

3. Kilmacanogue Settlement Plan

Settlement Profile

The town of Kilmacanogue is located at the junction of the R755 to Roundwood and the N11, 5km south of Bray town centre. Kilmacanogue is located equidistant between the Little Sugar Loaf to the east and the Great Sugar Loaf to the west, in the north eastern foothills of the Wicklow Mountains. The town itself is named after St. Mochoinog who was an early Irish saint with strong associations with Glendalough. The location of the town at the foothills of the Great Sugar Loaf Mountain makes it a popular destination for recreational users.

The town of Kilmacanogue is spread out, with no real definition in terms of a town core and over the years the N11 has come to dominate the town. The properties on the east side of the N11, which includes some residential and employment properties and a service station, have become somewhat cut-off from the majority of services, which are located on the west side of the N11. The pedestrian link bridge over the N11 and the vehicular flyover are important links to connect the two sides of the village.

Existing services in the primary lands on the west side of the N11 comprise a post office, service station, public house, church, two crèches and primary school. The 'Avoca Handweavers' outlet and the business park to the north of the settlement are a popular destination for tourists, locals and those travelling on the N11. While these facilities are all in close proximity and together would form the basis for a town 'core', the dominance of the N11 and associated roundabouts / slip roads has hindered the development and improvement of this core area and has impacted on town 'identity'.

During the lifetime of this plan, it is the intention of the Planning Authority to examine transport connections between Kilmacanogue and Bray in more detail and explore alternative methods to link Kilmacanogue directly to the Bray environs area and to ensure that the two settlements do not coalesce.

Key Infrastructure

Water Supply: The water supply to Kilmacanogue is directly from the trunk main between the Vartry Reservoir and Stillorgan. There is no pumping in the system, the water flows by gravity. There is no storage reservoir for water in the Kilmacanogue area. This is sufficient capacity in this system to serve the growth targets for this settlement.

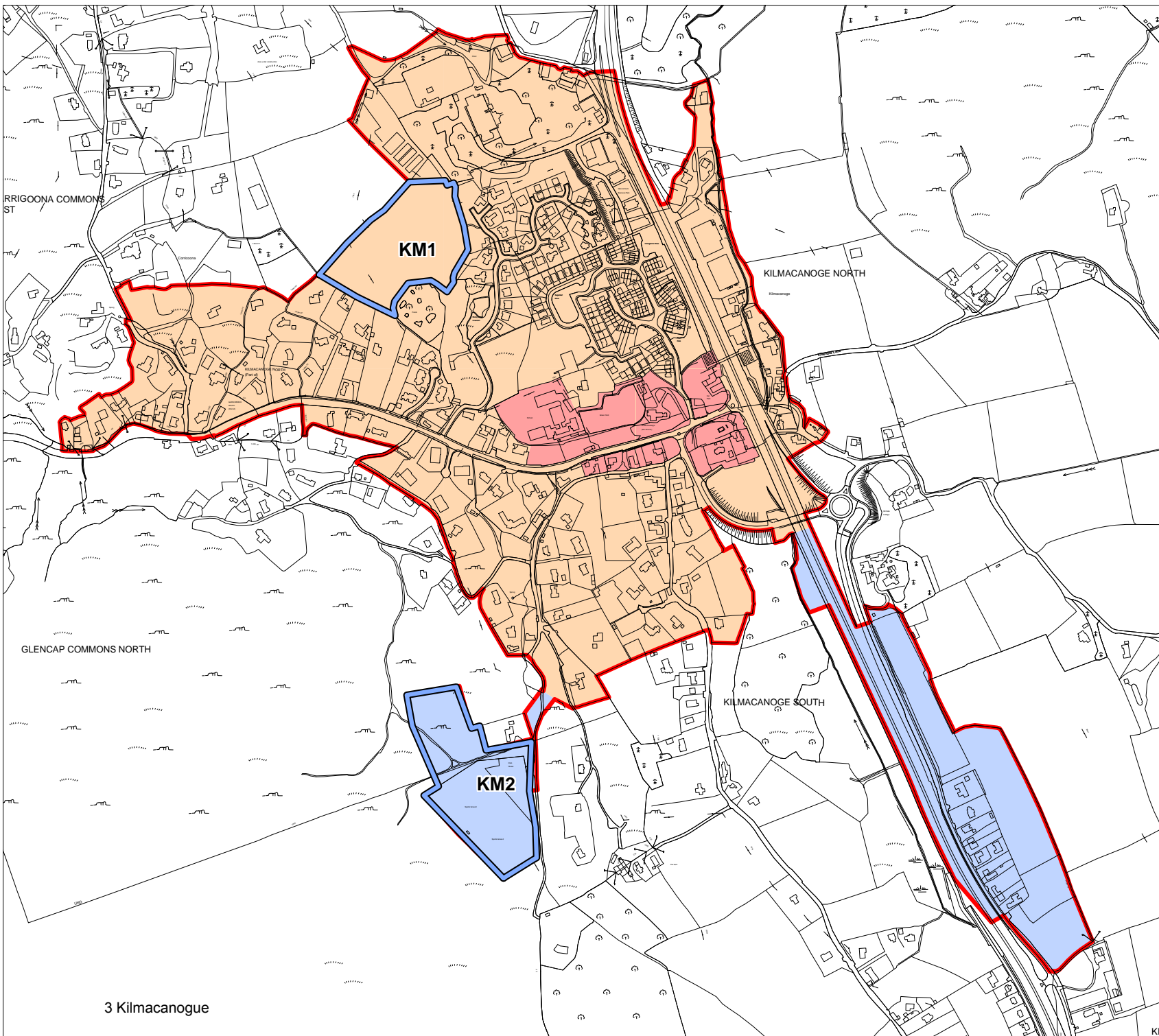
Waste Water Treatment: There is sufficient capacity in the public sewer network and wastewater flows to a pumping station in the town, where it is finally pumped to the Shanganagh Waste Water Treatment Plant via the Bray sewer system. This system has adequate capacity to meet the growth targets of this plan for Kilmacanogue.

Roads: The town of Kilmacanogue lies on the junction of the R755 to Roundwood and the N11, 5km south of Bray town centre. There are a number of slip roads and roundabouts within the plan area linking the town to regional roads and the main N11/M11. There is a high volume of traffic using this N11 junction as the R755 is the primary route from the north of the County to Roundwood and the busy tourist area of Laragh / Glendalough. The layout of the junction also results in conflicting traffic movements at some locations. While there is a pedestrian bridge over the N11 linking both sides of the settlement, pedestrian facilities in the settlement as a whole are somewhat lacking and pedestrian needs and safety generally are compromised by the high volumes of traffic, excessive speeds at some locations and a general lack of footpaths, particularly away from the R755.

Kilmacanogue Specific Development Objectives






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

1. Preserve and improve public and private open space and recreation facilities, including walking routes linking the town of Kilmacanogue to the summit of the Great Sugar Loaf and reinforcing the role of the town as a service base for recreational users.
2. To carry out a feasibility study and public consultation to investigate the possibility of providing a new road to the east of Kilmacanogue which would, amongst other things, provide alternative access to properties currently directly accessed from route N11.
3. To allow for development of up to 25 new dwellings on lands identified as **KM1** on Map No.1, contingent on the development on these lands of public active open space measuring not less than 1 ha.
4. To seek to facilitate infill residential development at appropriate locations particularly where shared vehicular entrances can be achieved and where a clustering of dwellings can be accommodated.
5. To preserve lands at Kilmacanogue GAA on lands identified as **KM2** on Map No.1, for recreational and active space only.



Kilmacanogue Settlement Plan

WICKLOW COUNTY DEVELOPMENT PLAN 2016-2022

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

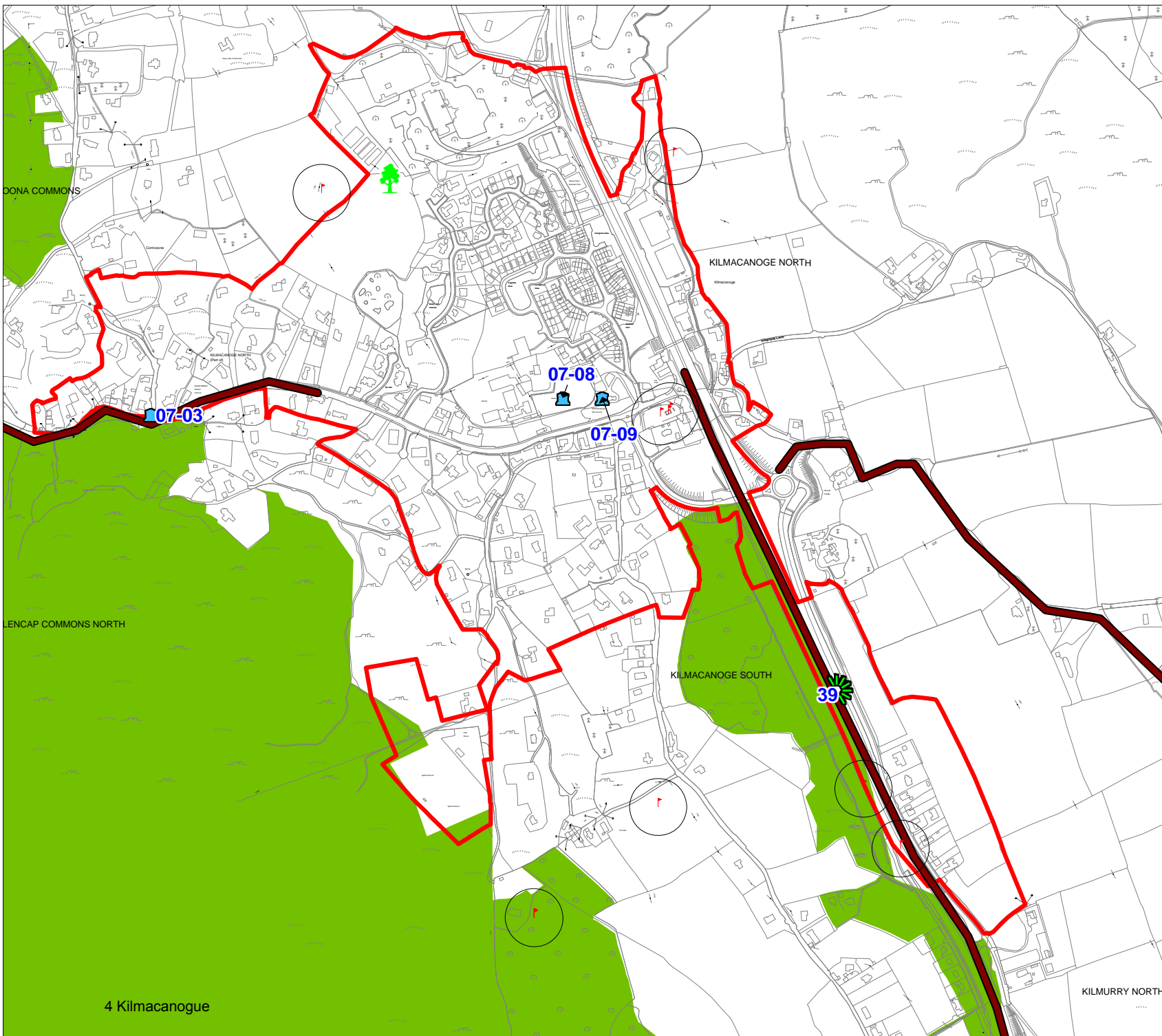
Title: Land Use Zoning Objectives
Map No. : 1



Maps are not to scale







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Kilmacanogue Settlement Plan

WICKLOW COUNTY DEVELOPMENT PLAN 2016-2022

-  Settlement Boundary
-  Protected Structures
-  Proposed Natural Heritage Area
-  National Monument
-  View
-  Prospect
-  Tree Preservation Order

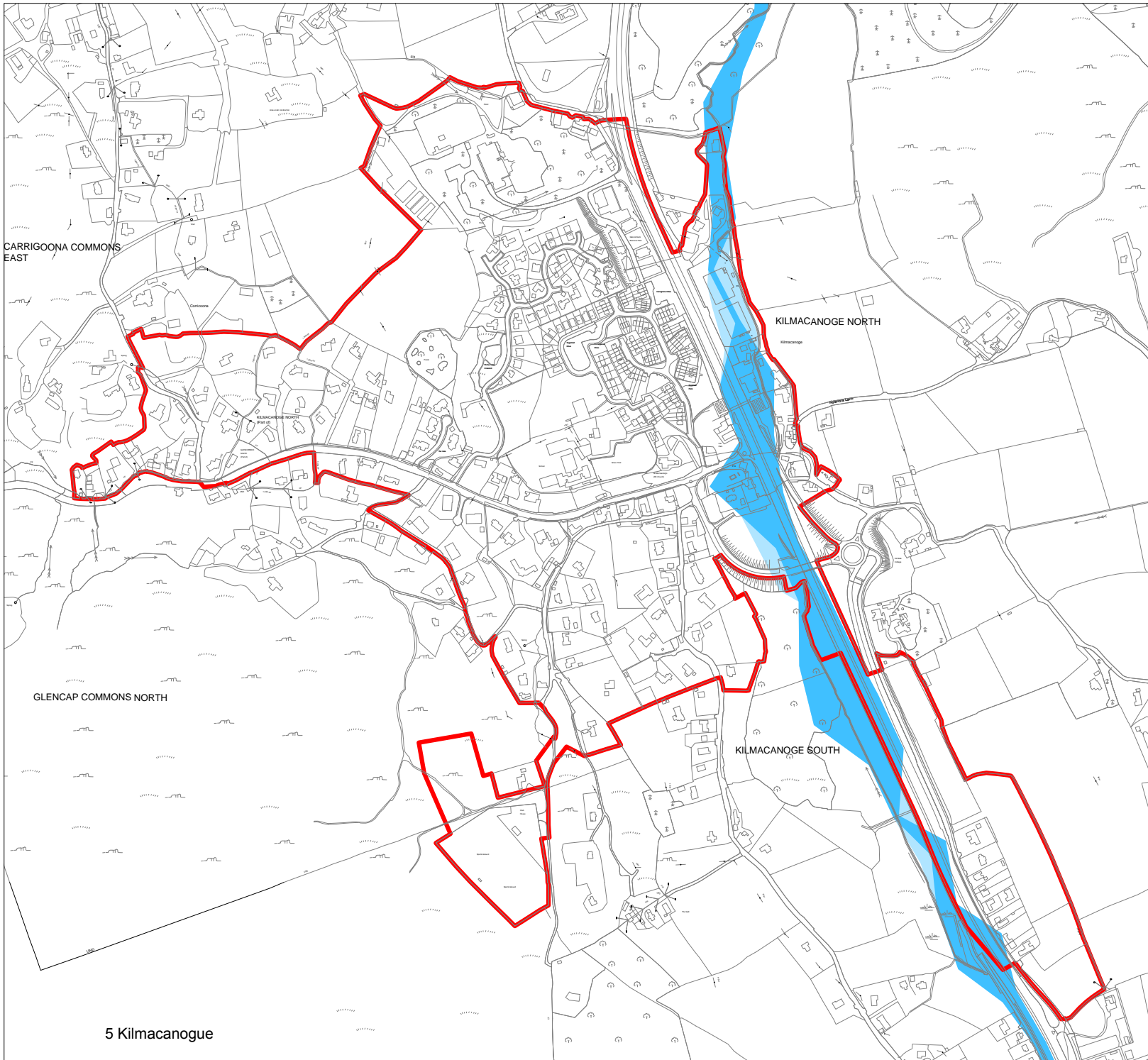
Title: Heritage Objectives
Map No. : 2

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


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-  Settlement Boundary
-  Flood Zone A: High probability of flooding
- Where the probability of flooding from rivers and the sea is highest (greater than 1% or 1 in 100 for river flooding or 0.5% or 1 in 200 for coastal flooding)
-  Flood Zone B: Moderate probability of flooding
- Where the probability of flooding from rivers and the sea is moderate (between 0.1% or 1 in 1000 and 1% or 1 in 100 for river flooding and between 0.1% or 1 in 1000 year and 0.5% or 1 in 200 for coastal flooding)

Disclaimer

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

Full Disclaimer is included in SFRA

Title: Indicative Flood Zones
Map No.: 3



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