

6. Shillelagh Settlement Plan

Settlement Profile

Shillelagh is a rural town located in the extreme south west part of County Wicklow within a scenic rural setting. The town was planned as part of the Fitzwilliam estate in the 17th century with the nearby Coolattin House being the seat of the estate. The town is located approximately 8 kilometres from the Level 5 towns of Carnew and Tinahely and approximately 25km from Gorey in Co. Wexford, which provide higher order employment and service functions for the town's population. The town currently serves the day-to-day needs of the local population.

The town provides limited retail and community facilities, which include a local convenience shop and a small number of local services including a public house, a takeaway, a betting office, a primary school, community hall, health centre, a post office, Garda station and Catholic Church. The local GAA/soccer and community park/playground provide the main recreational facilities for the town.

The town has a charming centre, with the former cut stone estate houses and handsome courthouse, with its clock tower, adding to the character of the area. This charm is diminished somewhat by sections of the northern and north eastern main street where a number of existing buildings have become vacant.

More recently development has taken place to the south west of the town core with a number of low density housing developments being completed. This has led to a more sprawled pattern of development with significant areas of land remaining undeveloped close to the town core. This plan will aim to address this pattern of development by promoting new residential development within the undeveloped lands closest to the town core.

In terms of the local economy and employment, Kerry Foods and Cheshire Homes situated within the plan boundary, offer a significant employment base for the local and hinterland population; however there are areas within the town core which have the potential to provide further employment opportunities. This plan aims to identify these key sites and facilitate the further expansion of employment opportunities within the area.

Key Infrastructure

Water supply: Shillelagh'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 Shillelagh.

Wastewater: Shillelagh is served by a wastewater treatment plant located beside the river to the south of the Bay Bridge. This plant does not have capacity to accommodate the growth of the area up to the projected 2022 population target.

Shillelagh Specific Development Objectives

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

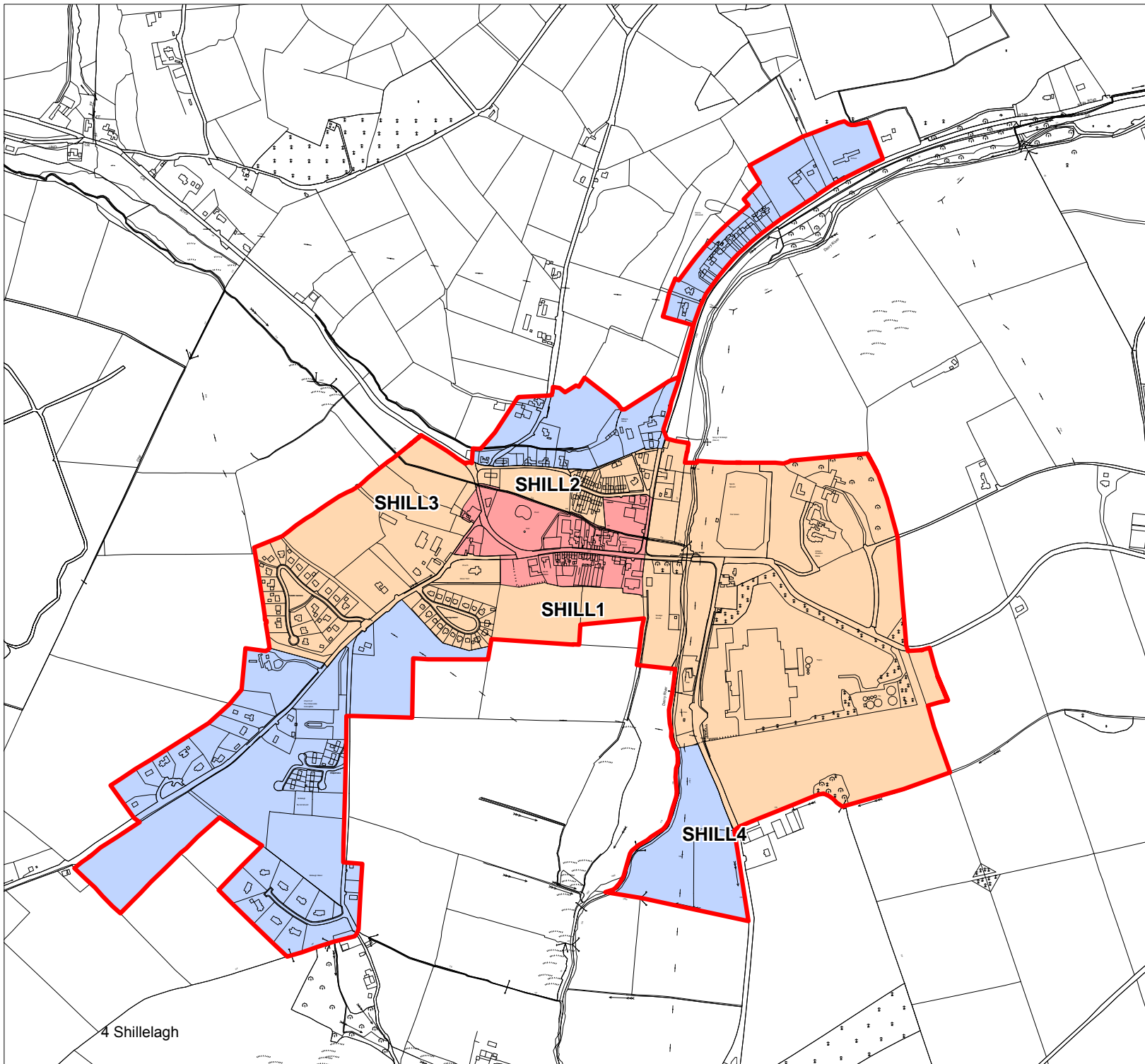
1. To facilitate and promote the development of a range of high quality community and recreational facilities that meet the needs of the local population and in particular to allow for the development of sport, play and recreation developments and the further expansion of the local community park.
2. To particularly facilitate and promote tourist developments that are associated with the provision of walking routes within and linking the area to surrounding settlements such as the Tinahely railway walk, Tomnafinnogue Wood and Coolattin Estate and Golf Course.
3. To safeguard the integrity of the Derry River, which forms part of the River Slaney Valley SAC, including the use of adequate buffer zones between the river and proposed developments.
4. In the **Primary Zone**
 - (a) To encourage and facilitate the redevelopment of derelict and underused sites and structures along railway road, in particular: the former station buildings, the site of former St. Fiach's Hall and the former car sales lands. Any proposed developments shall be of an exceptionally high quality design and shall include uses that reflect the location of these areas within the settlement. The redevelopment of the former car sales lands shall incorporate an appropriate buffer to the existing river and be laid out in a manner which provides passive supervision of this area whilst also facilitating a potential walkway linking this area directly to the local community park along the stream.
 - (b) To encourage and facilitate the development of lands adjoining and to the rear of 'Walkers' shop for mixed use development. The development of these lands shall provide for an active street frontage and be of a high architectural design that reflects and complements the character of the existing town core. The development of these lands shall provide for a through access to lands identified as **SHILL1**.
 - (c) To promote the safe movement of traffic and pedestrians in and around the core area, with particular emphasis on (i) improving the safety of turning movements between the bridge/railway road and main street, (ii) improving pedestrian safety, (iii) improving the provision of footpaths.
 - (d) To protect and preserve the public open space/community park area located within the town centre, north of Walker's Shop.
 - (e) To protect and improve the traditional character and natural setting/backdrop of the town centre.
5. In the **Secondary Zone**
 - (a) Preserve the use of Fair Green for recreational and active open space use.
 - (b) To support and facilitate the continued operation and expansion of existing employment sites
 - (c) Any proposal for development on lands identified **SHILL1** shall ensure the residential amenity of the existing buildings fronting onto the main street is protected. In the interests of protecting the visual amenity of the area, any future development proposal shall include proposals for extensive landscaping of these lands and the use of finishes which complement and enhance the character

of the town core to the immediate north.

- (d) Any proposal for development on lands within **SHILL2** shall be accompanied by a flood risk assessment and proposals for the appropriate upgrade and widening of the existing access roadway to the north. In the interests of protecting the visual amenity of the area, any future development proposal shall ensure the design, materials, layout, landscaping and screening proposals integrate the development, as far as is possible, with the natural features and landscape of the site. In this regard, particular attention shall be paid to ensuring that adequate screening of any proposed development is carried out along the southern boundary.
- (e) The development of **SHILL3** lands shall provide for a comprehensive mixed use development containing residential/tourist and open space uses. The design and layout of the overall development shall provide for a low density development pattern with expansive open space areas in particular along the existing stream. The overall development of these lands shall facilitate a high level of pedestrian connectivity to the town core.

6. In the **Tertiary Zone**

- (a) To maintain the existing Active Open Space uses on lands identified **SHILL4**.



Shillelagh Settlement Plan

WICKLOW COUNTY DEVELOPMENT PLAN 2016-2022

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

SHILL3

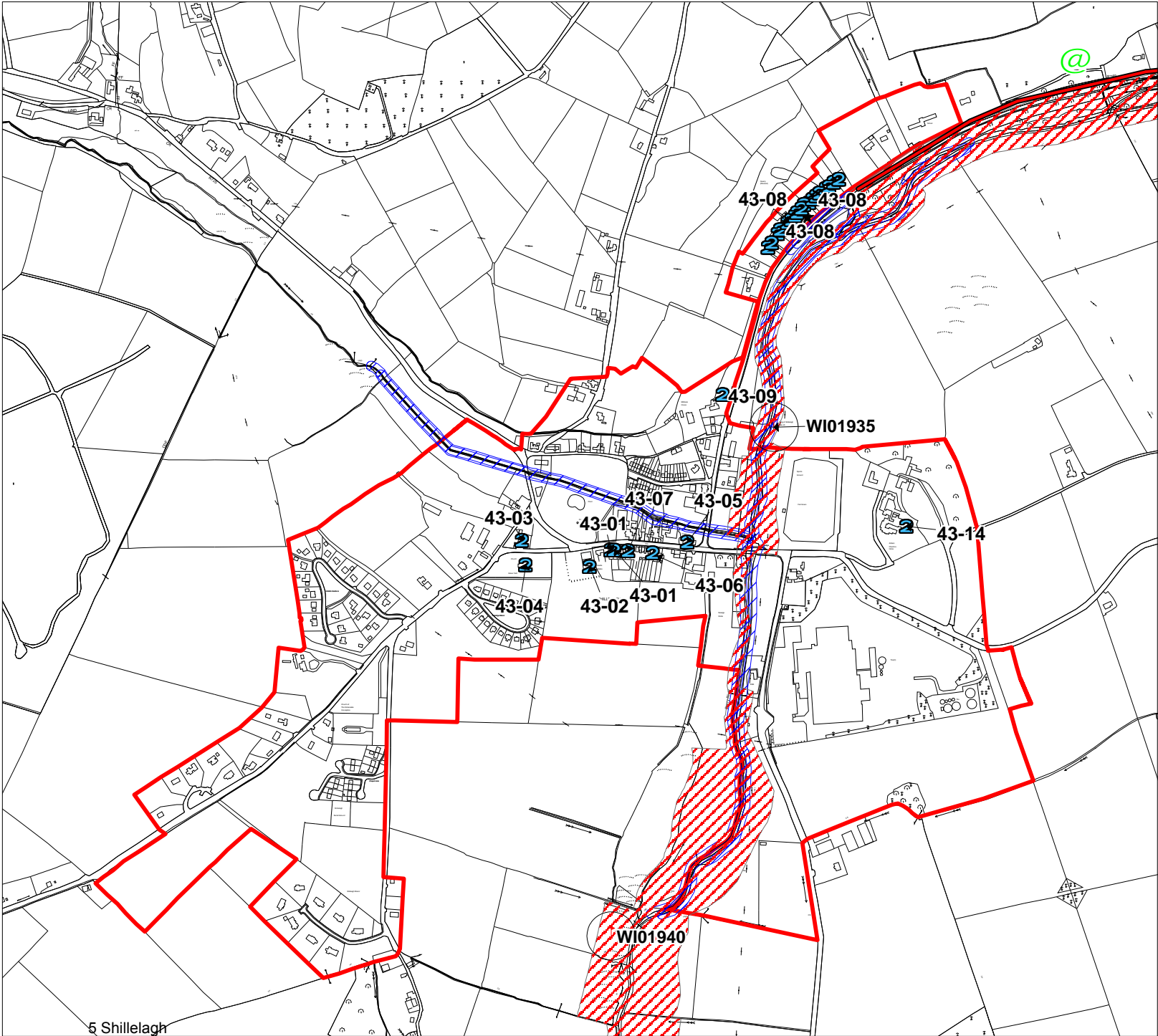
SHILL2

SHILL1

SHILL4






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





Shillelagh Settlement Plan

WICKLOW COUNTY DEVELOPMENT PLAN 2016-2022

-  Settlement Boundary
-  Protected Structures
-  Recorded Monuments
-  SAC
-  10m River/Stream Buffer

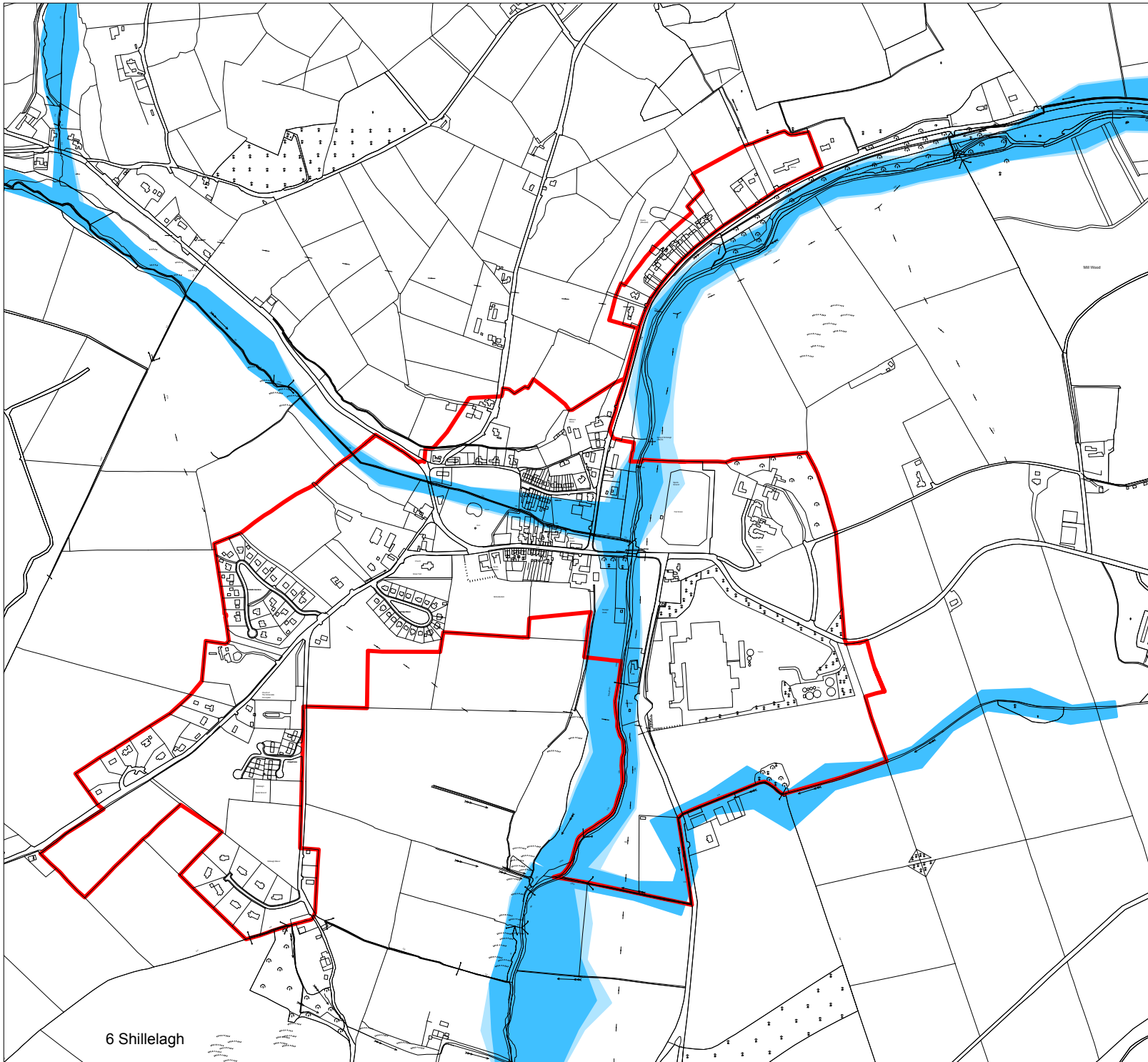
Title: Heritage Map
Map No.: 2



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Maps are not to scale

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6 Shillelagh

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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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