

## CHAPTER 3 - SETTLEMENT STRATEGY

### 3.1 Introduction

This chapter sets out the Settlement Strategy for County Wicklow. The Settlement Strategy is in accordance with the Strategic Policy Context and Core Strategy, as outlined in Chapters 1 and 2. It sets out the strategy for the future development of settlements and the rural area. In particular it sets out the role and function of each level within the Settlement Hierarchy and includes information on the growth targets and occupancy controls within each level. A visual representation of the settlement hierarchy is shown on maps 03.01, 03.02 and 03.03.

### 3.2 County Wicklow Settlement Strategy

#### LEVEL 1 – METROPOLITAN CONSOLIDATION TOWN

**Settlement:** Bray



#### Population and Growth Target

The population of the settlement is targeted to increase from 29,339 in 2011 to 40,000 in 2028.

#### Role and Function

Bray is the largest town in County Wicklow located in a strategically important position within the metropolitan area and at the eastern gateway to the County. The town has the best transport links in the County, with access to the N/M11 transportation corridor (including M50), DART/ rail line and quality bus service. It is a strong active town that provides a higher order economic and social function for its local residents and for residents from other surrounding towns and villages.

Further expansion of the town is severely constrained on all sides by the administrative boundary of Dun Laoghaire Rathdown and the coast to the north and east, Bray Head / Sugarloaf mountains to the south and the N/M11 to the west. In order for Bray to achieve its targeted population, lands at Fassaroe to the west of the N/M11 are targeted for new housing and other facilities. The development of a new centre at Fassaroe is

largely dependent on the delivery of infrastructure including upgrades to the N/M11 and the delivery of high quality public transport connections to Bray Town Centre and to Dublin City Centre. Planned development in the Fassaroe area shall be required to take into consideration impacts on Natura 2000 sites, particularly the Ballyman Glen SAC which forms the northern boundary of this area. In addition, the town should continue to consolidate and to densify at suitable locations in a sustainable manner.

Bray forms part of the 'Bray/Cherrywood/Greystones Core Economic Area' (RPGs). Bray should provide significant employment opportunities. While a significant number of the town's residents commute to Dublin for employment, the vision is for this trend to be reversed. The town has potential to provide significant employment, not only for the residents of the town but should be drawing workers into the town from other areas across the region. The RPGs indicate that the employment catchment of the town extends as far as Wicklow, Arklow and Gorey. The town should aim to have a concentration of major employment generating investment, particularly in the retail, services and industrial sectors. While the town would be attractive to all forms of industry and investment types, the town should primarily aim to attract high value foreign investment, focusing mainly on 'people' based industries at locations with easy access to public transport. Having regard to the limitations for expansion of employment facilities within the town, there is scope for the creation of new facilities at Fassaroe.

The town has a role to play in the provision of all forms of higher order services and facilities, including for example high quality secondary and tertiary education services, a small hospital or polyclinic type facility, swimming pool, athletics track, libraries, cultural and leisure facilities. In addition, the town should aim to become a major shopping destination for comparison goods, attracting people from the surrounding towns and villages.

The town has the potential to be the most sustainable town in the County – a town which can most easily achieve the vision of 'walkable' communities whereby residents have access to local services and facilities including employment, shops, services, schools, playgrounds etc all within walking distance. In addition, all residents in the town have access to a good quality public transport system with local buses and DART services, thereby reducing the dependence of residents on private car use.

Bray Seafront and Bray Head draw a significant number of day trippers to the town. Protecting the heritage and amenities of the town is particularly important if it is to continue attracting visitors into the future. There is scope to improve the overall visitor experience through measures such as improving the quality of tourist services and facilities and through measures that could improve the quality of the overall appearance of the town and seafront area, including for example shopfront improvements.

### **Housing Occupancy Controls**

As a 'growth town', the settlement should provide urban housing from people from across the County and region. As such, there shall be no restrictions on the occupancy of housing within the settlement.

## LEVEL 2 – LARGE GROWTH TOWN I

**Settlement:** Wicklow-Rathnew



### Population and Growth Target

The population of the settlement is targeted to increase from 13,468 in 2011 to 24,000 in 2028.

### Role and Function

Wicklow Town is a key settlement within the hinterland of the Greater Dublin Area. The town has a strategically important location on the M/N11 and rail corridor, at the centre point of the coastal area of the County. It is an economically active town that provides higher order services and facilities for the residents of the town and its catchment. Settlements within the catchment of Wicklow Town include Rathnew, Ashford, Glenealy, Roundwood, Rathdrum and a significant rural population. Within the settlement, Rathnew has a distinct identity and functions as a local service centre for its local community.

Wicklow has an important position as the 'County Town'. This is the centre which provides a significant role in the provision of administrative services, delivering the functions of local government from Wicklow County Council, the provision of tertiary educational facilities at Carlow IT/ Clermont Campus and higher order health facilities at Wicklow Hospital and Broomhall Primary Health Centre.

The town should aim to be an economically self sustaining town that continues to support a range of higher order facilities including secondary schools and tertiary education facilities, higher order health facilities, comparison retail facilities and cultural/leisure facilities. Taking account of the above functions, in addition to the significant population expansion planned for the future, there is need for expansion of these services into the future, particularly retail and recreational facilities.

Wicklow forms part of the 'Wicklow/Arklow Core Economic Area' (RPGs). The settlement should aim to capitalize on its location on the M/N11 corridor and easy access to the markets and national transportation hub of the Dublin area. The settlement should be a main attractor for major foreign and local investment in a range of 'people' and 'product' intensive industries. There is also potential for the town to promote economic development associated with the expansion of port and harbour activities.

The town would benefit from improvements in public transport such as additional rail and bus services. In this regard, it is noted that the NTA have identified the upgrading of the rail track south of Bray as a transport objective. Public transport improvements would improve the accessibility of the town to Dublin and wider area and would likely contribute to population and economic growth.

The town is sited at an attractive coastal location between the protected conservation sites of the Murrough cSAC/SPA and Wicklow Head SPA. While the ecological protection of these sites is a priority, there is potential to expand the range of recreational and tourist facilities associated with its coastal location. In addition, the town centre has an attractive streetscape, rich in Victorian architectural heritage with amenities including Wicklow Gaol and the Abbey Grounds.

### **Housing Occupancy Controls**

As a 'growth town', the settlement should provide urban housing from people from across the County and region. As such, there shall be no restrictions on the occupancy of housing within the settlement.

## **LEVEL 3 – LARGE GROWTH TOWN II**

### **(1) Hinterland Area: Arklow**



### **Population and Growth Target**

The population of the settlement is targeted to increase from 13,066 in 2011 to 23,000 in 2028.

### **Role and Function**

Arklow is designated a Level 3 Large Growth Town II within the Hinterland Area. It is prioritised for growth and investment. It is the main centre located in the south of the County. It is serviced by good public transport facilities including the Dublin to Rosslare rail line and Bus Eireann services. In addition, the town is located on the M/N11 road link with ease of access to Dublin and Rosslare.

The centre has a large catchment and provides for the service needs of its residents and large geographical area extending to Avoca, Aughrim, Redcross, a significant rural population, and to some extent to Tinahely / Shillelagh / Carnew.

Traditionally, Arklow is an economically active town with a high dependence on manufacturing and construction; however employment in these sectors has been affected by the economic downturn of recent times. The town also has a strong commuter based workforce, travelling principally to Dublin. With completed and planned infrastructure improvements including the N11 upgrade and forthcoming new Arklow Wastewater Treatment Plant, the town is poised for development.

Arklow forms part of the 'Wicklow/Arklow Core Economic Area' (RPGs). The town should aim to attract a concentration of major employment generating investment and should target investment from foreign and local sources in a mixture of 'people' and 'product' intensive industries. Having regard to its strategic location on the M/N11 with ease of access to Dublin and Rosslare, in addition to a good supply of zoned employment land, there is a particular opportunity for expansion of high value 'product' based employment facilities in the town. There is also potential for the town to promote economic development associated with the expansion of port and harbour activities.

The town is expected to provide for the retail needs of its population and its catchment, in the form of a mixture of both comparison and convenience retail offer. The Bridgewater Centre has significantly expanded the level of comparison space; however the shift in shopping to this edge of centre location may have also contributed to the decline of the old town centre area which is in need of revitalisation.

This town should be economically self-sustaining with a population including catchment that is able to support facilities such as a high quality secondary (and perhaps tertiary) education service, small hospital or polyclinic type facility and comparison retail centre.

### **Housing Occupancy Controls**

As a 'growth town', the settlement should provide urban housing from people from across the County and region. As such, there shall be no restriction on the occupancy of housing within the settlement.

**(2) Metropolitan Area: Greystones-Delgany****Population and Growth Target**

The population of the settlement is targeted to increase from 17,208 in 2011 to 24,000 in 2028.

**Role and Function**

Greystones - Delgany is designated a Level 3 Large Growth Town II within the Metropolitan Area. Greystones is a strong growth town, served by high quality transport links to surrounding towns and Dublin area. The town is located on the DART/rail line and has good quality bus links and has easy access onto the M/N11 road.

Greystones is a desirable place to live, due to its strategic location with easy access to the employment markets of Dublin, coastal facilities, attractive centre and significant amount of social and recreational facilities including for example Shoreline Sports Park and Leisure Centre. In 2008, the town won the LivCom award for the 'world's most liveable community'. The town has managed to retain its 'village' character owing in part to its attractive built environment with a Victorian and Edwardian core.

Notwithstanding its strategic location and 'liveability' factor, the town has not been successful in attracting employment facilities. As such, the population of the town is required to commute to other locations for employment. This is notwithstanding the availability of a large amount of vacant zoned and serviced employment land in close proximity to the town centre and DART station. Addressing this matter is a priority for the future. Greystones forms part of the 'Bray/Cherrywood/Greystones Core Economic Area' (RPGs). The town should aim to attract a concentration of major employment generating investment and should target investment from foreign and local sources in a mixture of 'people' and 'product' intensive industries. In addition, the town should provide for the retail needs of its population and its catchment, in the form of a mixture of both comparison and convenience retail offer. It is an objective of the NTA to upgrade the rail track south of Bray to facilitate additional rail services. An improved frequency rail service would benefit the town in terms of attracting investment.

The settlement should aim to be economically self sustaining, with a population including its catchment that is able to support facilities such as high quality secondary education service, a small hospital or Primary Health Centre type facility and comparison retail centre.

There is significant potential to expand the range of recreational and tourist facilities associated with its coastal location, the Bray to Greystones cliff walk and the new Greystones Harbour - Marina. Development proposals shall have regard to the Bray Head SAC which is located in close proximity to the town.

Within the settlement, Delgany has a distinct identity that functions as a local service centre for its local community.

The catchment of Greystones extends to Kilcoole, Newcastle and Kilpedder. Kilcoole in particular has strong links to Greystones, illustrated by the 'vision' set out in the Greystones-Delgany and Kilcoole LAP 2013-2019 which aims to capitalize on the dynamism between the settlements so that the combined area functions as a successful and sustainable entity, whereby each settlement retains their own separate identity and provides services and facilities for its own local population.

### **Housing Occupancy Controls**

As a 'growth town', the settlement should provide urban housing from people from across the County and region. As such, there should be no restriction on the occupancy of housing within the settlement.

## **LEVEL 4 – MODERATE GROWTH TOWNS**

### **(1) Settlement: Blessington**



### **Population and Growth Target**

The population of the settlement is targeted to increase from 4,780 in 2011 to 7,500 in 2028.

### **Role and Function**

Blessington is designated a Level 4 Moderate Growth Town within the Hinterland Area. The town shall be prioritized for moderate growth and investment.

Blessington is located on the Kildare/Wicklow border approximately 27km southwest of Dublin and 11km from Naas, the County town of Kildare. The town is a relatively strong and active town that acts as the service centre

for a wide rural catchment including the villages of Hollywood, Manor Kilbride, Lackan, Ballyknockan, Dunlavin, Donard and Vallemount (in County Wicklow) and Rathmore, Eadestown, Ballymore (in County Kildare). The town has a strategic location along the N81 in proximity to the Dublin metropolitan area and at the entrance to the west of the County. The town is served by a reasonable quality bus service including Dublin Bus and Bus Eireann services.

The N81 national secondary road passes directly through the town centre. It is intended to realign the current route of the N81 to the west of the town. The National Road Design Office has published a preferred route corridor for the N81 realignment between Tallaght and Hollywood cross. There is a need to reserve free from development all lands located in the current route corridor for the N81 realignment. The development of this route or the planned inner relief road, would contribute significantly to the enhancement of the overall quality of the town centre.

To the east and south, Blessington is bounded by the Poulaphouca Reservoir SPA, a man-made lake created in the 1940s by the damming of the River Liffey at Poulaphouca waterfall, and now a designated conservation site. Hydroelectricity is generated at the dam, and the reservoir also supplies water to the Dublin region, following treatment at the nearby Ballymore Eustace water treatment plant in Co. Kildare. Recreational use is also made of the reservoir and it is an important asset to the town and its surrounds. In this regard, the opportunity exists to capitalize on the tourism potential associated with the Blessington Greenway walk from the town of Blessington to Russborough House.

The town shall provide for local growth in residential, employment and service functions through enhancing the built environment, water services, public transport links and capacity for development. Accommodating such additional functions must be balanced with protecting the character and quality of the town.

The town should aim to attract employment generating investment and should target investment from foreign and local sources in a mixture of 'people' and 'product' intensive industries. Having regard to its strategic location on the N81 with ease of access to Dublin and the M50, there is particular opportunity for expansion of 'product' based employment facilities in the town. There is potential to foster economic links with 'primary dynamic cluster' of Newbridge, Naas and Kilcullen, and to take advantage of their accessibility to the M9 and south western transport corridor.

The town is located on the Wicklow / Kildare county boundary. It shall be a priority to ensure that any plans prepared for the town are undertaken in consultation with Kildare County Council to provide a strategy for the sustainable development of the town and its hinterland as a whole, irrespective of County borders.

### **Housing Occupancy Controls**

As a 'growth town', the settlement should provide urban housing from people from across the County and region. As such, there shall be no restriction on the occupancy of housing within the settlement.



**(2) Settlement:** Newtownmountkenny**Population and Growth Target**

The population of the settlement is targeted to increase from 3,073 in 2011 to 6,000 in 2028.

**Role and Function**

Newtownmountkenny is designated a Level 4 Moderate Growth Town within the Hinterland Area. The town is to be prioritized for moderate growth and investment. In recent years, the quality of the town centre has improved significantly owing mainly to the new town centre development including the new Dunnes Stores supermarket, the associated shops and Parkview Hotel. Investment in the town is due to continue, particularly with the commencement in 2015 of large scale housing development on lands to the west of the town.

The town has a strategic location along the M/N11 at the north of the County with ease of access the Dublin metropolitan area and M50. The town is served by a reasonable quality bus service including Dublin Bus and Bus Eireann service.

Having regard to its location in proximity to higher order towns of Bray, Greystones and Wicklow, it is envisaged that Newtownmountkenny will provide for more local services and investment.

The town shall provide for local growth in residential, employment and service functions through enhancing the built environment, water services, public transport links and capacity for development. Accommodating such additional functions must be balanced with protecting the character and quality of the town.

The town should aim to attract employment generating investment and should target investment from foreign and local sources in a mixture of 'people' and 'product' intensive industries. Having regard to its strategic location on the N11 with ease of access to Dublin and the M50, there is particular opportunity for expansion of 'product' based employment facilities in the town. There is potential to foster economic links with the 'primary dynamic cluster' of Bray/Greystones.

The location of the settlement on the N11 means that accessibility to the higher order settlements of Greystones and Bray is restricted predominantly to road based travel. Its location to the west of the N11, on

the opposite side of the N11 to Greystones, Kilcoole and Newcastle means that it is somewhat isolated from the facilities and services therein. The town would benefit from better linkages to Kilcoole and Newcastle to improve accessibility between the three settlements.

### **Housing Occupancy Controls**

As a 'growth town', the settlement should provide urban housing from people from across the County and region. As such, there shall be no restriction on the occupancy of housing within the settlement.

## LEVEL 5 – SMALL GROWTH TOWNS

**Settlements:** Ashford, Aughrim, Baltinglass, Carnew, Dunlavin, Enniskerry, Kilcoole, Rathdrum, Tinahely



*Tinahely*

### Population and Growth Targets

These towns have a population range from 800-2,000 people (2011) and targeted to increase to 1,500-3,500 people by 2028. The exception is Kilcoole which has a 2011 population of 4,063 targeted to grow to 5,000 by 2028.

### Role and Function

These settlements are small growth towns, ideally serviced by good bus or rail links and located approximately 5-25km or so from large growth towns. These settlements are not to be prioritised for major growth or investment. Instead these settlements should be prioritized as attractors for more local indigenous growth and investment.

Relatively small and locally financed businesses are expected to locate in small growth towns. However other economic investment could be supported where sustainable and in keeping with the size and services of the particular town. These towns should target local investment in 'product' intensive industries with some 'people' emphasis. Retail is likely to be mainly in the convenience category with a small supermarket and possibly local centres serving only the town and its local catchment area. Small growth towns would likely contain facilities such as a primary and sometimes a secondary school, as well as a health clinic.

Within this category of settlement, the RPGs identify a range of small town 'types' including local commuter type towns located close to other larger centres and small commercial towns, remote from core commuter areas and having a strong trading tradition serving a large rural hinterland; in particular, Baltinglass is identified as such a town. Such economically active independent towns, with less dependence on commuting for population growth, are recognised in the RPGs for their key local importance and should be supported in this role. It is important that the investment in social infrastructure in such locally significant towns is at a higher level, equivalent to larger size centres in recognition of their role as key centres for a very large rural hinterland and for surrounding smaller villages and towns.

The RPGs also note in Section 4.7 'Strategic Policies and Recommendations - Recommendations for Development Plans & Core Strategies' that *'The rural and particular landscape qualities of the County, which see a large rural hinterland to the south west more focused towards Carlow, allows the town of Baltinglass to grow in a sustainable manner, meeting the needs of the local community and surrounding districts, and playing critical local role'*. Accordingly, within this small growth town category, Baltinglass will have a superior significance.

Section 4.7 also recognises that *"the recommended examination of possible improvements to the Wicklow rail route by the RPGs will assist in supporting economic and housing activity in ....the smaller rail served towns of Rathdrum and Kilcoole, and support the continued delivery of a strong defined settlement pattern for the County'*. This plan will thus give due recognition to this elevated status of Rathdrum and Kilcoole within this small growth town category, particularly with regard to their growth targets.

### **Housing Occupancy Controls**

As a 'growth town', the settlement should provide urban housing from people from across the County and region. As such, there shall be no restriction on the occupancy of housing within the settlement.

## LEVEL 6 – RURAL TOWNS

**Settlements:** Avoca, Donard, Kilmacanogue, Newcastle, Roundwood, Shillelagh



*Avoca*

### Population and Growth Targets

These towns have a population range from 400 - 800 people (2011) and targeted to increase to 600-1200 people by 2028. The exception is Donard which has a 2011 population of 179, targeted to grow to 300 by 2028.

### Role and Function

These are strong rural towns, with a good range of infrastructural services. These towns are differentiated in this plan from 'small growth towns' having regard to their more rural character and the rural nature of their catchments. Such rural centres are considered to contain the potential to consolidate rural development needs and support the maintenance of essential rural social and community infrastructure such as schools, shops, public houses, post offices and local sporting organisations.

These settlements should aim to attract local investment, mainly in 'product' intensive industries with some 'people' intensive industries particularly within centres. There may be scope for these settlements to capitalize on opportunities to provide tourism infrastructure and to tap into developments based on rural pursuits within the rural area.

These settlements are suited to accommodating a significant element of urban generated housing demand, with necessary controls in place to ensure that local demand can also be met. As set out in the Sustainable Rural Housing Guidelines (which are relevant to settlements under 1,500 in size, such as these towns), the NSS suggest that in stronger rural areas the small town and village structure has much potential in accommodating additional housing development catering for persons working in larger cities and towns, but desiring a rural lifestyle.

In these settlements it is essential that growth is supported while also strictly controlled so that development is undertaken in a manner that is respectful to the character of these towns and the environmental sensitivities of the rural area. It is of utmost importance to ensure that the design of development is appropriate to the rural setting within which these towns are situated.

**Growth Controls**

No single application shall increase the existing housing stock in the settlement by more than 15% and the maximum size of development that will be considered will be 25% of the number of houses permissible over the life of the plan for that settlement.

**Housing Occupancy Controls**

The settlements in Level 6 shall be prioritized for moderate growth and shall absorb demand for new housing from inside and outside the County subject to the following controls:

**Multi-house development**

75% no restriction

25% Applicant / purchaser of any new home must be either a resident for at least 3 years duration in County Wicklow or in permanent employment for at least 3 years duration in County Wicklow prior to making of application / purchase of new house.

**Single house development**

Applicant / purchaser of any new home must be either a resident for at least 3 years duration in County Wicklow or in permanent employment for at least 3 years duration in County Wicklow prior to making of application / purchase of new house.

## LEVEL 7 – LARGE VILLAGES

**Settlements:** Barndarrig, Ballinaclash, Coolboy, Glenealy, Hollywood, Kilpedder / Willowgrove, Kiltegan, Knockananna, Laragh, Manor-Kilbride, Redcross, Stratford-on-Slaney



*Coolboy*

Large village settlement boundaries are set out in the attached maps. All boundaries and the indicative housing growth targets for large villages will be reviewed as part of the 2-year statutory review of the plan.

### Population and Growth Targets

In accordance with the 'Core Strategy', the large villages are targeted to grow to a population of c. 3,620 persons in 2022 from a population of c. 3,230 in 2011. This equates to approximately **300 units**.

**Table 3.1** *Indicative housing growth targets for Large Villages*

Large Village	2011 Housing Stock	Indicative housing growth target 2011-2022
Barndarrig	91	20
Ballinaclash	110	20
Coolboy	85	20
Glenealy	238	20
Hollywood	41	20
Kilpedder - Willowgrove	250	20
Kiltegan	69	20
Knockananna	62	20
Laragh	142	30
Manor Kilbride	84	20
Redcross	85	20
Stratford-on-Slaney	92	30

## Role and Function

These are larger rural villages that have a moderate level of existing infrastructural services, both physical and social, and that are of such a size as to accommodate a limited amount of urban generated housing demand. These settlements generally have a population of less than 500, with many considerably smaller.

These settlements provide a range of local community services and facilities including for example a church, primary school, shop, community hall, sports ground, pub and post office. These villages provide a very important function in providing a place for the local rural community to gather. In order to safeguard their continued existence into the future, it is important that growth is encouraged and facilitated in a sustainable manner.

These settlements should aim to target local investment in generally small scale non intensive industry that is based on local rural resources. There may be some scope for these villages to provide small scale tourism facilities based on rural pursuits having regard to the location of many villages deep within the rural area of the County.

Retail outlets should provide for the convenience needs of the local population. Social / recreational facilities should provide for the day to day needs of the local population.

In these settlements it is essential that growth is supported while also strictly controlled so that development is undertaken in a manner that is respectful to the character of these villages and the environmental sensitivities of the rural area. It is of utmost importance to ensure that the design of development is appropriate to the rural setting within which these villages are situated.

## Growth Controls

No single application shall increase the existing housing stock in the settlement by more than 15% and the maximum size of development that will be considered will be 25% of the number of houses permissible over the life of the plan for that settlement.

Where permission is sought for development that would result in the indicative growth figure for any settlement being exceeded during the lifetime of the plan, the principal considerations shall be that (a) the settlement has the form and infrastructural capacity to accommodate the additional development proposed and (b) the total housing growth target for the large villages as a group shall not be exceeded.

## Housing Occupancy Controls

### Multi-house development

50% no restriction

50% Applicant / purchaser of any new home must be either:

- a resident for at least 3 years duration in County Wicklow or
- in permanent employment for at least 3 years duration in County Wicklow,

of within 30km of the large village in question prior to making of application / purchase of new house.

### Single house

100% Applicant / purchaser of any new home must be either:

- a resident for at least 3 years duration in County Wicklow or
- in permanent employment for at least 3 years duration in County Wicklow,



of within 30km of the large village in question prior to making of application / purchase of new house.

### LEVEL 8 – SMALL VILLAGES

**Settlements:** Annacurragh, Annamoe, Askanagap, Ballyconnell, Ballycoog, Ballyknockan, Ballynacarrig-Brittias Bay, Connary, Coolafancy, Coolattin, Coolkenno, Crossbridge, Donaghmore, Grangecon, Greenan, Johnstown, Kilquiggan, Kirikee, Knockanarrigan, Lackan, Moneystown, Rathdangan, Talbotstown, Thomastown, Valleymount



*Annacurragh*

Small village settlement boundaries are set out on the attached maps. All boundaries and the indicative housing growth targets for small villages will be reviewed as part of the 2-year statutory review of the plan.

### Population and Growth Targets

In accordance with the 'Core Strategy', the small villages are targeted to grow to a population of c. 1,610 persons in 2022 from a population of c. 1,350 in 2011. This equates to approximately **190 units**.

**Table 3.2** *Indicative housing growth targets for Small Villages*

Small Village	Housing Stock 2011	Indicative housing growth target 2011-2022
Annamoe	9	5
Annacurragh	36	10
Askanagap	15	5
Ballyconnell	16	10
Ballycoog	14	10
Ballyknockan	86	5
Ballynacarrig-Brittis Bay	41	10
Connary	18	5
Coolafancy	19	10
Coolattin	19	5
Coolkenno	14	5
Crossbridge	7	10
Donaghmore	11	10
Grangecon	53	10
Greenan	7	5
Johnstown	17	5
Kilquiggan	18	5
Kirikee	13	5
Knockanarrigan	13	5
Lackan	23	5
Moneystown	4	10
Rathdangan	31	10
Talbotstown	4	10
Thomastown	41	5
Valleymount	22	5

### Role and Function

These villages generally bear similar characteristics to large villages, with the exception that they are generally smaller in scale, with more limited infrastructure and as such can accommodate lesser levels of growth than larger villages. Small villages generally have a population of less than 100 and have few facilities other than a public house, primary school or church.

In all other respects they perform a similar role and function as large villages (refer to large villages above for further detail regarding role and function), acting as a place where the local rural community gathers and support the identity of this population. Having regard to their status on a lower tier of the settlement hierarchy, it is particularly important to safeguard their continued existence into the future, and to ensure that growth is encouraged and facilitated in a sustainable manner.

### Growth Controls

Where permission is sought for development that would result in the indicative growth figure for any settlement being exceeded during the lifetime of the plan, the principal considerations shall be that (a) the

settlement has the form and infrastructural capacity to accommodate the additional development proposed and (b) the total housing growth target for the small villages as a group shall not be exceeded.

## **Housing Occupancy Controls**

### **Multi-house development**

50% Applicant / purchaser of any new home must be either:

- a resident for at least 3 years duration in County Wicklow or
- in permanent employment for at least 3 years duration in County Wicklow,

of within 30km of the small village in question prior to making of application / purchase of new house.

50% Applicant / purchaser of any new home must be either:

- a resident for at least 5 years duration in County Wicklow or
- in permanent employment for at least 5 years duration in County Wicklow,

of within 15km of the small village in question prior to making of application / purchase of new house.

### **Single house**

100% Applicant / purchaser of any new home must be either:

- a resident for at least 5 years duration in County Wicklow or
- in permanent employment for at least 5 years duration in County Wicklow,

of within 15km of the small village in question prior to making of application / purchase of new house.

## LEVEL 9 – RURAL CLUSTERS

**Clusters:** Ballinglen, Ballyduff, Ballyfolan Ballynultagh, Baltyboys, Boleynass, Barraniskey, Carrigacurra, Crab Lane, Croneyhorn, Davidstown, Glenmalure, Goldenhill, Gorteen, Kilamoat, Kilcarra, Killiskey, Kilmurray (NMKY), Kilmurray (Kilmacanogue), Kingston, Macreddin, Moyne, Mullinacluff, Oldcourt, Park Bridge, Rathmoon, Redwells, Stranakelly, Tomacork, Tomriland.



*Tomacork*

Rural cluster boundaries are set out on the attached maps. All boundaries and the indicative housing growth targets for rural clusters will be reviewed as part of the 2-year statutory review of the plan.

### Population and Growth Targets

In accordance with the 'Core Strategy', the rural clusters are targeted to grow to a population of c. 1,060 persons in 2022 from a population of c. 890 in 2011. This equates to approximately **120 units**.

### Role and Function

These are 'unstructured' settlements considered suitable for very limited new rural development, with the main purpose of the designation being to direct rural generated housing into clusters rather than the open countryside.

### Growth Controls

The indicative growth target for each rural cluster is in the order of 4 units given the overall population target for the rural clusters. Given the controls that apply for these clusters, some flexibility in this target may be applied where the number of bona fide applicants exceeds the target.

Where permission is sought for development that would result in the development of more than 5 units in any rural cluster during the lifetime of the plan, permission may be considered subject to (a) the settlement having the form and infrastructural capacity to accommodate the additional development proposed and (b) the total housing growth target for the rural clusters as a group not being exceeded.

## **Housing Occupancy Controls**

### **Multi-house development**

Not permitted

### **Single house**

Applicant / purchaser of any new home must

- (a) be a resident for at least 10 years duration in County Wicklow of a settlement / area designated as Level 7-10 in the County settlement hierarchy that is within 10km of the rural cluster in question prior to making of application / purchase of new house.
- (b) demonstrate a proven need for housing, for example:
  - first time home owners;
  - someone that previously owned a home and is no longer in possession of that home as it had to be disposed following legal separation / divorce, the transfer of a home attached to a farm to a family member or the past sale of a home following emigration.

## LEVEL 10 – THE RURAL AREA



**Location:** All the rural area outside of the designated settlements.

### Population and Growth Targets

The Core Strategy provides for a growth in rural population of approximately 2,040 persons over the 11 year period between 2011 and 2022 (i.e. population growth of c. 185 per annum).

This is consistent with the rural population growth patterns evident in Wicklow over the last 20 years which has seen the population in the rural settlements and open countryside (Levels 7 and below) grow on average by between 300-400 persons per annum, with approx 75% of that growth occurring in the open countryside.

### Role and Function

This is the 'rural area' of County Wicklow. Put simply, it forms the 'open countryside' and includes all lands outside of the designated settlement boundaries.

The rural area in Wicklow is an active and vibrant area that plays host to a range of activities including, for example, rural housing, rural recreational activities, agricultural, horticulture, forestry, aquaculture and fishing activities, rural tourism, rural enterprises, quarrying and extraction, landfill, wind farms etc.

The key development parameter in the rural area is to facilitate appropriate and necessary activities and development, but to protect the natural environment within which these activities are undertaken. Protecting the natural environment is essential for the maintenance and protection of ecological biodiversity and landscape quality, as well as meeting climate change and green infrastructure aspirations. In order to safeguard the future viability of rural activities and to ensure that the rural area flourishes, it is essential that the development of the rural area is managed in a sustainable manner into the future.

It is necessary to support and protect the rural area and ensure the appropriate management of rural uses including rural housing, key rural services, agricultural activities, use of aggregate resources, green and alternative businesses, rural transport, rural tourism and rural entrepreneurship.

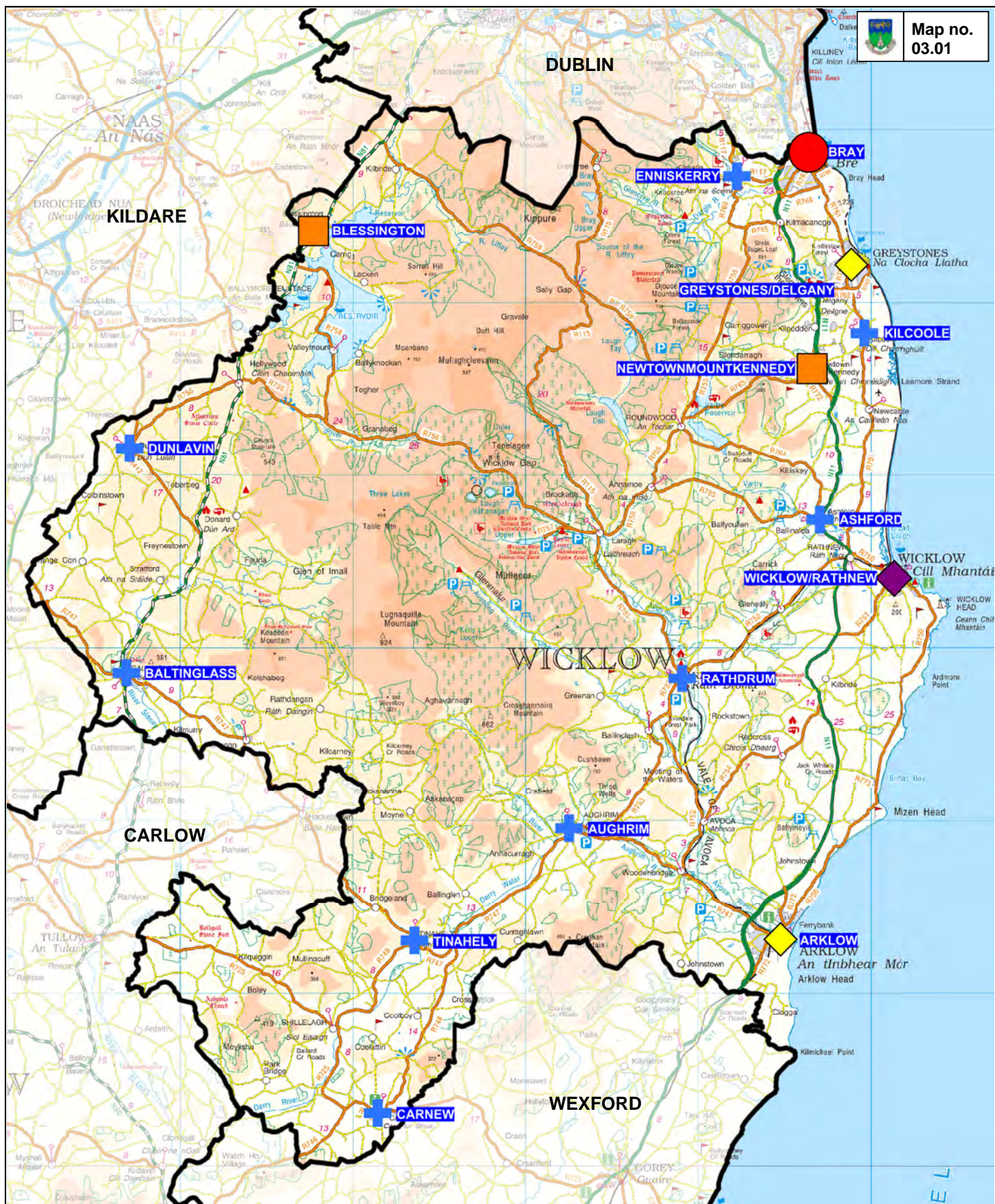
Development within the rural area should be strictly limited to proposals where it is proven that there is a social or economic need to locate in the area. Protection of the environmental and ecological quality of the rural area is of paramount importance and as such particular attention should be focused on ensuring that the scenic value, heritage value and/or environmental / ecological / conservation quality of the area is protected.

### **Housing Occupancy Controls**

Rural housing policy applies (see Chapter 4)

### **3.3 Settlement Strategy Objectives**

- SS1** To implement the County Wicklow Core Strategy and Settlement Strategy, having regard to the availability of services and infrastructure and in particular, to direct growth into the designated metropolitan growth centres and the large, moderate and small growth towns in the Greater Dublin hinterland area.
- SS2** To facilitate service and infrastructure providers in the delivery of services and infrastructure to enable the implementation of the County Wicklow Core Strategy and Settlement Strategy.
- SS3** To ensure that all settlements, as far as is practicable, develop in a self sufficient manner with population growth occurring in tandem with physical and social infrastructure and economic development. Development should support a compact urban form and the integration of land use and transport.
- SS4** To require new housing development to locate on designated housing land within the boundaries of settlements, in accordance with the development policies for the settlement.
- SS5** To implement the population and housing growth targets as set out in the Core Strategy and Settlement Strategy, to monitor development and the delivery of services on an ongoing basis and to review population allocations where service delivery is impeded.
- SS6** To prepare new local plans for the following areas during the lifetime of this development plan: Bray Municipal District, Wicklow-Rathnew, Arklow, Rathdrum, Newtownmountkennedy, Greystones-Delgany and Kilcoole, Blessington.
- SS7** To strengthen the established structure of villages and smaller settlements both to support local economies and to accommodate additional population in a way that supports the viability of local infrastructure, businesses and services, such as schools and water services.
- SS8** To ensure that key assets in rural areas such as water quality and natural and cultural heritage are protected to support quality of life and economic vitality.



### Settlement Hierarchy Levels 1 to 5

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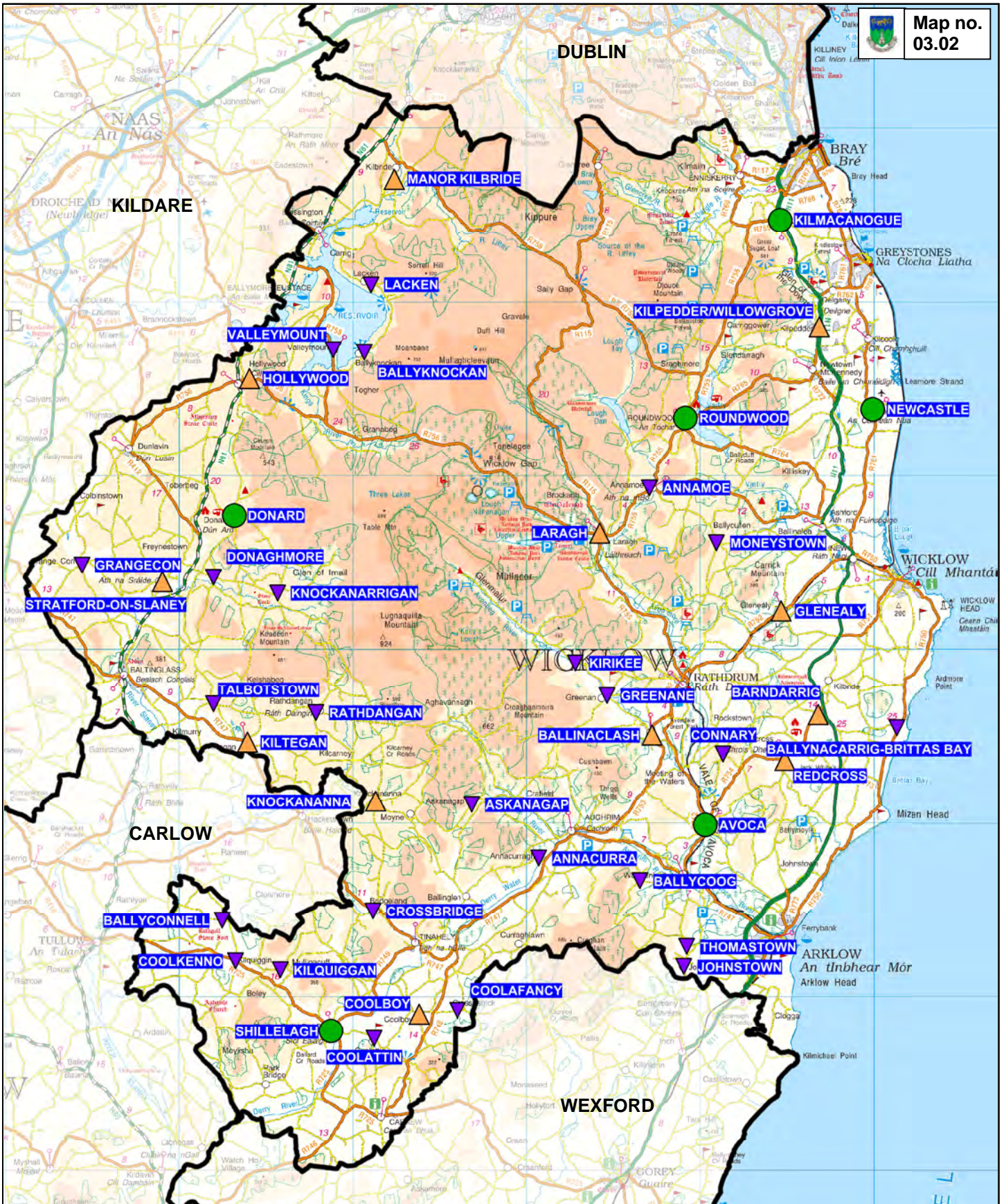
-  Metropolitan Consolidation Town (Level 1)
-  Large Growth Town I (Level 2)
-  Large Growth Town II (Level 3)
-  Moderate Growth Town (Level 4)
-  Small Growth Town (Level 5)



Wicklow County Council Planning Department


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**Settlement Hierarchy Levels 6 to 8**

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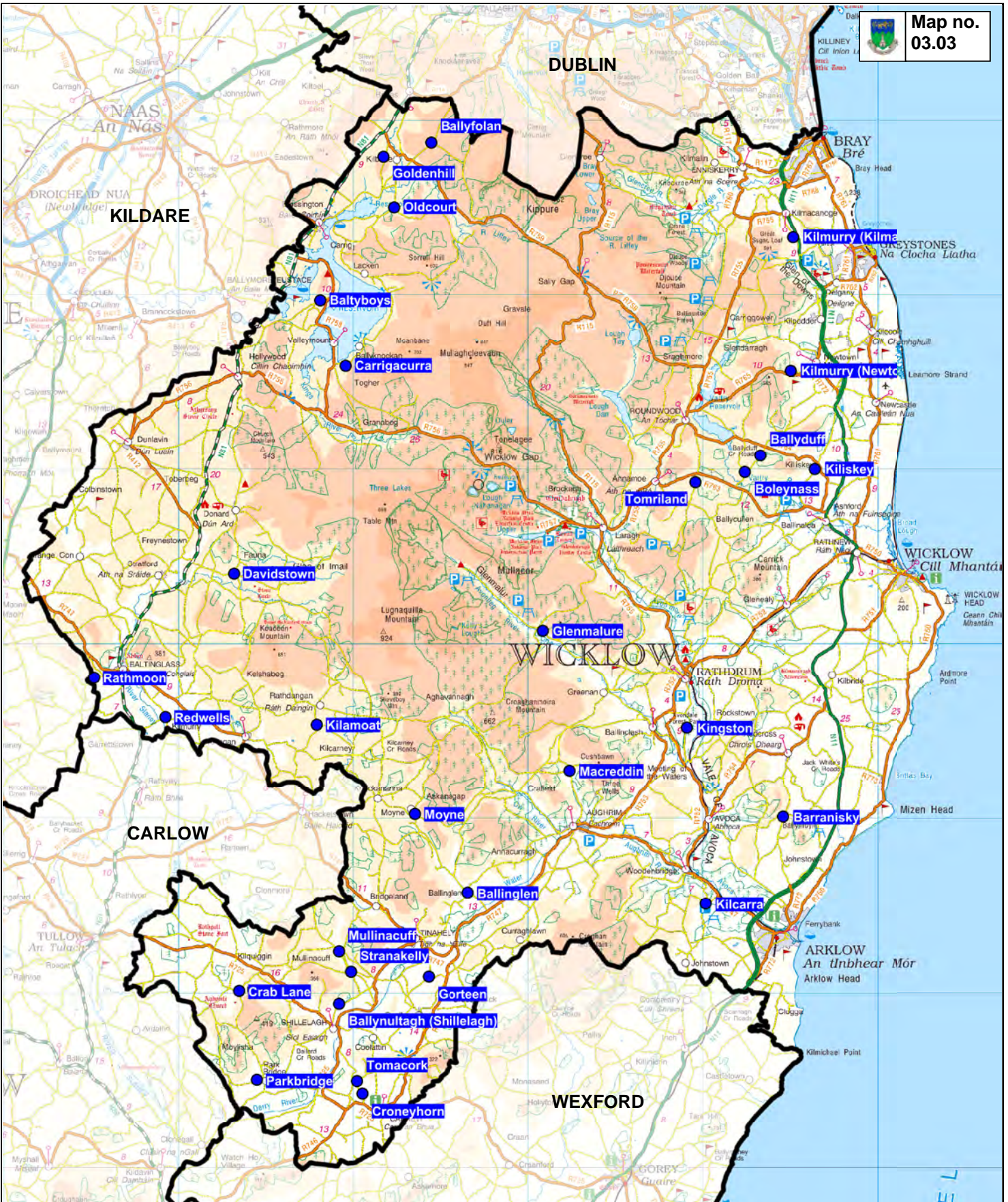
-  Rural Town (Level 6)
-  Large Village (Level 7)
-  Small Village (Level 8)



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Planning Department


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**Settlement Hierarchy Level 9**

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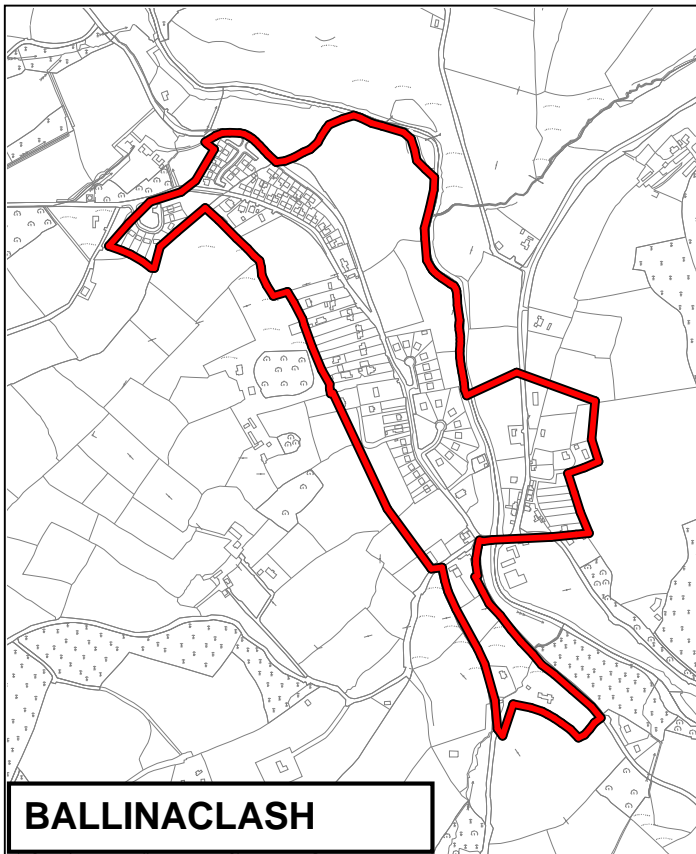
 Rural Cluster (Level 9)



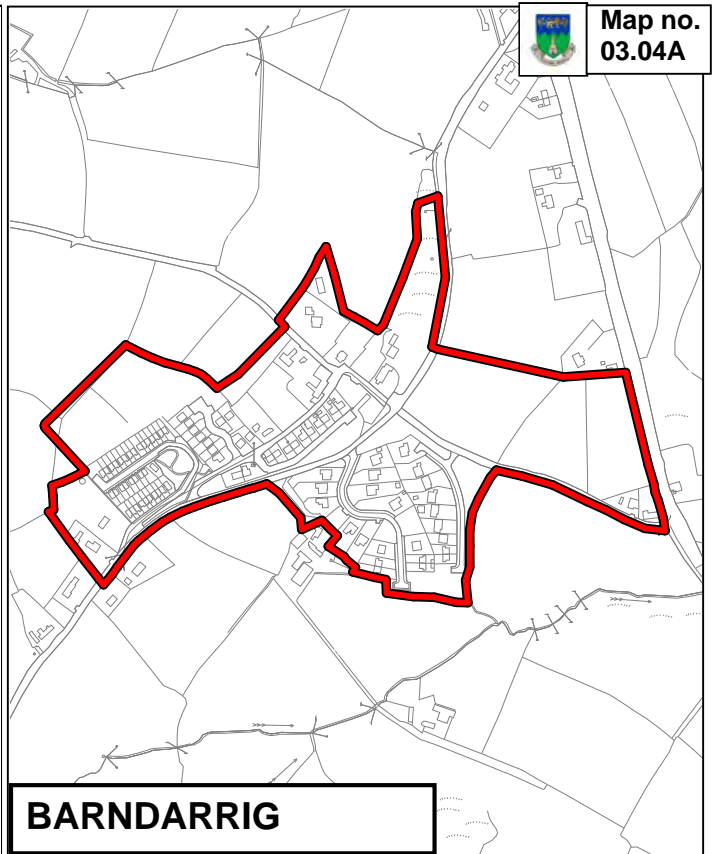
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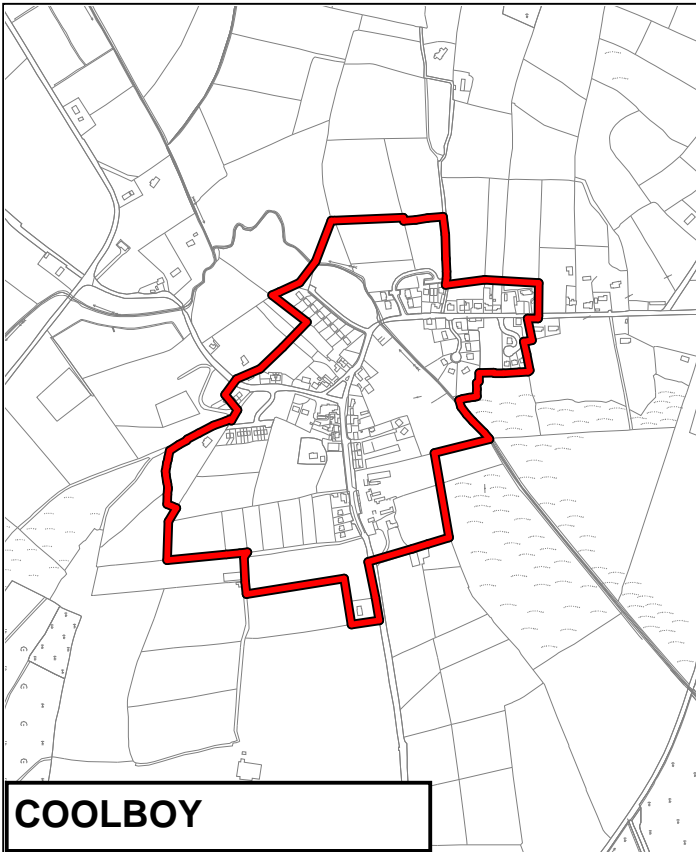
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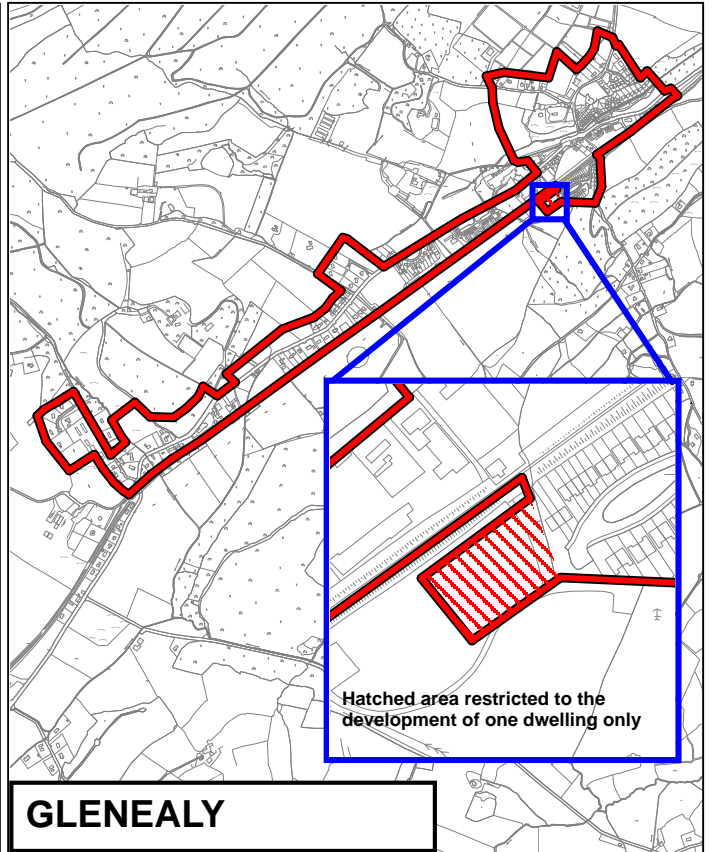
**BALLINACLASH**



**BARNDARRIG**



**COOLBOY**



**GLENEALY**

Hatched area restricted to the development of one dwelling only

**Settlement Boundaries  
Large Villages**

WICKLOW COUNTY  
DEVELOPMENT PLAN 2016-2022



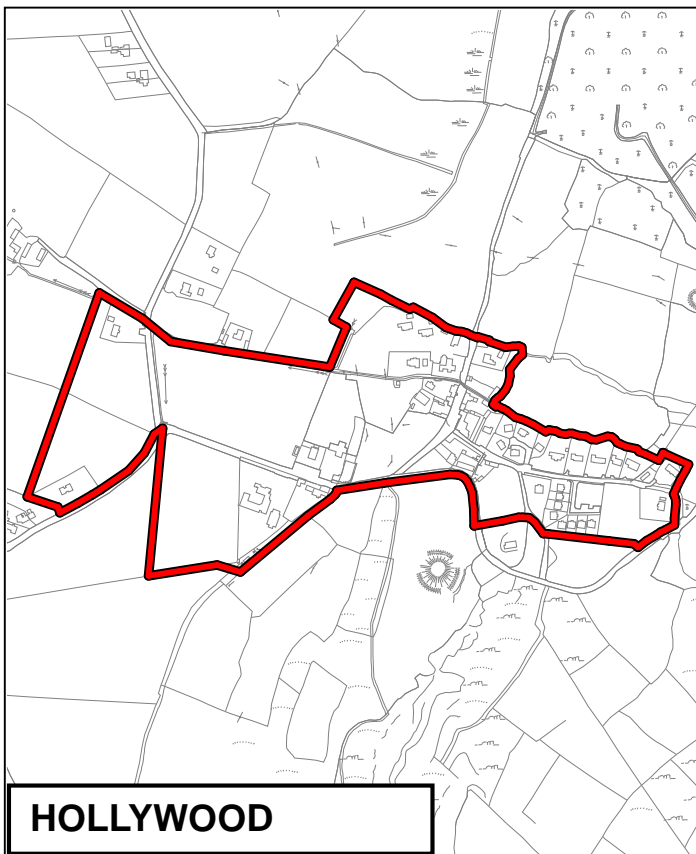
**SETTLEMENT BOUNDARIES**



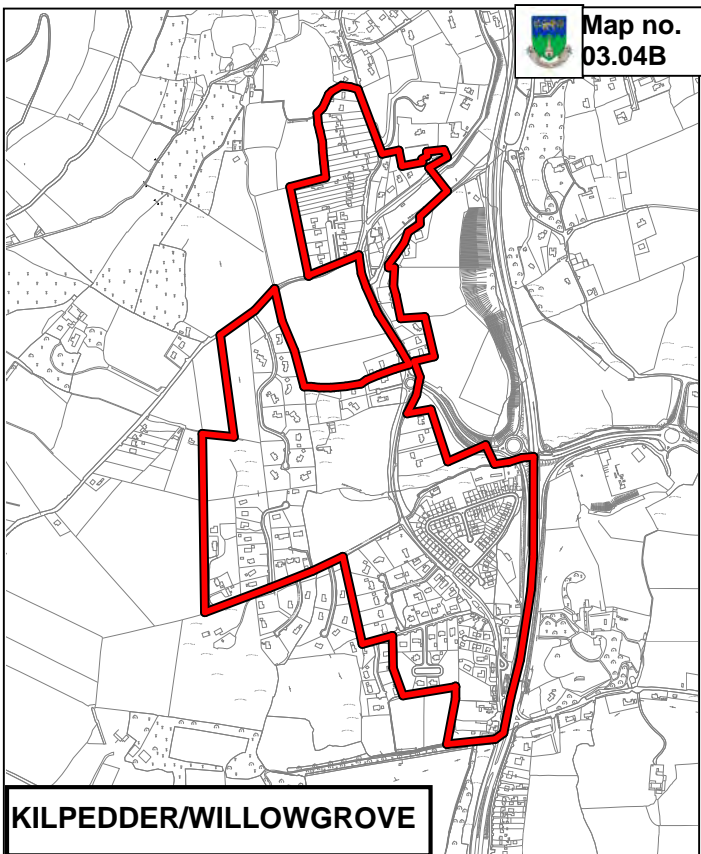
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Planning Department

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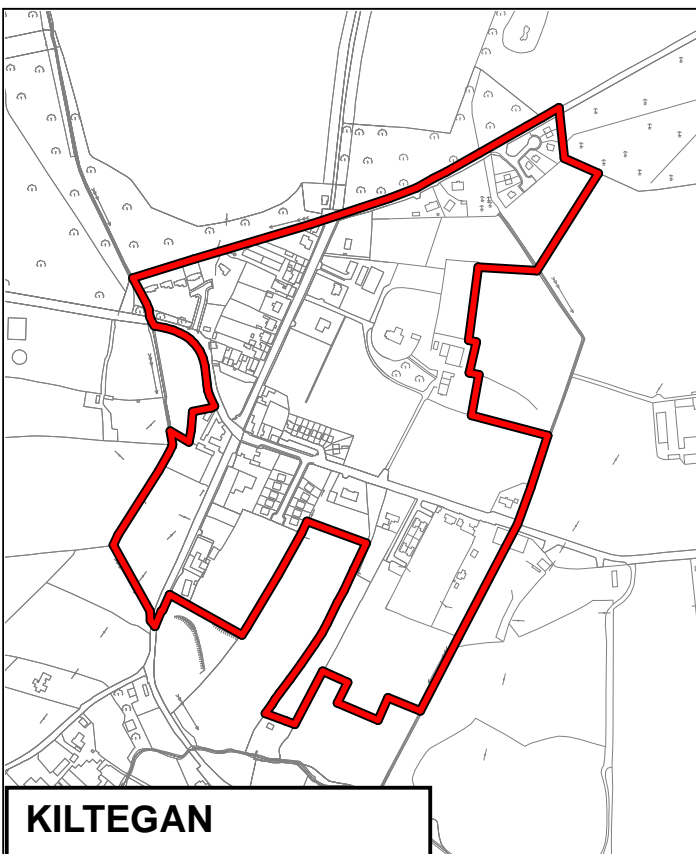
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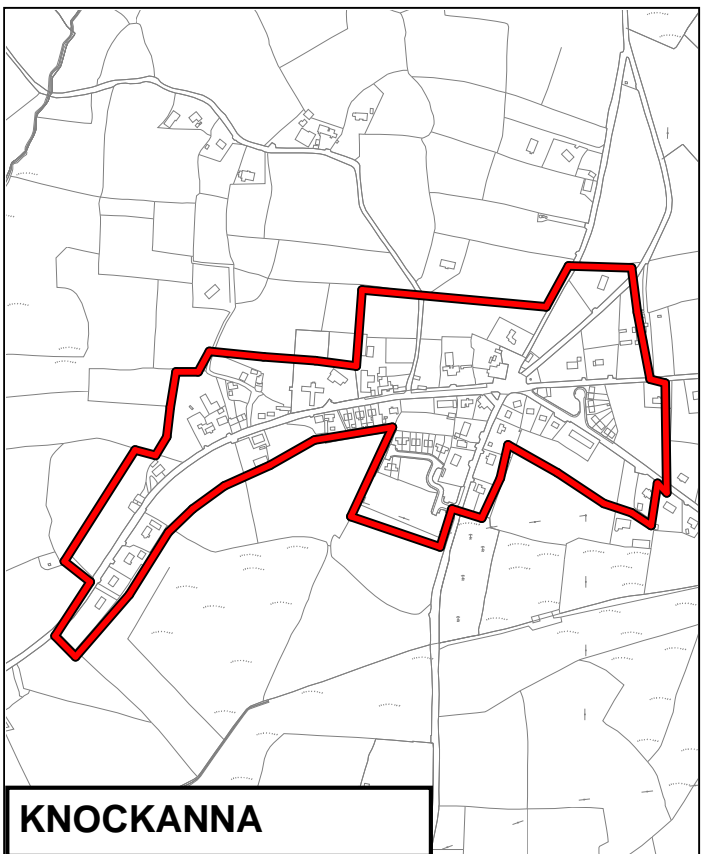
**HOLLYWOOD**



**KILPEDDER/WILLOWGROVE**



**KILTEGAN**



**KNOCKANNA**

**Settlement Boundaries  
Large Villages**

WICKLOW COUNTY  
DEVELOPMENT PLAN 2016-2022



**SETTLEMENT BOUNDARIES**



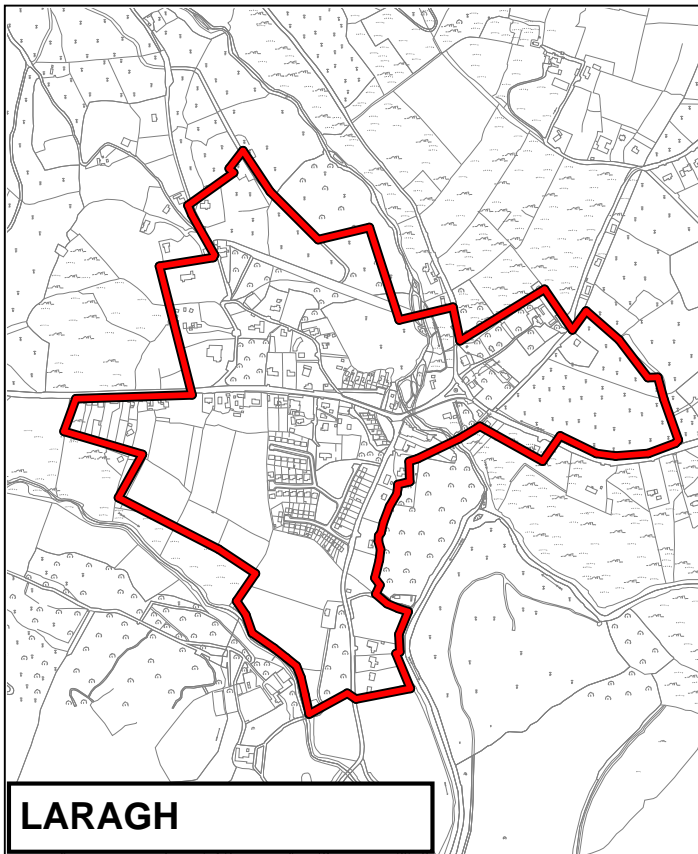
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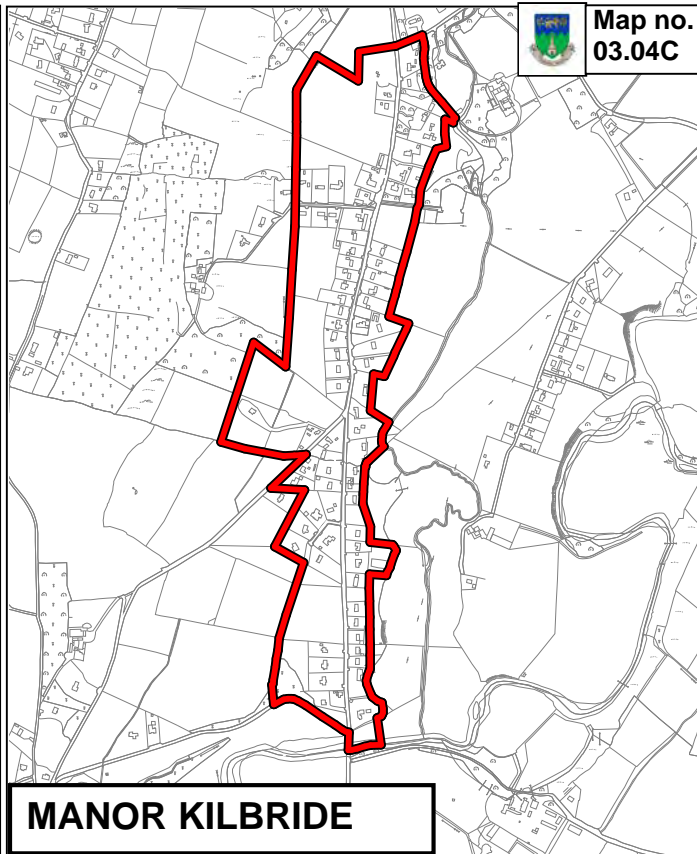
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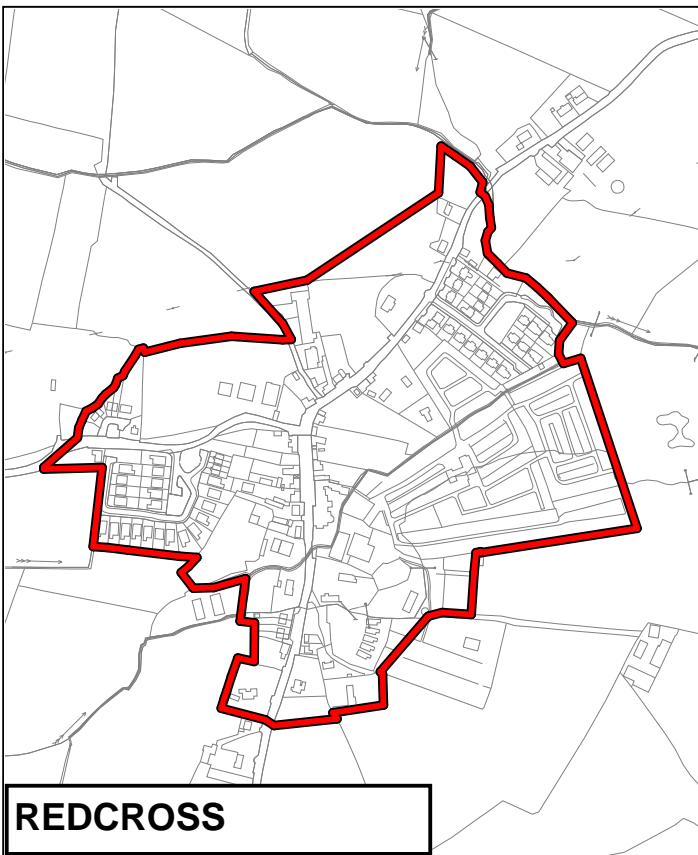
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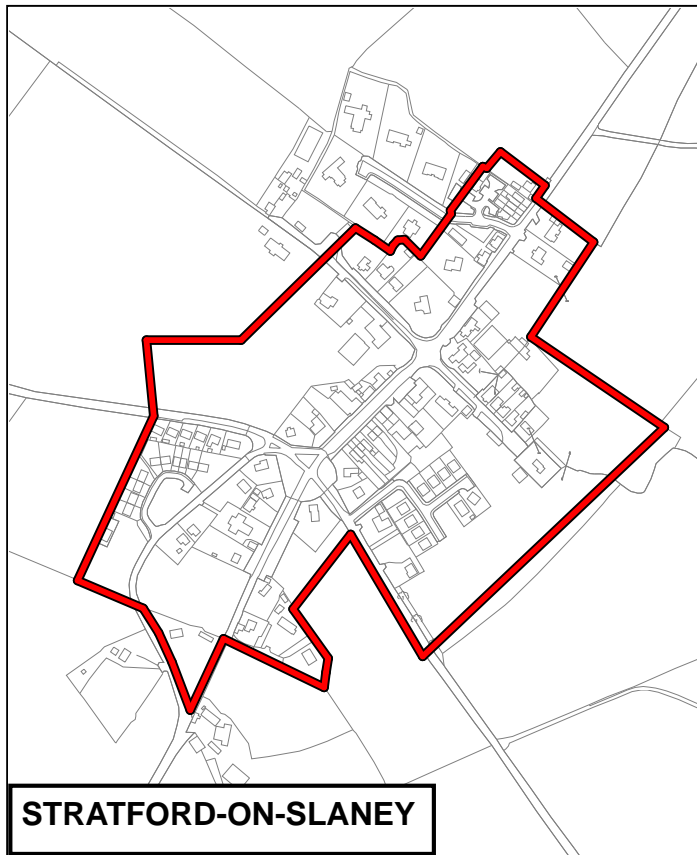
**LARAGH**



**MANOR KILBRIDE**



**REDCROSS**



**STRATFORD-ON-SLANEY**

**Settlement Boundaries  
Large Villages**

WICKLOW COUNTY  
DEVELOPMENT PLAN 2016-2022



**SETTLEMENT BOUNDARIES**



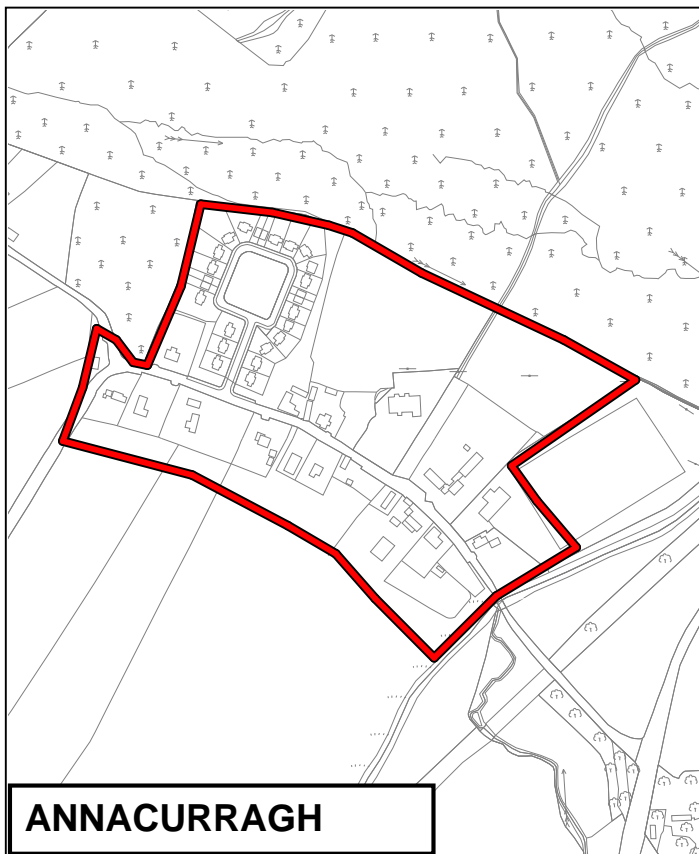
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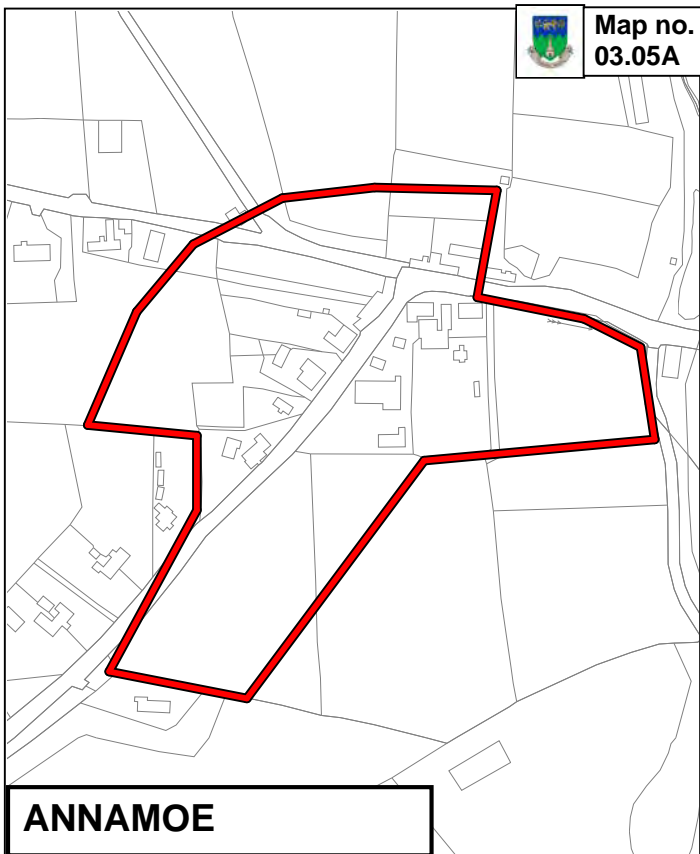
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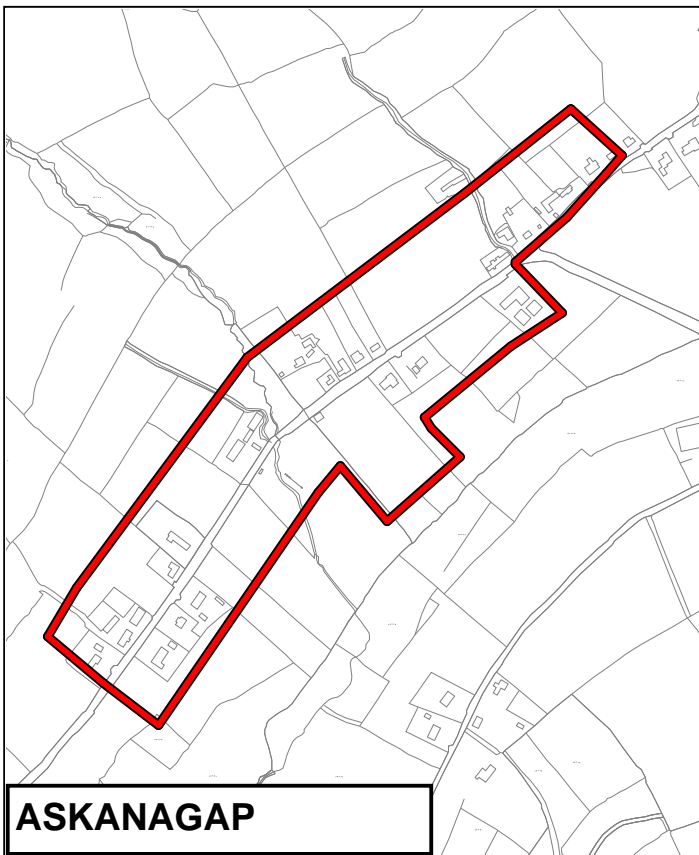
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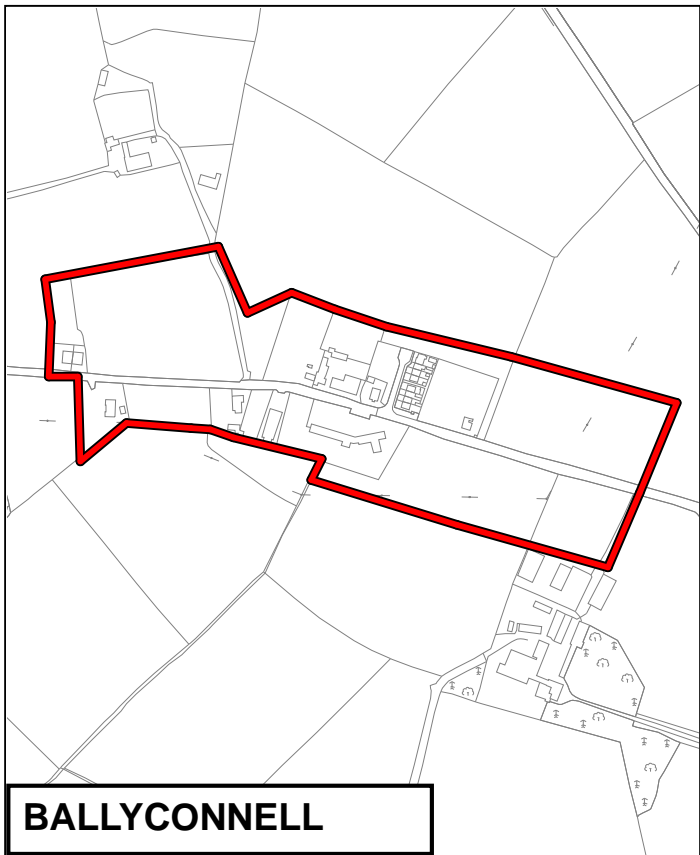
**ANNACURRAGH**



**ANNAMOE**



**ASKANAGAP**



**BALLYCONNELL**

**Settlement Boundaries  
Small Villages**

WICKLOW COUNTY  
DEVELOPMENT PLAN 2016-2022



**SETTLEMENT BOUNDARIES**



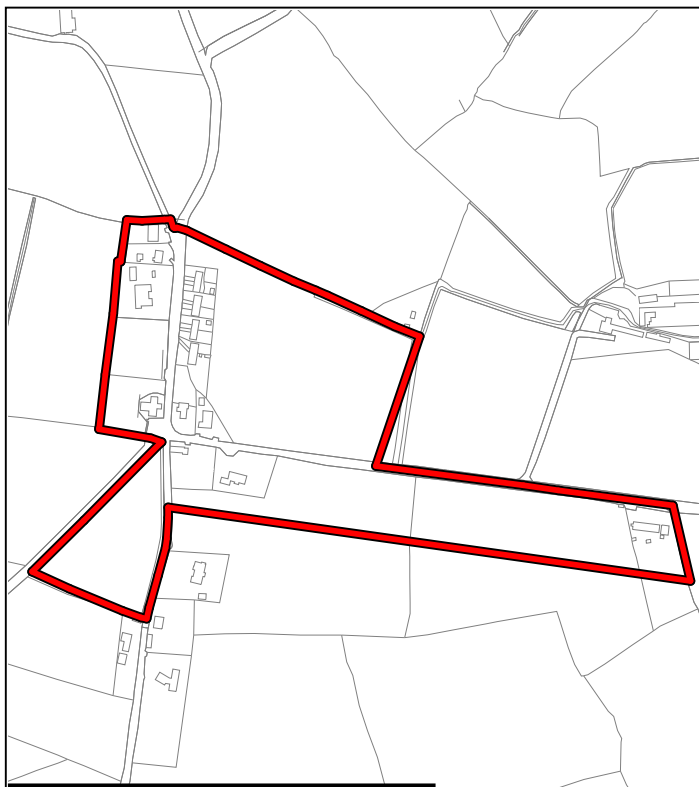
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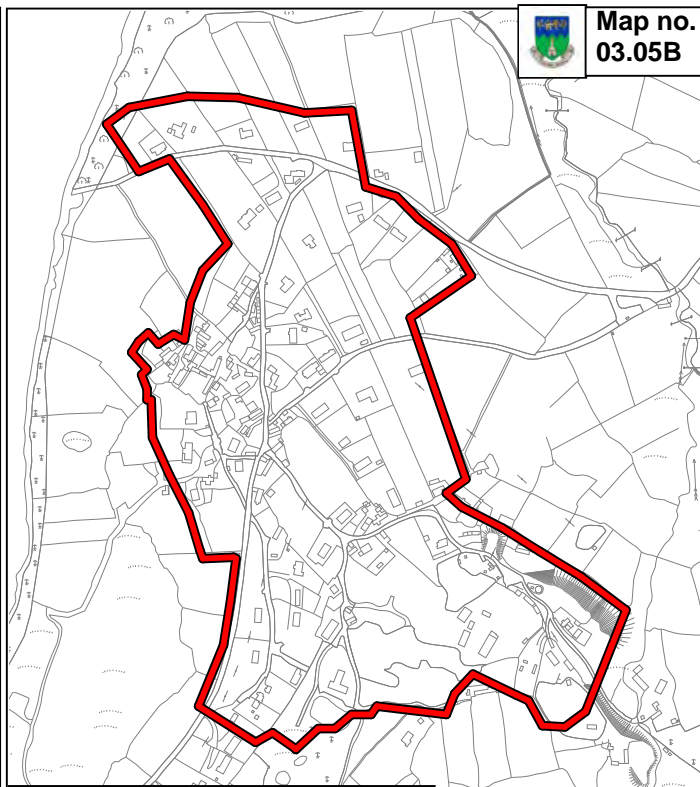
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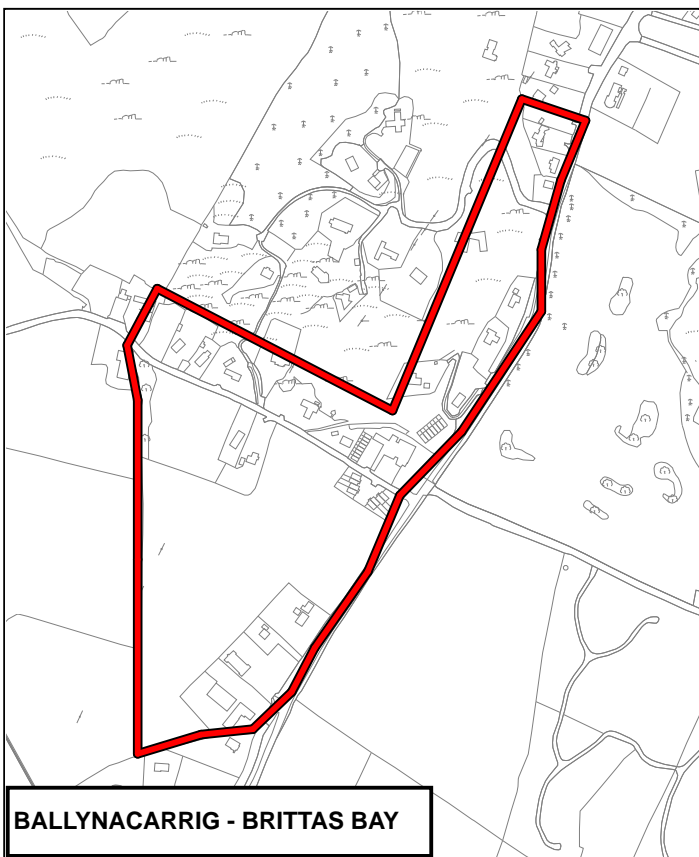
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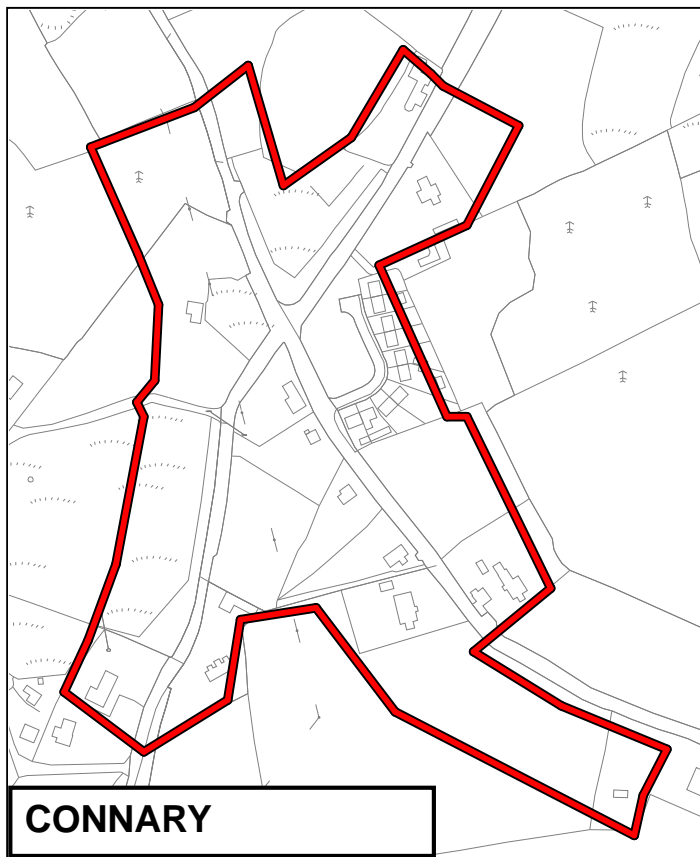
**BALLYCOOG**



**BALLYKNOCKAN**



**BALLYNACARRIG - BRITTAS BAY**



**CONNARY**

**Settlement Boundaries  
Small Villages**

WICKLOW COUNTY  
DEVELOPMENT PLAN 2016-2022



**SETTLEMENT BOUNDARIES**



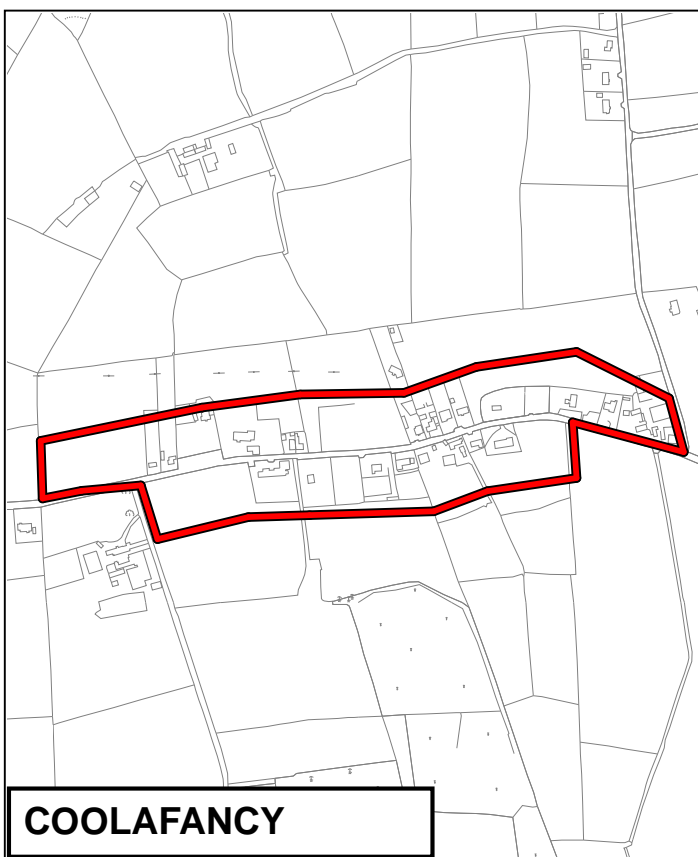
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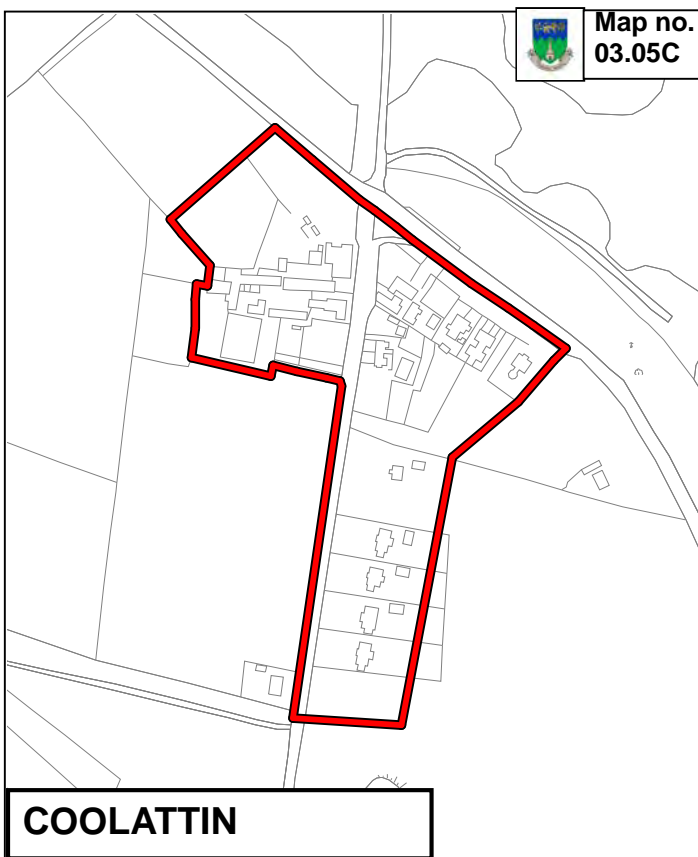
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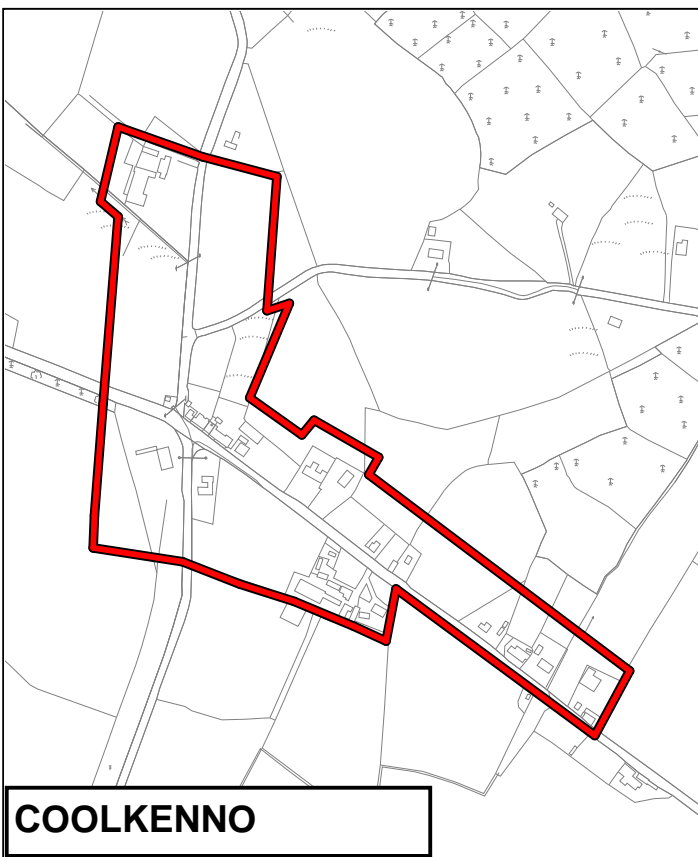
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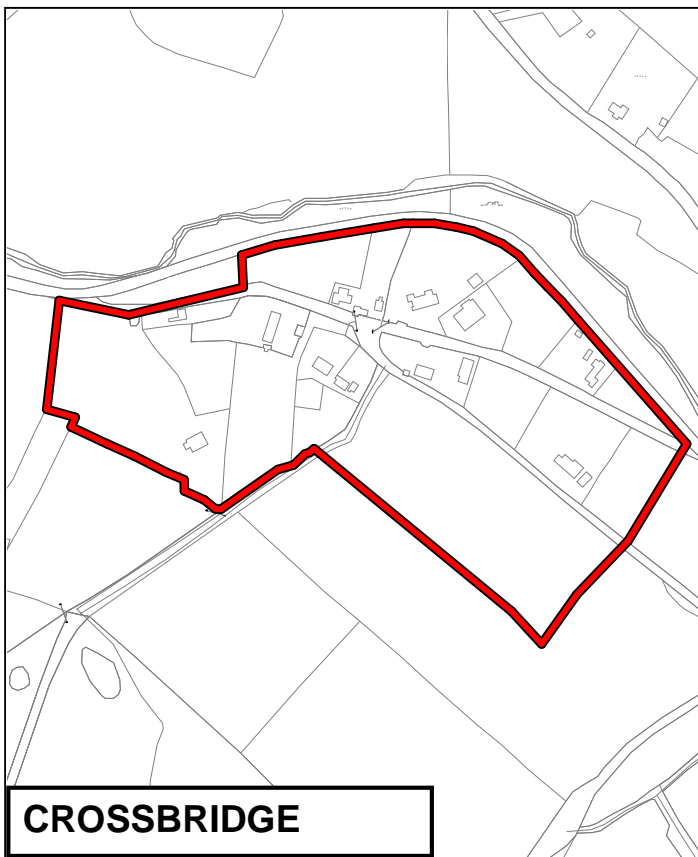
**COOLAFANCY**



**COOLATTIN**



**COOLKENNO**



**CROSSBRIDGE**

**Settlement Boundaries  
Small Villages**

WICKLOW COUNTY  
DEVELOPMENT PLAN 2016-2022



**SETTLEMENT BOUNDARIES**



Wicklow County Council  
Planning Department

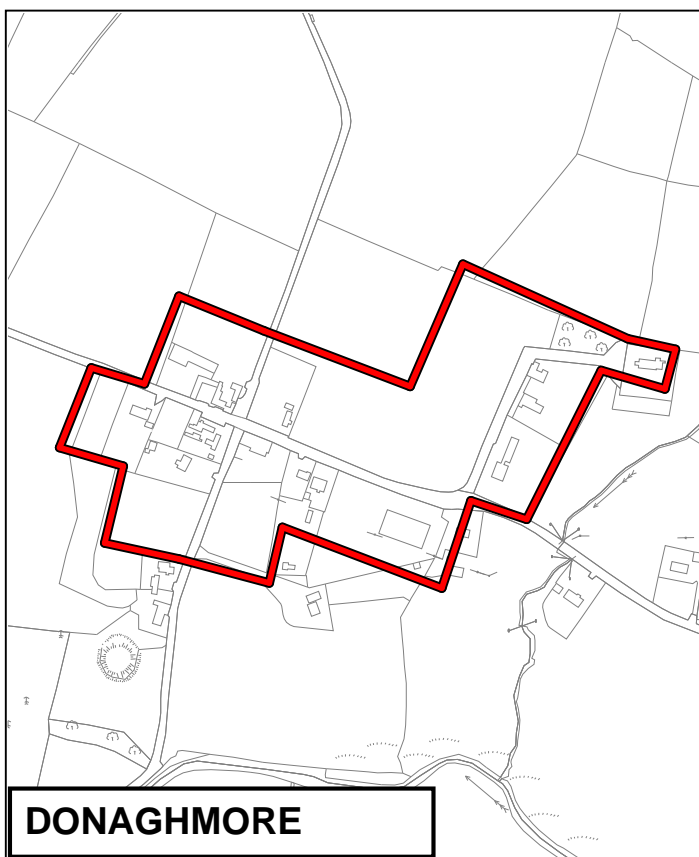
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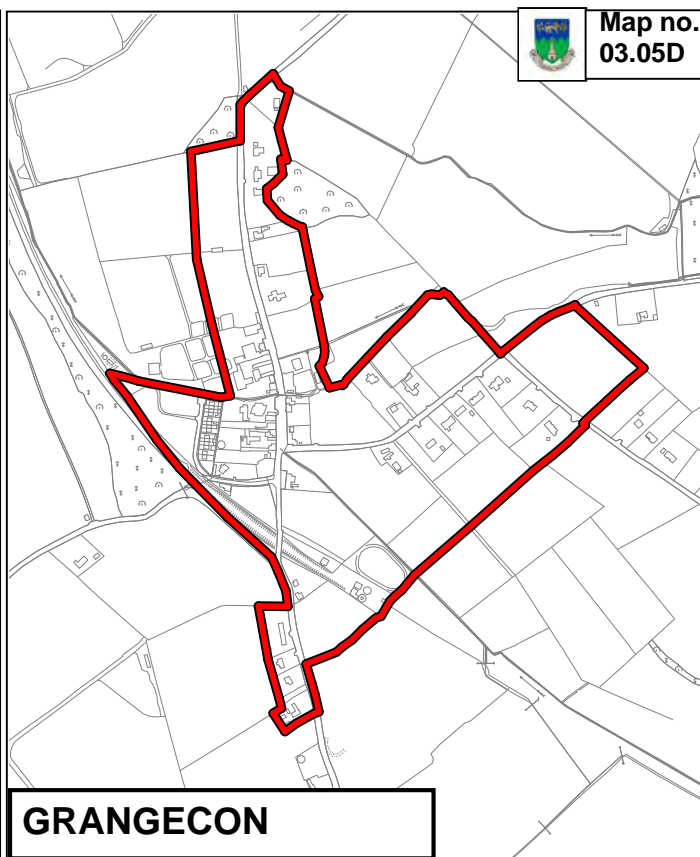




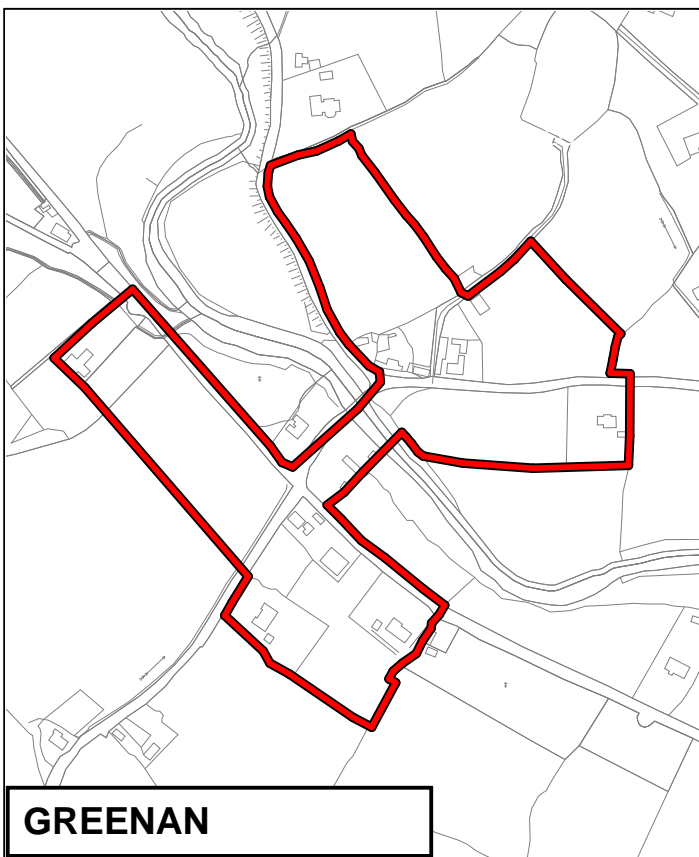
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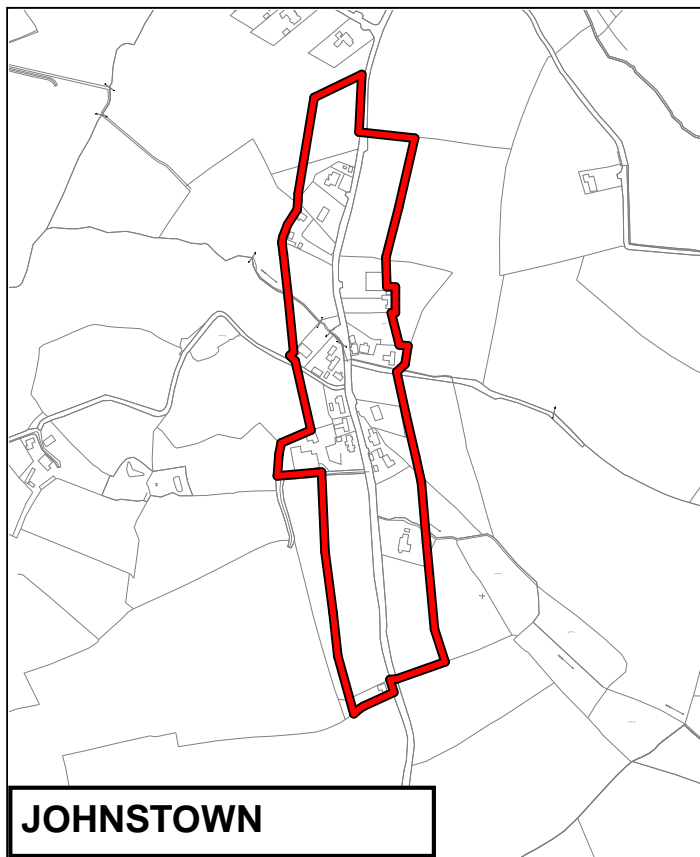
**DONAGHMORE**



**GRANGECON**



**GREENAN**



**JOHNSTOWN**

**Settlement Boundaries  
Small Villages**

WICKLOW COUNTY  
DEVELOPMENT PLAN 2016-2022



**SETTLEMENT BOUNDARIES**



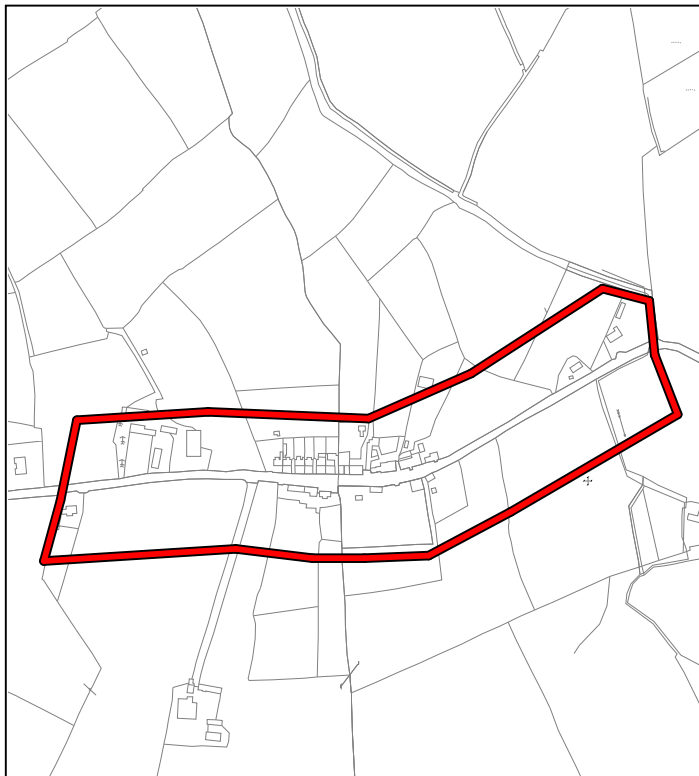
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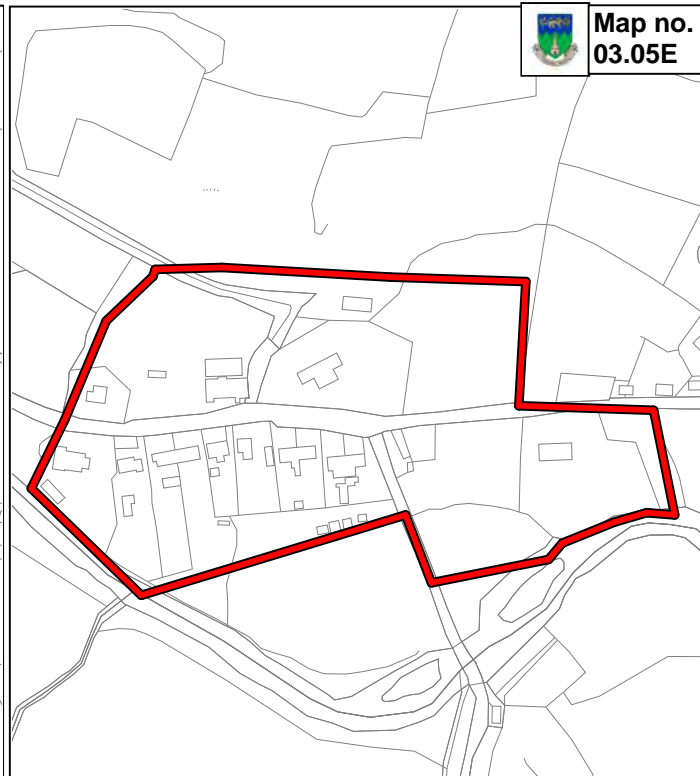
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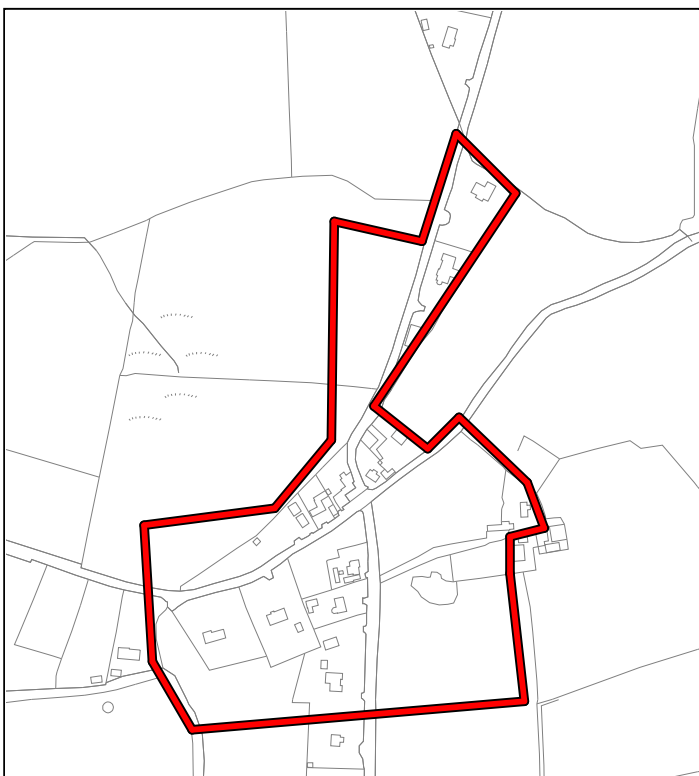
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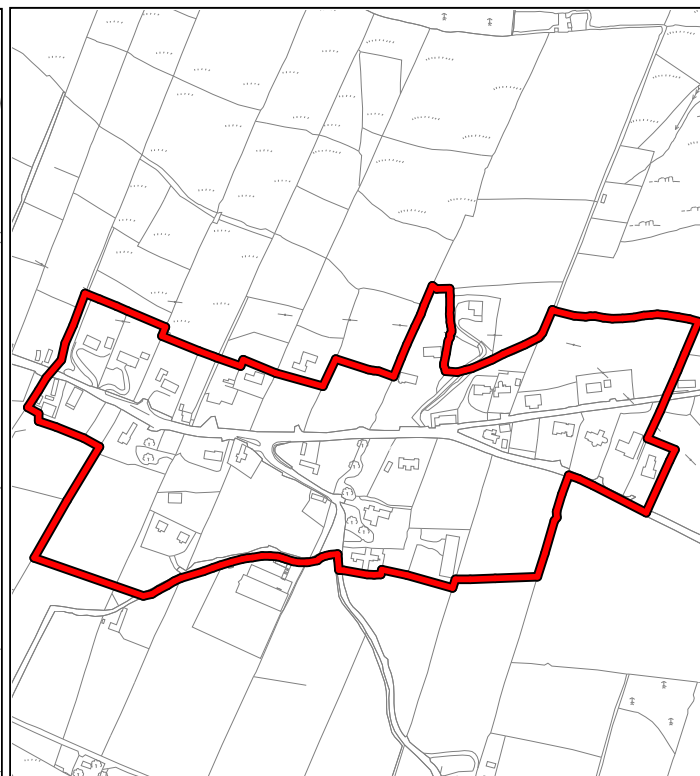
**KILQUIGGAN**



**KIRIKEE**



**KNOCKANARRIGAN**



**LACKAN**

**Settlement Boundaries  
Small Villages**

WICKLOW COUNTY  
DEVELOPMENT PLAN 2016-2022



**SETTLEMENT BOUNDARIES**



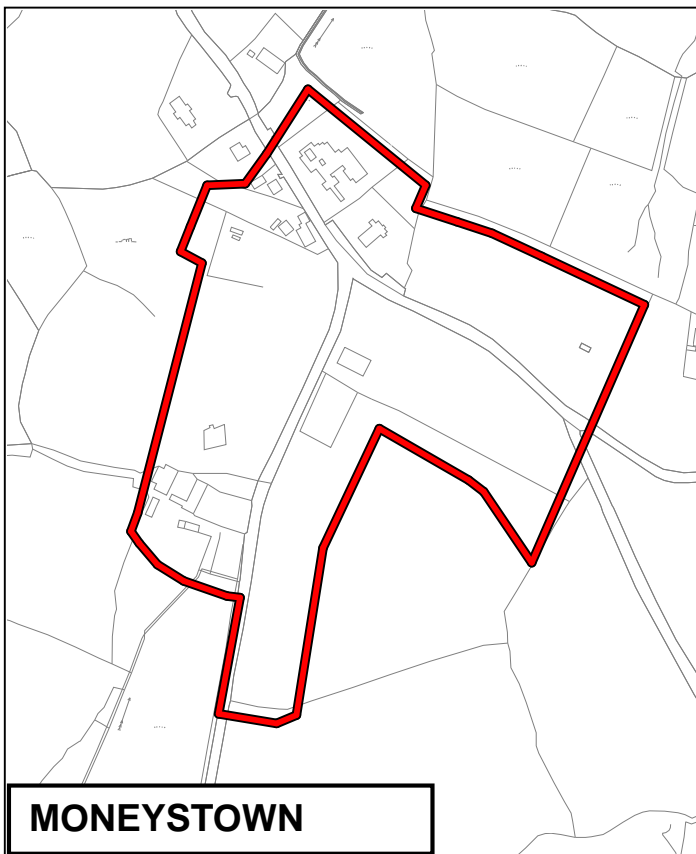
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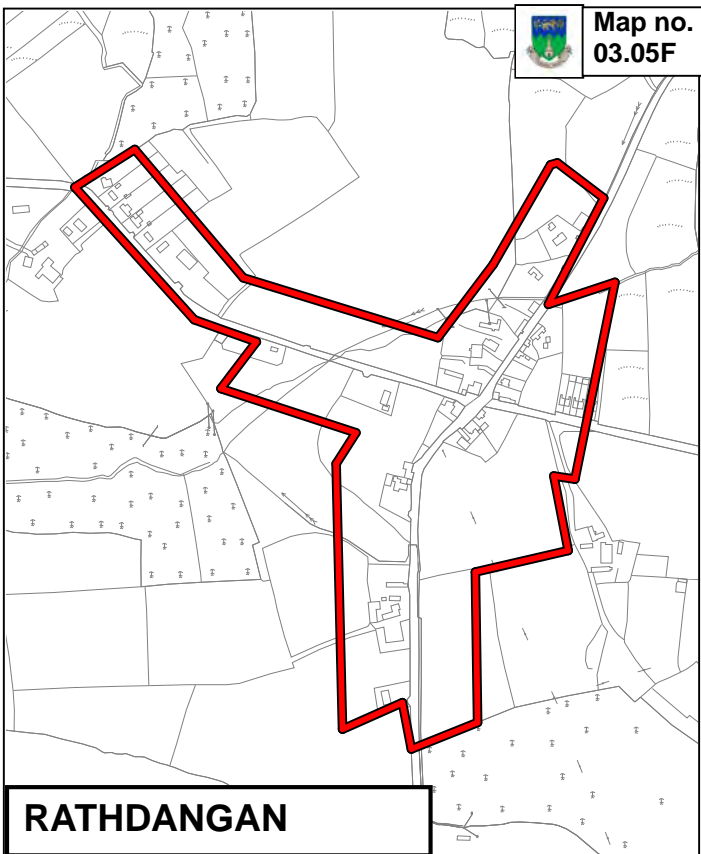
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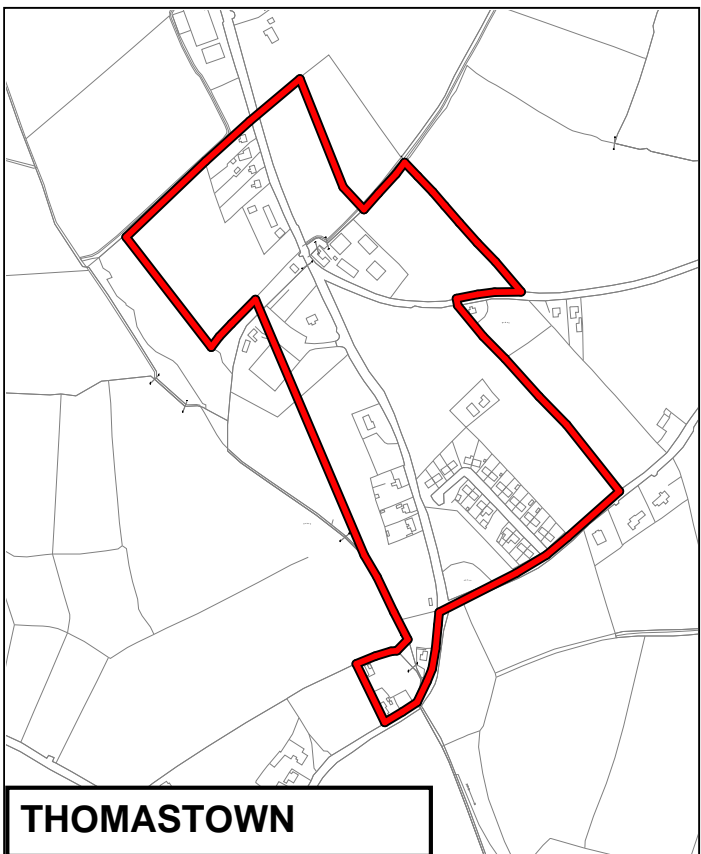
**MONEYSTOWN**



**RATHDANGAN**



**TALBOTSTOWN**



**THOMASTOWN**

**Settlement Boundaries  
Small Villages**

WICKLOW COUNTY  
DEVELOPMENT PLAN 2016-2022



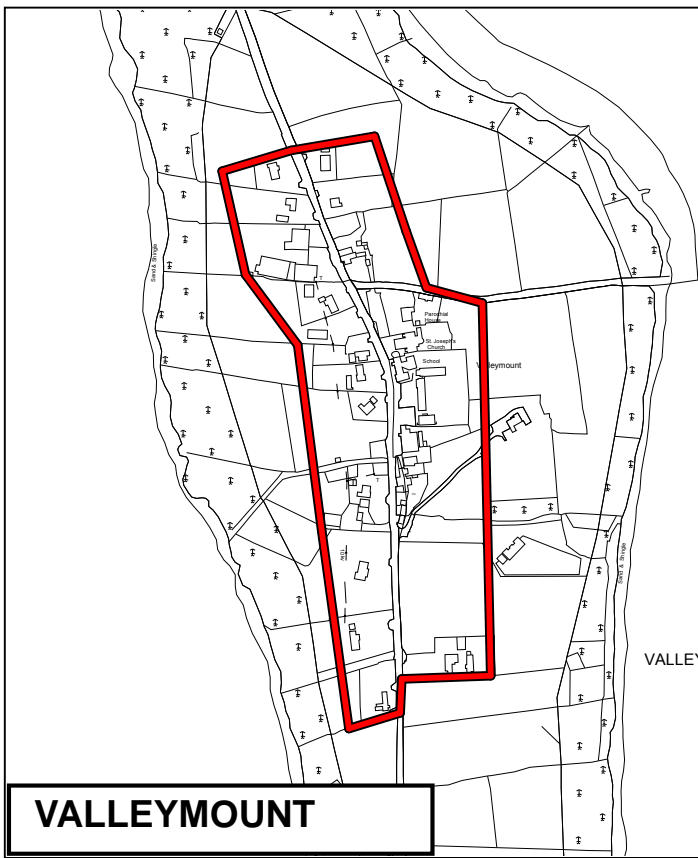
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**VALLEYMOUNT**

**Settlement Boundaries  
Small Villages**

WICKLOW COUNTY  
DEVELOPMENT PLAN 2016-2022



**SETTLEMENT BOUNDARIES**



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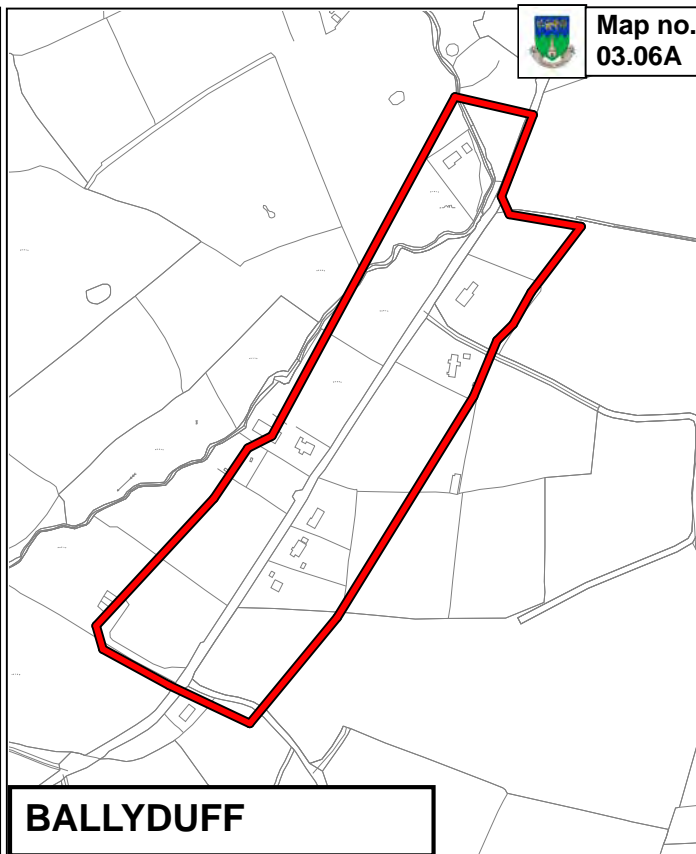
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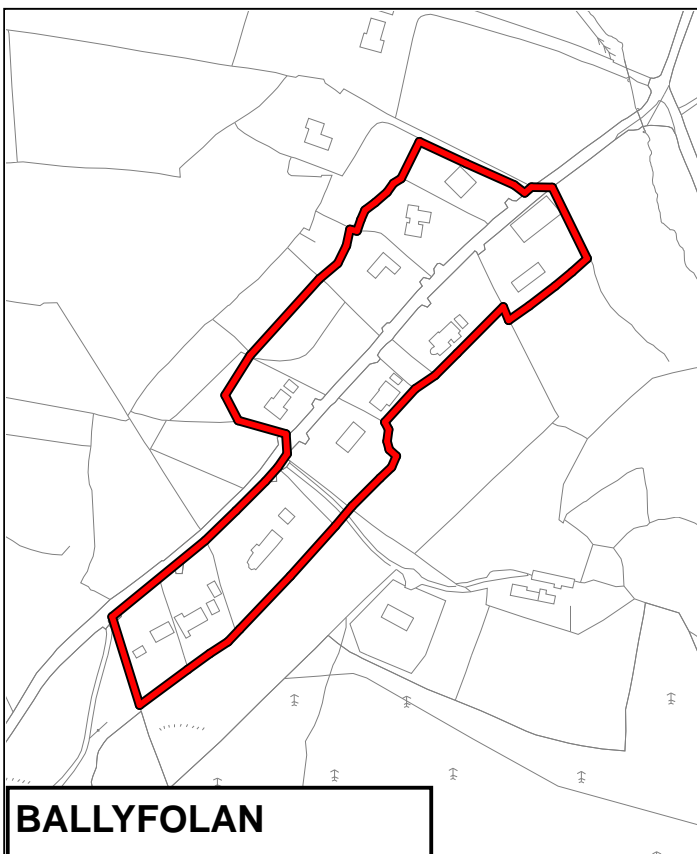
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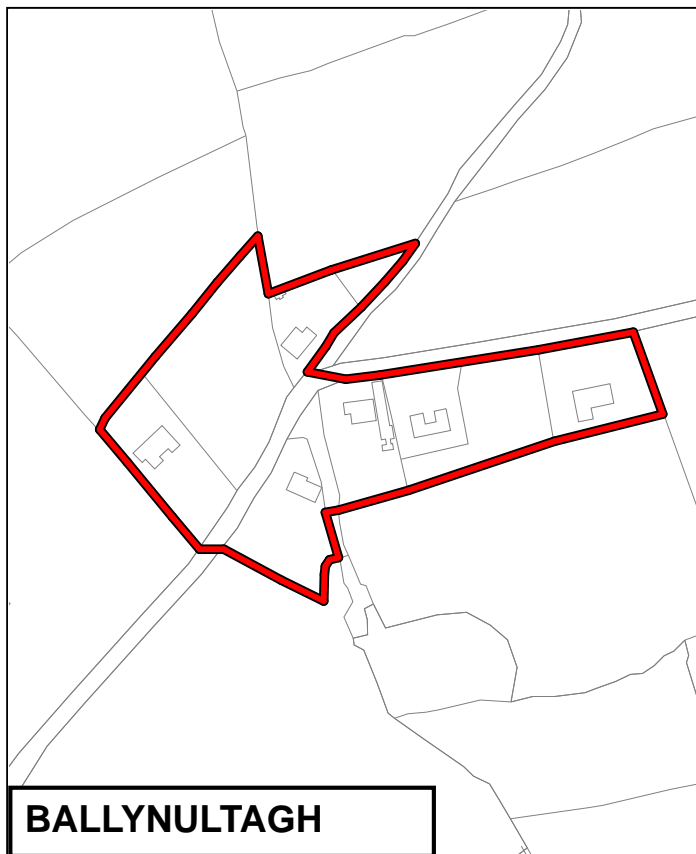
**BALLINGLEN**



**BALLYDUFF**



**BALLYFOLAN**



**BALLYNULTAGH**

**Settlement Boundaries  
Rural Clusters**

WICKLOW COUNTY  
DEVELOPMENT PLAN 2016-2022



**SETTLEMENT BOUNDARIES**



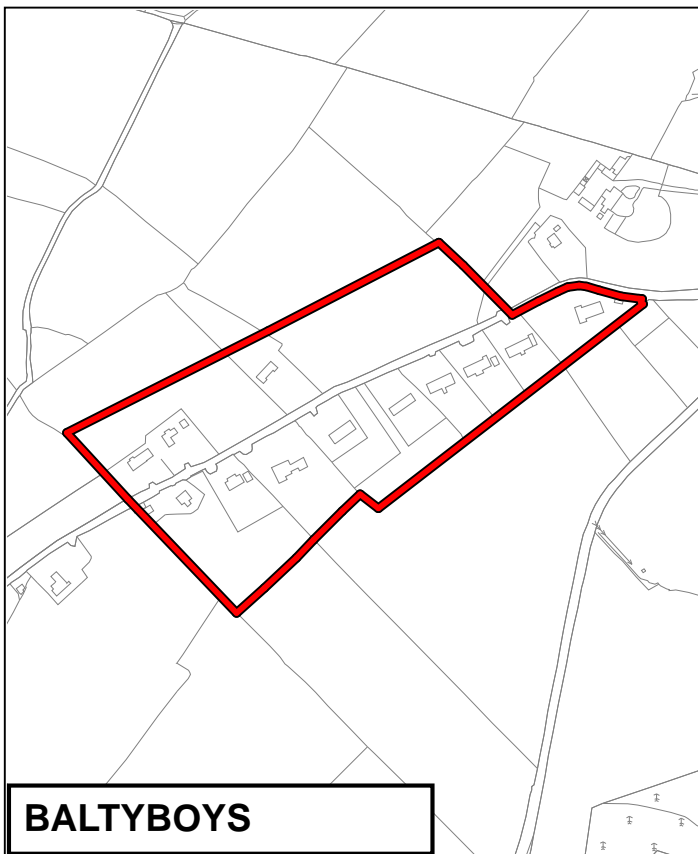
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Planning Department

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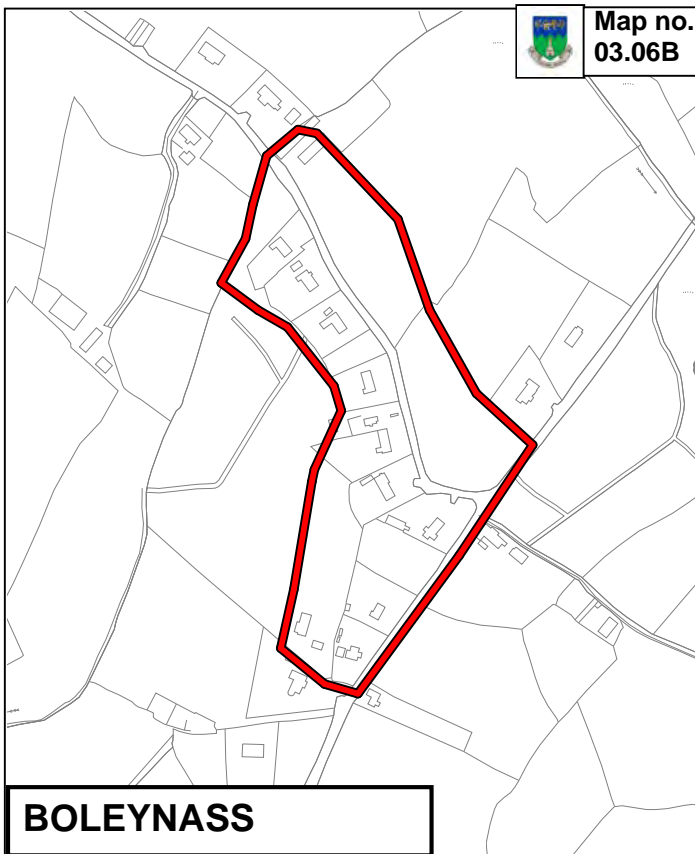
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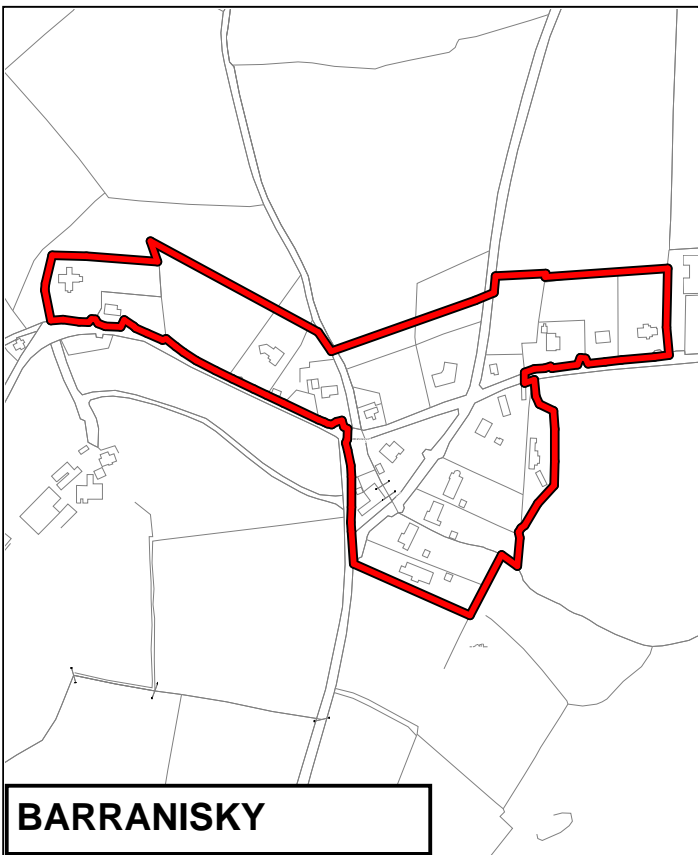
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**BALTYBOYS**



**BOLEYNASS**



**BARRANISKY**



**CARRIGACURRA**

**Settlement Boundaries  
Rural Clusters**

WICKLOW COUNTY  
DEVELOPMENT PLAN 2016-2022



**SETTLEMENT BOUNDARIES**



Wicklow County Council  
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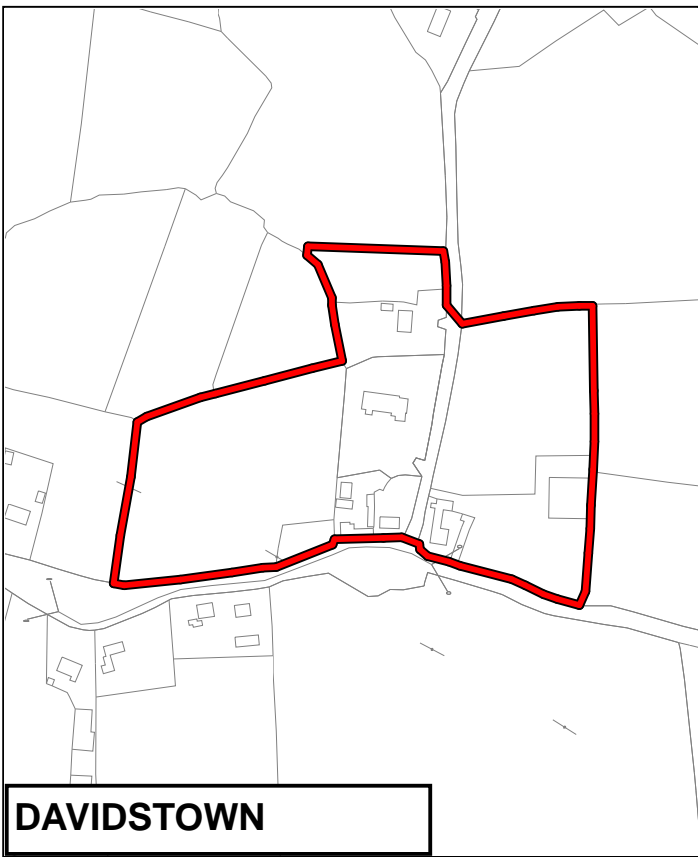
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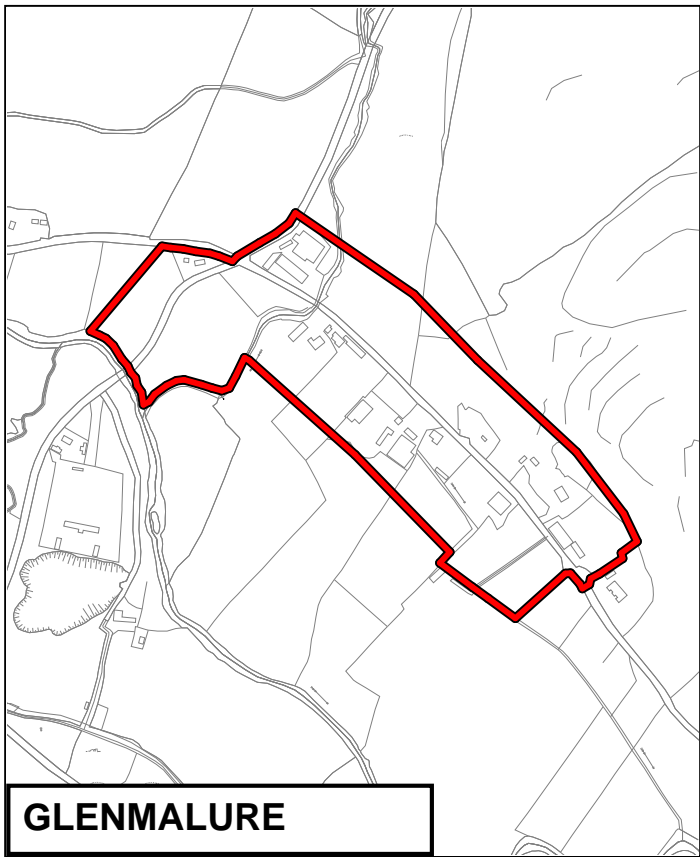
**CRAB LANE**



**CRONEYHORN**



**DAVIDSTOWN**



**GLENMALURE**

**Settlement Boundaries  
Rural Clusters**

WICKLOW COUNTY  
DEVELOPMENT PLAN 2016-2022



**SETTLEMENT BOUNDARIES**



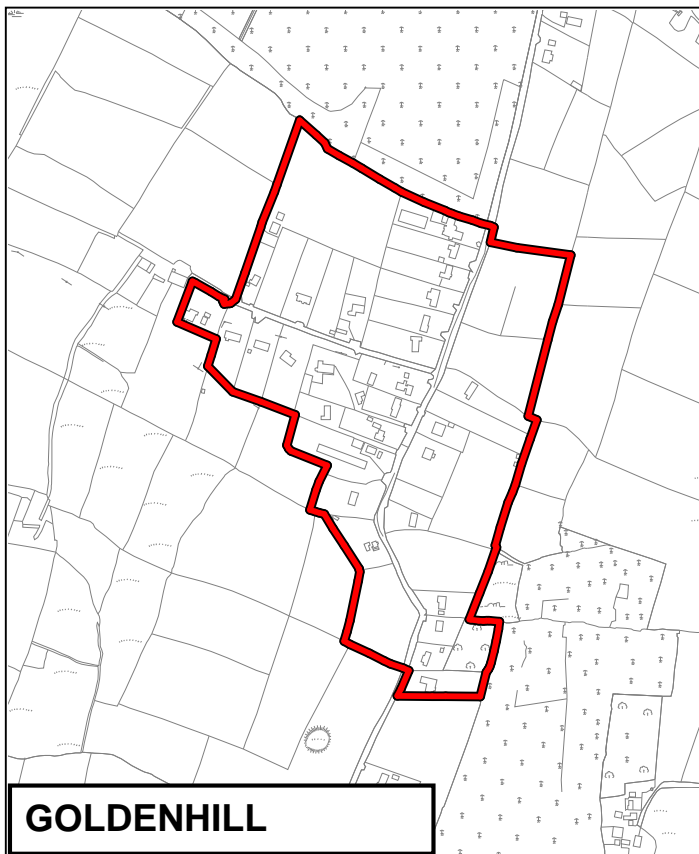
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Planning Department

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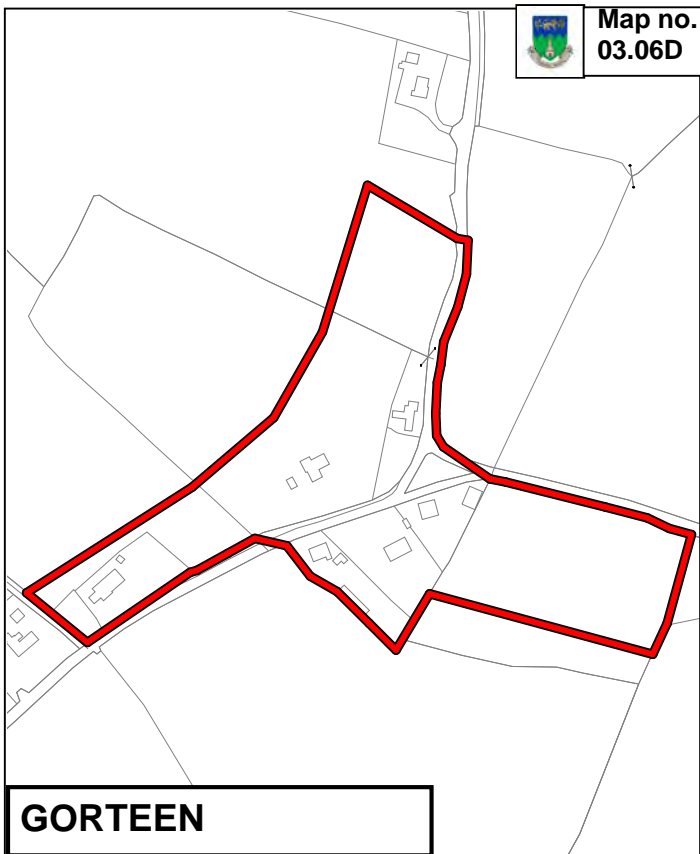
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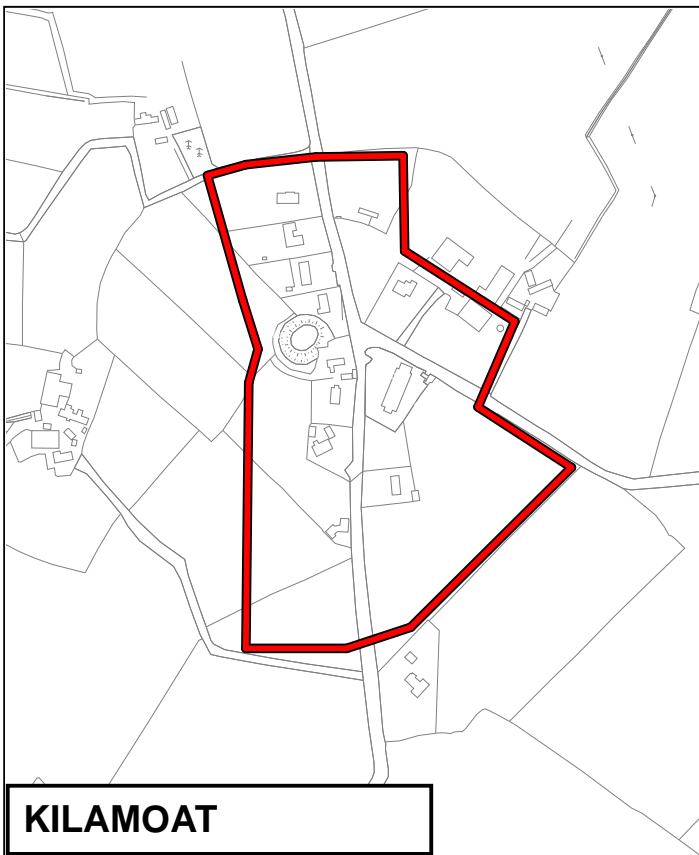
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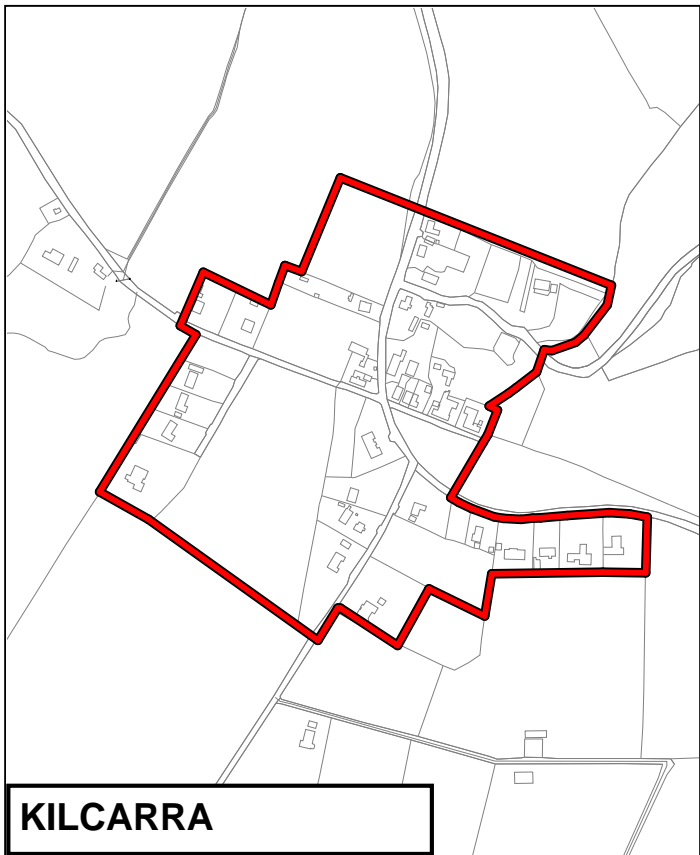
**GOLDENHILL**



**GORTEEN**



**KILAMOAT**



**KILCARRA**

**Settlement Boundaries  
Rural Clusters**

WICKLOW COUNTY  
DEVELOPMENT PLAN 2016-2022



**SETTLEMENT BOUNDARIES**



Wicklow County Council  
Planning Department

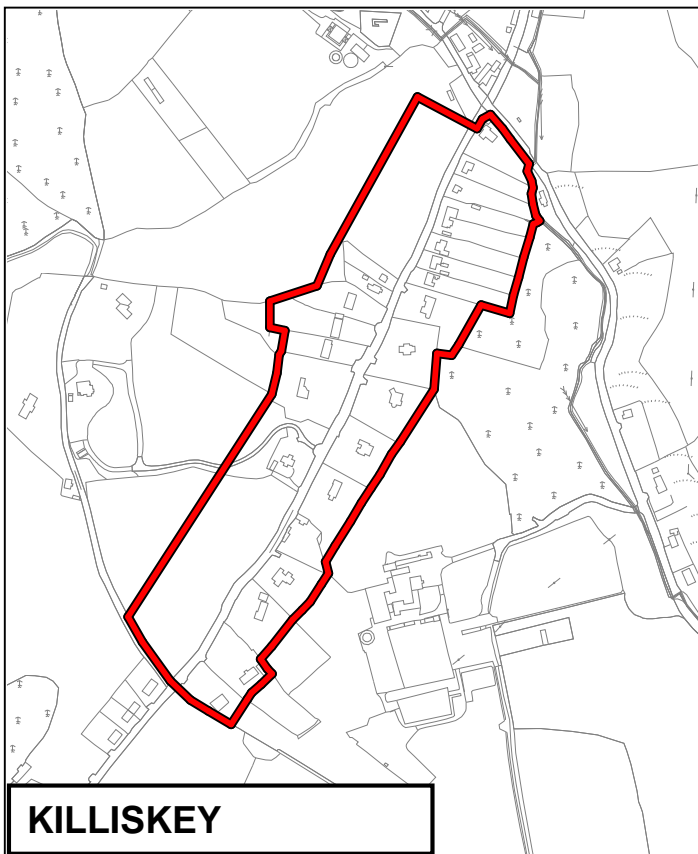
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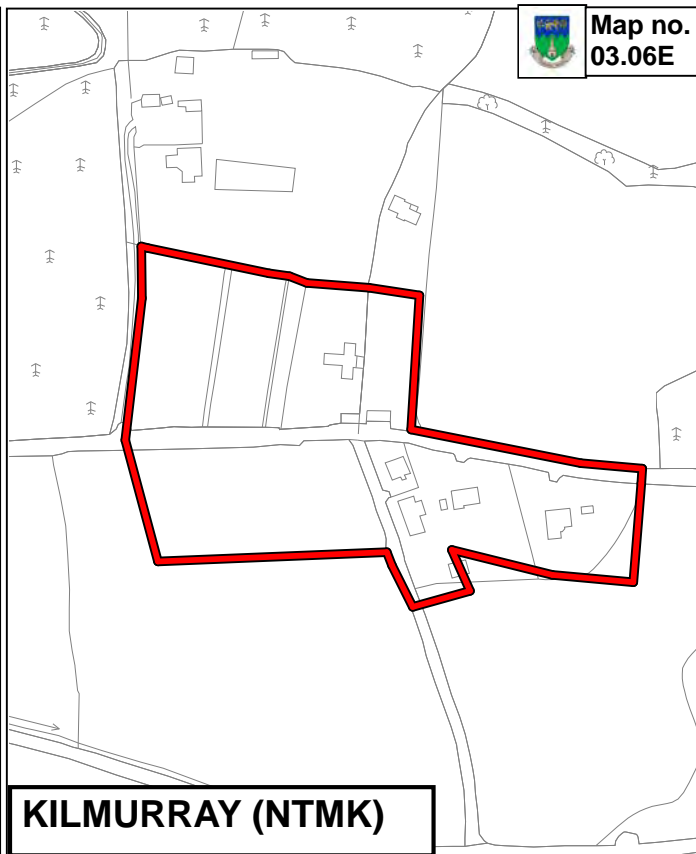




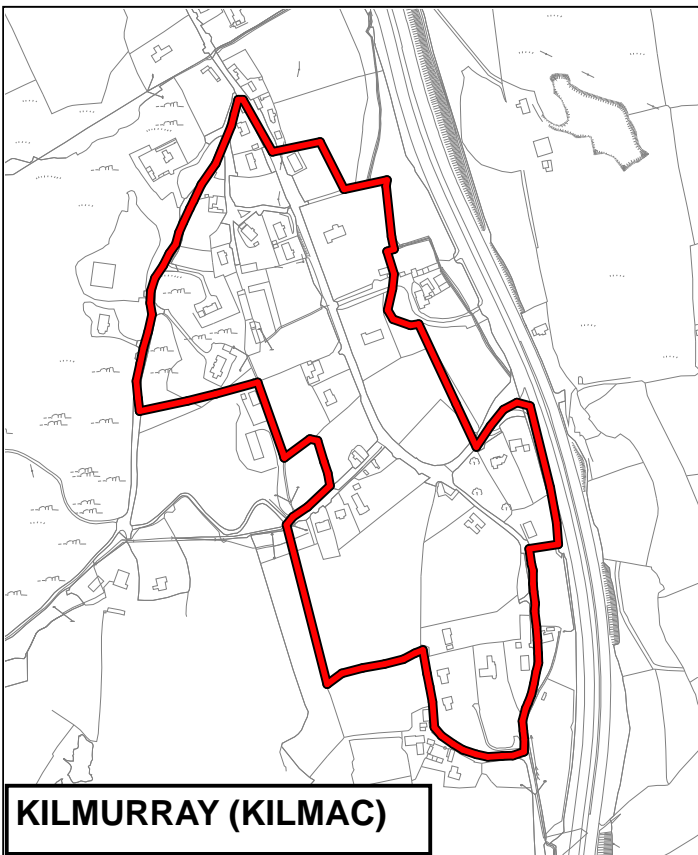
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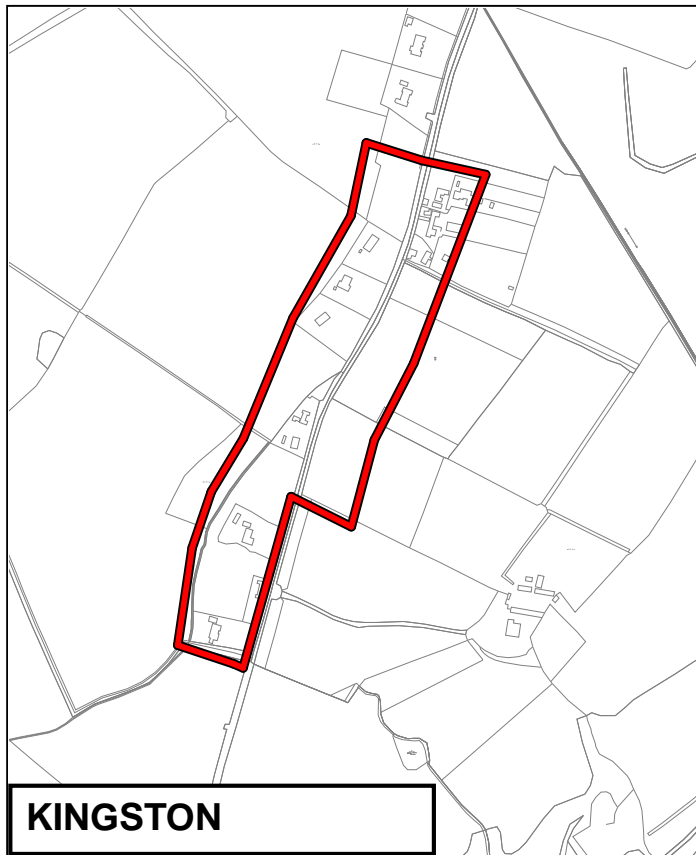
**KILLISKEY**



**KILMURRAY (NTMK)**



**KILMURRAY (KILMAC)**



**KINGSTON**

**Settlement Boundaries  
Rural Clusters**

WICKLOW COUNTY  
DEVELOPMENT PLAN 2016-2022



**SETTLEMENT BOUNDARIES**



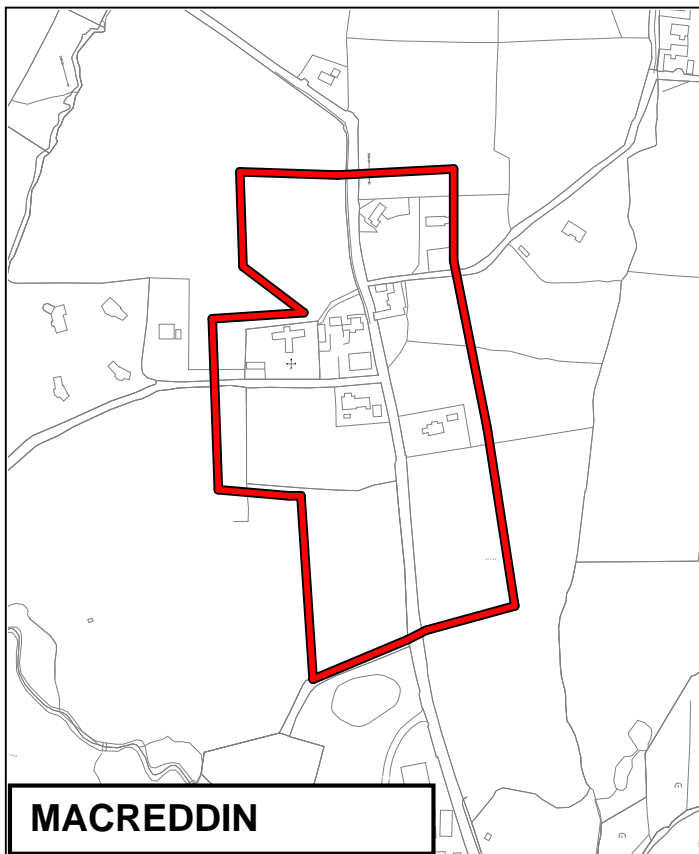
Wicklow County Council  
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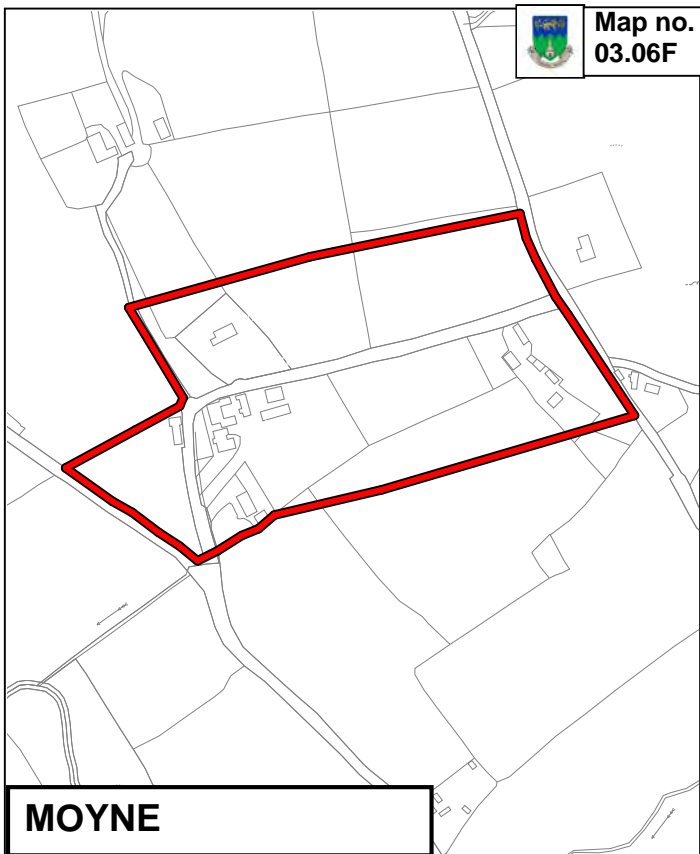
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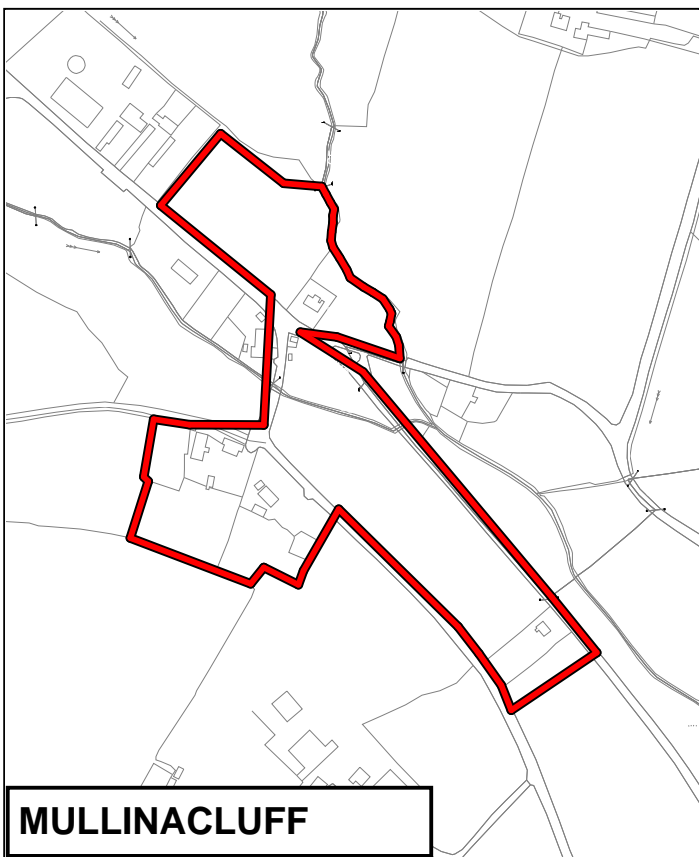
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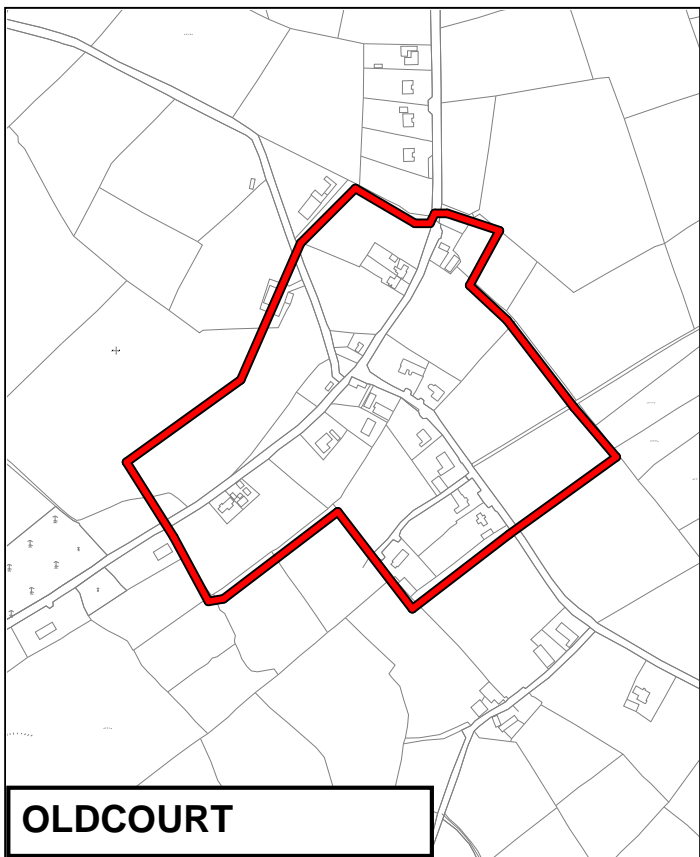
**MACREDDIN**



**MOYNE**



**MULLINACLUFF**



**OLDCOURT**

**Settlement Boundaries  
Rural Clusters**

WICKLOW COUNTY  
DEVELOPMENT PLAN 2016-2022



**SETTLEMENT BOUNDARIES**



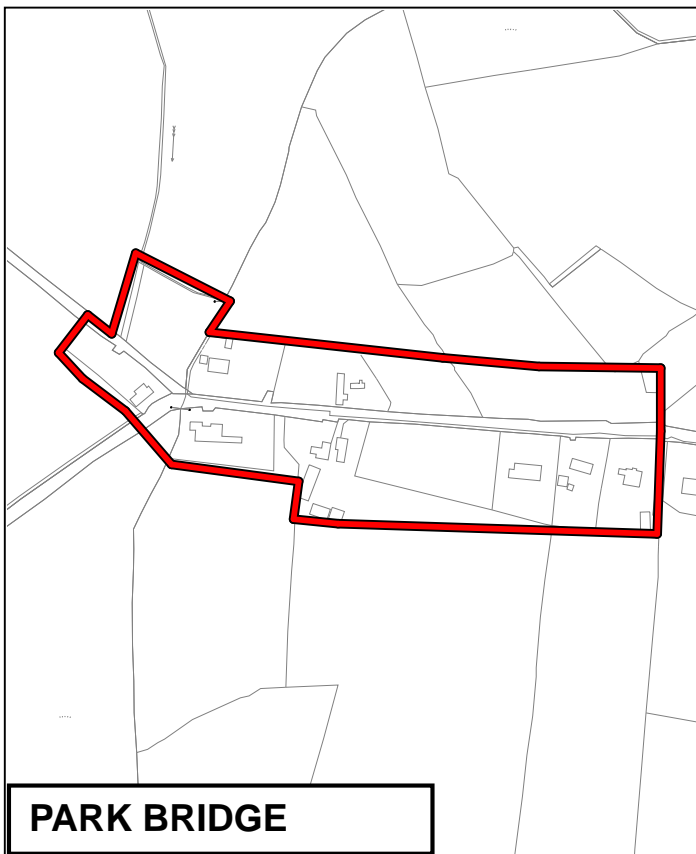
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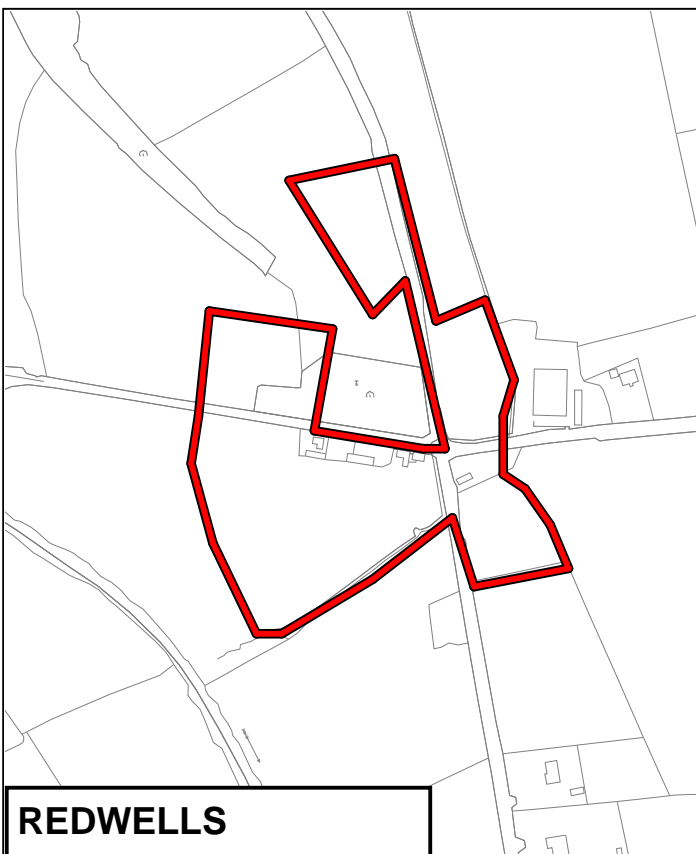
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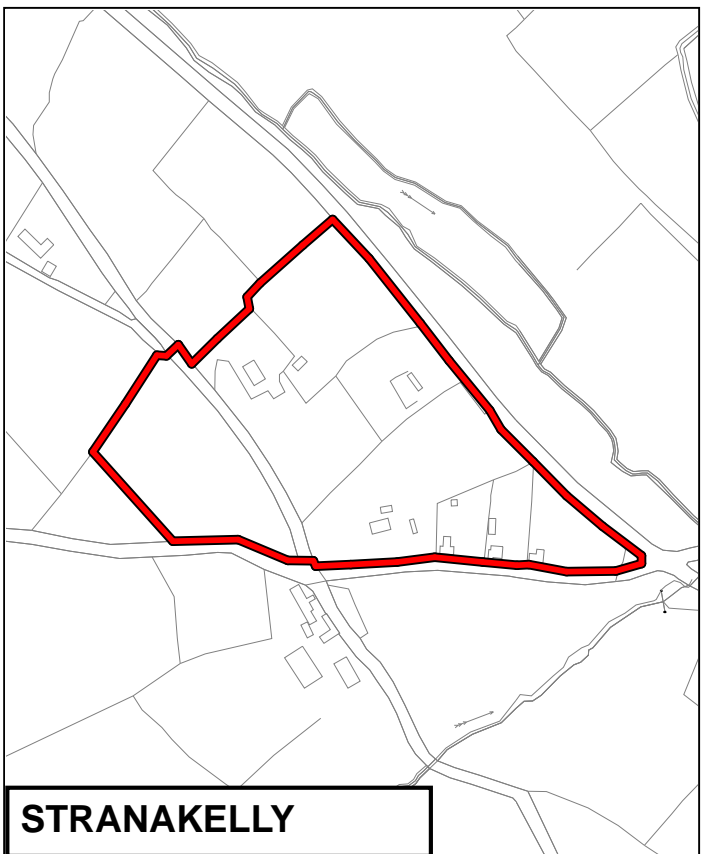
**PARK BRIDGE**



**RATHMOON**



**REDWELLS**



**STRANAKELLY**

**Settlement Boundaries  
Rural Clusters**

WICKLOW COUNTY  
DEVELOPMENT PLAN 2016-2022



**SETTLEMENT BOUNDARIES**



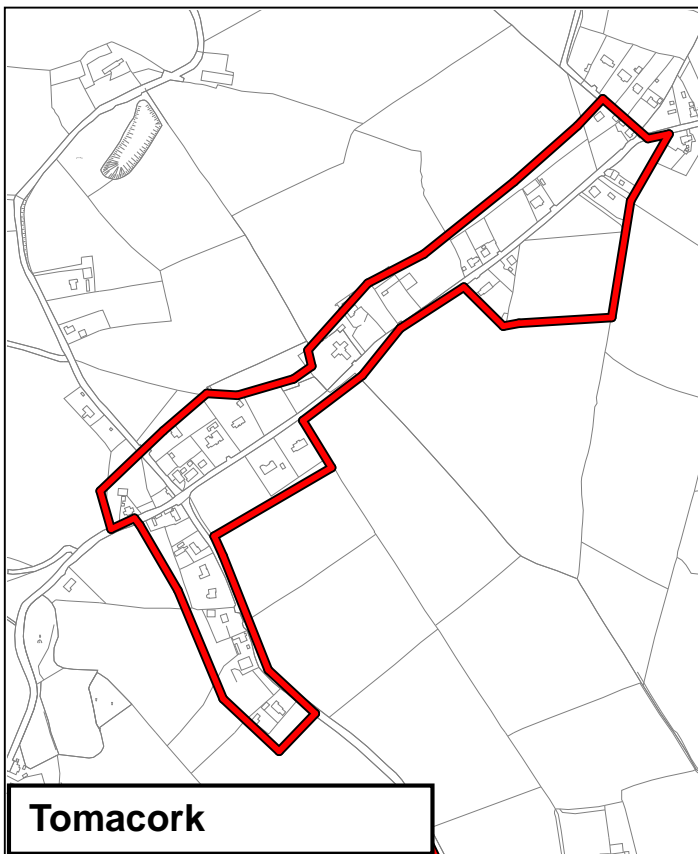
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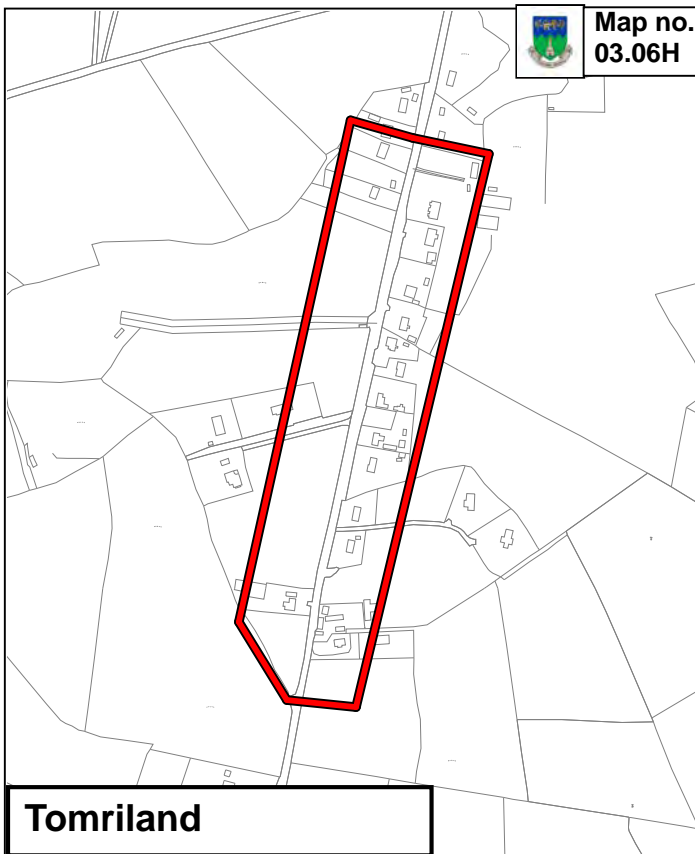
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Map no.  
03.06H



**Tomacork**



**Tomriland**

**Settlement Boundaries  
Rural Clusters**

WICKLOW COUNTY  
DEVELOPMENT PLAN 2016-2022



**SETTLEMENT BOUNDARIES**



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