10.6.8	Security	160
10.7	Vacant retail units	160

SECTION D INFRASTRUCTURE

Chapter 11	Roads & Transportation	163
	11.1 Introduction	163
	11.2 Public transport	163
	11.2.1 Wicklow Rural Transport Initiative	165
	11.3 Cycling & Walking	165
	11.4 Public Roads	166
	11.4.1 National Roads	166
	11.4.2 Regional Roads	168
	11.4.3 Local & Urban Roads	168
	11.4.4 Road Improvement Reservation Objective	169
	11.5 Parking	170
	11.6 Ports, Harbours, Marinas & Aviation	170
	11.7 Development Standards	171
	11.7.1 Public Transport	171
	11.7.2 Public roads	172
	11.7.3 Parking	175
	11.7.4 Entrances & sight lines	177
	11.7.5 Road gradients	177
	11.7.6 Set backs from public roads	178
	11.7.7 Roads Safety Audits	178
	11.7.8 Thresholds for traffic & transport assessment	179
	11.8 Roadside signage	182
Chapter 12	Water services	185
	12.1 Introduction	185
	12.2 Context	185
	12.2.1 Water Framework Directive & River Basin Management Plans	185
	12.2.2 Groundwater Protection Scheme	185
	12.3 Water Supply & Demand	186
	12.4 Waste Water	187
	12.5 Storm & Surface Water	189
	12.6 Flooding	189
	12.7 Development Management Objectives	194
	12.7.1 Water supply	194
	12.7.2 Water demand	194
	12.7.3 Wastewater systems	194
	12.7.4 Surface & storm water systems	195
Chapter 13	Waste & environmental emissions	196
	13.1 Introduction	196
	13.2 Solid waste management	196
	13.3 Hazardous Waste & Emissions	197
	13.4 Litter & illegal dumping	197
	13.5 Emissions to air	198
	13.6 Noise pollution	198
	13.7 Light pollution	198
	13.8 Development Management Objectives	199

13.8.1	Construction & demolition management	199
13.8.2	Residential development	199
13.8.3	Employment & commercial developments	199
13.8.4	Agriculture	200
13.8.5	Construction & demolition waste facilities	200
13.8.6	Air emissions	200
13.8.7	Noise	201
13.8.8	Light	201
13.8.9	Contaminated land	201
Chapter 14	Energy & telecommunications	202
14.1	Introduction	202
14.2	Context	202
14.2.1	Government policy on energy	202
14.2.2	National Climate Change Strategy 2007-2012	202
14.2.3	Wind Energy Development Guidelines	203
14.2.4	Government policy on telecommunications	203
14.2.5	Planning & Development Act 2000 (as amended)	203
14.3	Energy	204
14.3.1	The energy problem	204
14.3.2	Electricity	204
	Electricity generation	204
	(1) Wind energy	205
	(2) Solar energy	206
	(3) Hydro energy	206
	(4) Bio energy	206
	(5) Small scale renewable energy generation	207
	Electricity transmission & distribution	207
	Electricity demand	208
14.3.3	Transport	208
14.3.4	Heating	208
14.4	Telecommunications	209
14.5	Design standards for improved energy efficiency	209
14.6	Mast & Telecommunications Development Standards	210
Chapter 15	Social & community infrastructure (including open space)	214
15.1	Introduction	214
15.2	Community Development	214
15.3	Social infrastructure	215
15.3.1	Education & development	216
15.3.2	Health, care & development	216
	15.3.2.1 Health	216
	15.3.2.2 Residential & day care	217
	15.3.2.3 Childcare & pre-school	218
15.3.3	Leisure & recreation	219
	15.3.3.1 Children's play	219
	15.3.3.2 Teenagers & young adults	219
	15.3.3.3 Community centres	220
	15.3.3.4 Sport	220

15.3.4	Culture	221
15.3.4.1	Arts	221
15.3.4.2	Libraries	221
15.3.4.3	Places of worship & burial	221
15.4	Open Space	222
15.5	Development standards	223
15.5.1	Community facilities	223
15.5.2	Childcare	224
15.5.3	Education	224
15.5.4	Nursing home developments	225
15.5.5	Care facilities	225
15.5.6	Accessibility	225
15.5.7	Open space	226
	Appendix	229

SECTION E BUILT & NATURAL HERITAGE

Chapter 16 Built Heritage 235

16.1	Introduction	235
16.2	Context	235
16.2.1	Planning & Development Act 2000 (as amended)	235
16.2.2	National Monuments Acts 1930-1994	236
16.3	Archaeology	236
16.4	Architectural heritage	237
16.4.1	Record of Protected Structures	237
16.4.2	Other structures & vernacular architecture	238
16.4.3	Architectural Conservation Areas	238
16.5	Historical & Cultural heritage	240

Chapter 17 Natural Environment 241

17.1	Introduction	241
17.2	Context	241
17.2.1	Planning & Development Act 2000 (as amended)	241
17.2.2	EU Habitats Directive	242
17.2.3	Water Framework Directive 2000 & Groundwater Directive 2006	242
17.2.4	National Biodiversity Plan	242
17.3	Biodiversity	242
17.4	Woodlands, trees & hedgerows	244
17.5	Water systems	244
17.6	Soils & Geology	245
17.7	Green Infrastructure	246
17.8	Recreation use of natural resources	246
17.9	Landscape & views / prospects	247
17.9.1	Landscape characterisation	247
17.9.2	Views & prospects	249

Chapter 18	Coastal Zone Management	250
	Cell 1 Bray Town	251
	Cell 2 Bray Head	251
	Cell 3 Bray Head to Greystones (Rathdown)	252
	Cell 4 Greystones Town	252
	Cell 5 Greystones to Kilcoole (Ballynerrin)	253
	Cell 6 Kilcoole - Wicklow Town	253
	Cell 7 Wicklow Town & Environs	254
	Cell 8 Wicklow Head / Kilpoole	255
	Cell 9 Brittas Bay	256
	Cell 10 Mizen head to Arklow	258
	Cell 11 Arklow Town & Environs	259
	Cell 12 Arklow Rock to Kilmichael Point	260

SECTION F IMPLEMENTATION & MONITORING

Chapter 19	Implementation & monitoring	264
	19.1 Introduction	264
	19.2 Implementation	264
	19.3 Monitoring	264
	19.4 Collaboration & engagement	265

VOLUME 2 MAPS, SCHEDULES & APPENDICES

	PAGES
Settlement Boundaries	
Maps 06.01 – 06.05	1 - 16
Built Heritage Schedules	17
Built Heritage Maps	18 - 24
Natural Heritage Schedules	25 - 38
Natural Heritage Maps	39 - 53
Appendices	
1. Wind Energy Strategy	1 - 13
2. Housing Strategy	1 - 29
3. Blessington Architectural Conservation Area Appraisal	1 - 47
4. Record of Protected Structures	1 - 78

VOLUME 3 TOWN PLANS

	PAGES
1. Introduction	1 - 5
2. Aughrim	6 - 13
3. Baltinglass	14 - 35
4. Carnew	36 - 55
5. Newcastle	56 - 71
6. Roundwood	72 - 87
7. Shillelagh	88 - 96
8. Tinahely	97 - 118
9. Rathdown No. 2 Plan	119 - 125

VOLUME 4 STRATEGIC ENVIRONMENTAL ASSESSMENT STATEMENT APPROPRIATE ASSESSMENT