

# 1. Avoca Settlement Plan

## Settlement Profile

Avoca is a rural town that is located in the south east part of County Wicklow, within a particularly scenic rural setting along the Avoca River. The town is located approximately 10km from the higher order towns of Arklow and Rathdrum, 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, and is the main service centre for surrounding rural areas including Connary, The Meetings and Woodenbridge.

The town provides a variety of retail and community facilities, including a number of shops and local services, a public house, a takeaway, a café, a pharmacy, hairdressing salon and beauticians, a primary school, community hall, post office, credit union, IT centre/heritage centre, health centre, Garda station and Catholic Church. Rooster Park sports ground provides the main recreational facility for the town.

The town has a charming centre, with a traditional character, and river and mountainous setting. This charm is diminished somewhat by a degree of dereliction and vacancy at prime sites. A Traffic Accessibility Plan was implemented in 2011/2012, through which works were completed to improve pedestrian accessibility and traffic safety throughout the town.

Avoca and its surrounding area, including The Meetings, Connary, Tigroney and Woodenbridge, has considerable potential to develop as a tourism hotspot. The area has particular potential to be a destination for niche ecotourism and educational tourism products. Attractions in the area include the historic copper mines at Ballygahan, Ballymurtagh, Connary and Tigroney, the 'Meeting of the Waters', Avoca Handweavers, Avoca Gallery shop and painting school, walking trails such as the Avoca Red Kite Loop and the Avoca River for river based activities such as kayaking and angling. The development of sustainable tourism and service related industries could yield significant economic benefits in terms of job creation and investment.

The town has developed mainly along the east of the Avoca River in a linear manner. The promotion of a more concentric settlement pattern is constrained by several matters, including geographical constraints, a wide floodplain and lack of transportation links between the town centre and lands west of the R752. These factors have resulted in the growth of the town in a southerly direction towards Kilmagig. The dispersed spatial development of the town has resulted in a lack of connectivity between the main housing and school areas in Kilmagig, and the town centre.

There are a number of facilities located outside the plan boundary, located along the Rathdrum to Arklow road that serve the town, including a recycling facility, playing pitches, tourist facilities, graveyard, and Church of Ireland church and associated buildings.

## Key Infrastructure

**Water supply:** Water supply to Avoca is sourced from a treated surface water supply at Ballard, Ballinaclash. Water is fed by gravity down the Vale of Avoca and stored in a reservoir at Ballymurtagh. The reservoir has sufficient storage capacity to provide for current target levels of future growth. The delivery of a new Mid-Wicklow Regional Water Supply Scheme (Roundwood, Laragh, Rathdrum, Avoca/Ballinaclash, Aughrim/Annacurragh and Redcross) is being considered by Irish Water and would resolve any water supply constraints in the area into the future. Works were completed during 2015 on the replacement of water mains.

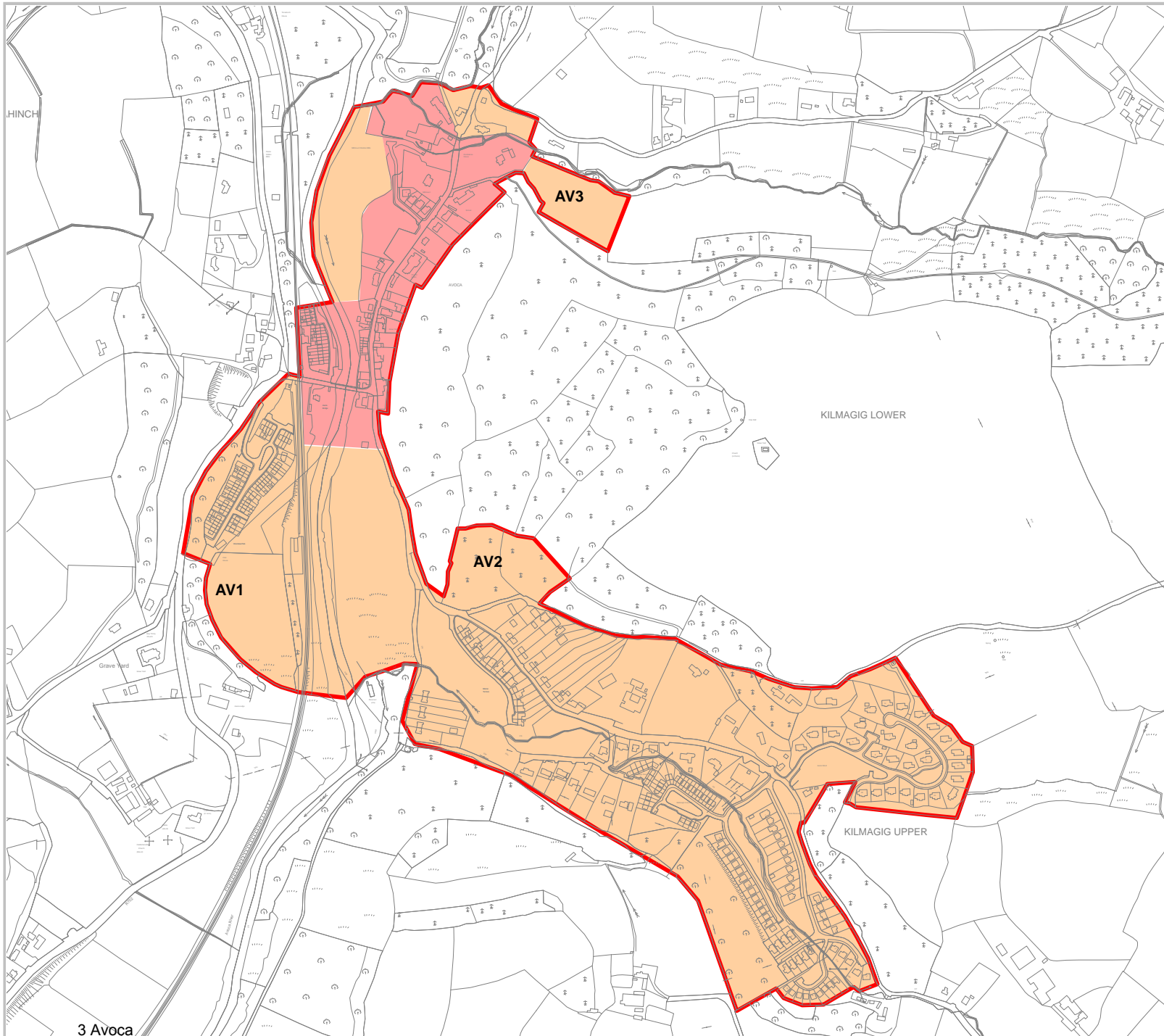
**Wastewater:** Avoca is served by a licenced Wastewater Treatment Plant, which is located in Ballanagh. There are issues around access to the existing treatment plant and treatment processes at the plant. Irish Water is

examining ways to resolve these issues and once these are resolved there would be sufficient capacity to meet anticipated demand.

### **Avoca 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 youth-related developments, including an equipped play space.
2. To particularly facilitate and promote tourist developments that are associated with the following tourism products or themes: (i) the area's mining heritage, (ii) The Meeting of the Waters / Thomas Moore, (iii) outdoor recreational activities e.g. walking / Red Kite Walk Loop, activities associated with River Avoca etc. (iv) 'the arts' including painting, hand weaving etc,
3. In the **Primary Zone**
  - (a) To encourage and facilitate the redevelopment of derelict and underused structures at Nagle's property for a mixed use development. Any proposed development shall be of an exceptionally high quality design and shall include uses that reflect its landmark location within the settlement. Any proposed development shall include proposals for improving pedestrian and traffic safety at the intersection.
  - (b) To promote the safe movement of traffic and pedestrians in and around this area, with particular emphasis on (i) improving the safety of turning movements between the bridge and main street, (ii) improving pedestrian safety and (iii) facilitating the development of additional car parking facilities by extending the existing Church car park or by providing facilities at an alternative appropriate location,
  - (c) To protect and preserve the public open space area located within the town centre, north of Hendley's shop.
  - (d) To protect and improve the traditional character and natural setting/backdrop of the town centre.
  - (e) To allow for the development of a public toilet at a suitable location.
  - (f) To facilitate the appropriate development of the railway station.
4. In the **Secondary Zone**
  - (a) Preserve the use of Rooster Park (identified at AV1) for recreational and open space use.
  - (b) Any proposal for development on lands identified AV2 located at Kilmagig Upper shall include proposals for the upgrade of access from the public road and shall include proposals for the provision of adequate sightlines, in accordance with the relevant standards. In the interests of protecting the visual amenity of the area, any future development proposal shall include proposals for (i) the landscaping of any retaining works that are required for sightlines, and (ii) the retention of a line of existing trees along the southern perimeter of the site adjoining the existing public road and existing access laneway.
  - (c) Any proposal for development on lands identified AV3 at Knockanree Lower shall include proposals for the appropriate upgrade and widening of the existing access way that adjoins the northern boundary of the Community Centre. 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 the amenity of views of the site from L-9167-19 at Knockanree are protected, as far as possible.



# Avoca Settlement Plan

## WICKLOW COUNTY DEVELOPMENT PLAN 2016-2022

- Primary Development Area
- Secondary Development Area
- Settlement Boundary

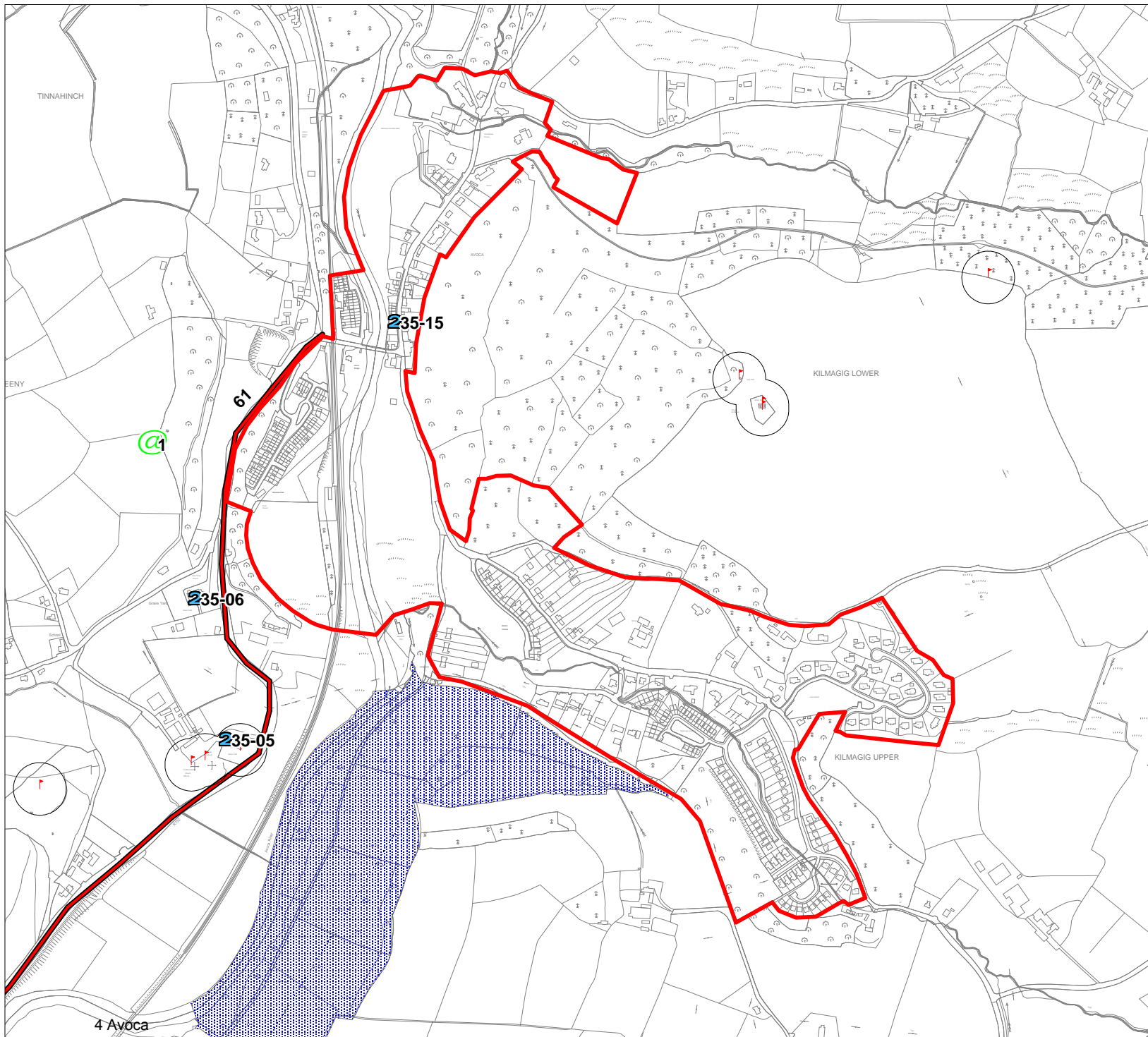
**Title: Land Use Zoning  
Objectives**



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
Maps are not to scale


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# Avoca Settlement Plan

## WICKLOW COUNTY DEVELOPMENT PLAN 2016-2022

-  Protected Structures
-  National Monument
-  Prospect
-  TPO Tree Protection Order
-  Avoca River Valley pNHA

 Settlement Boundary

**Title: Heritage Objectives**

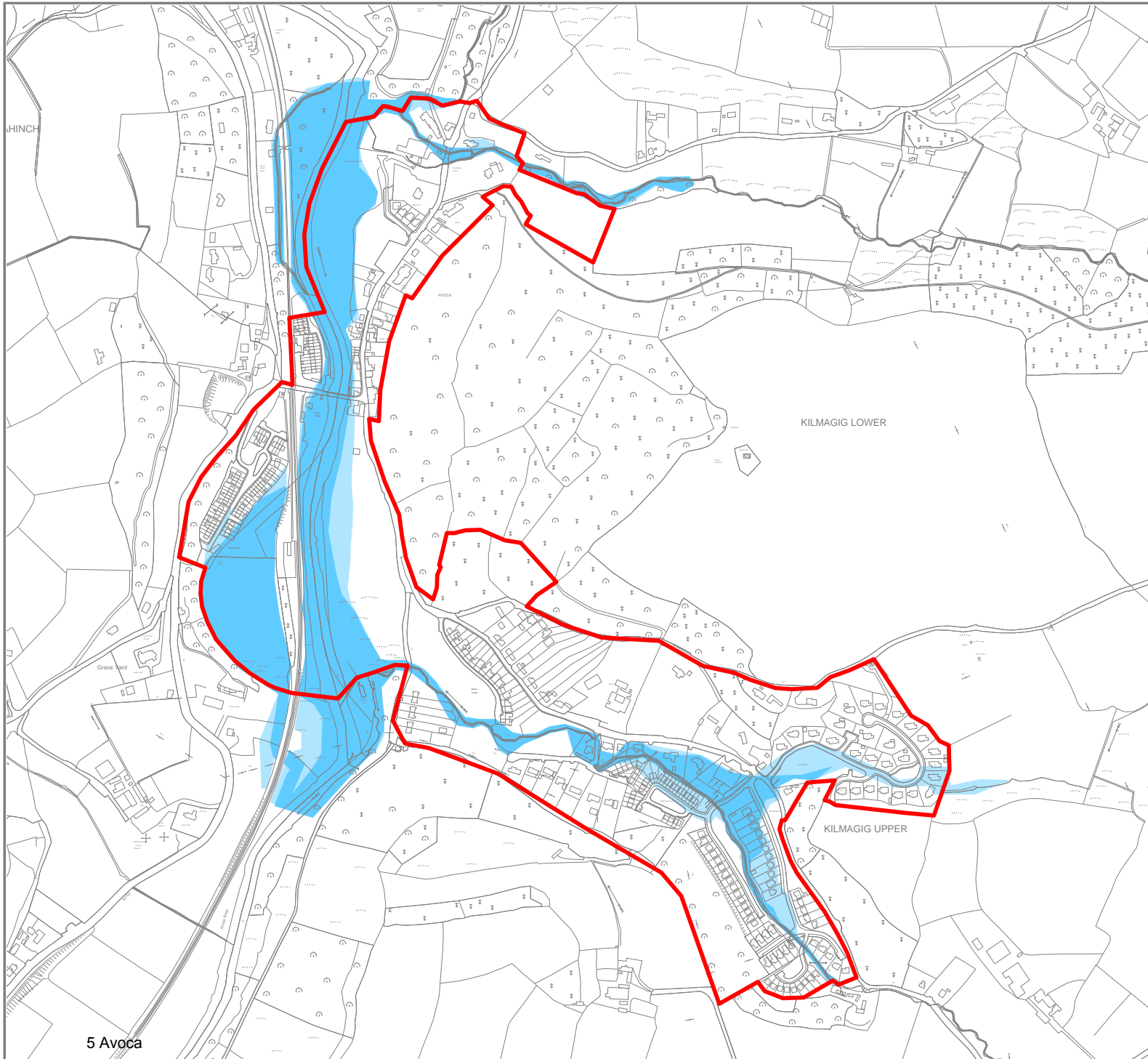


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## Avoca Settlement Plan


### WICKLOW COUNTY DEVELOPMENT PLAN 2016-2022

 Flood Zone A: High likelihood 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 likelihood 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)

 Settlement Boundary

#### 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 the SFRA

#### Title: Indicative Flood Zones



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