



**WICKLOW COUNTY COUNCIL**  
Comhairle Contae Chill Mhantáin

[www.wicklow.ie](http://www.wicklow.ie)

# COUNTY WICKLOW

## Development Plan 2016 - 2022

### Issues Booklet

# STAGE ONE PUBLIC CONSULTATION



**GET INVOLVED!**

**ISSUES BOOKLET CONTENTS****PAGE**

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## PREPARATION OF THE WICKLOW COUNTY DEVELOPMENT PLAN 2016-2022

### GETTING INVOLVED IN THE PLAN-MAKING PROCESS

#### HAVE YOUR SAY...

If you are interested in the planning and development of the County and wish to make a contribution to the shaping of its future, please make a written submission. Remember this is your opportunity to have your say about a document that affects your area.

The period for receiving submissions to inform this initial phase of the plan-making process runs for eight weeks from:

**Tuesday 28<sup>th</sup> October 2014 until Tuesday 23<sup>rd</sup> December 2014**  
**No submissions will be accepted after this date.**

You can make your views known by making a written submission in **one** of the following ways:



- (i) **Post** to: Administrative Officer, Planning & Development, Wicklow County Council, County Buildings, Wicklow Town.



- (ii) **Email** to: [planreview@wicklowcoco.ie](mailto:planreview@wicklowcoco.ie)



- (iii) **On-line**: log onto [www.wicklow.ie](http://www.wicklow.ie) and follow the link to the 'Draft Wicklow CDP 2016 – 2022'

All submissions should include your name, address, a map (where appropriate) and where relevant, details of any organisation, community group or company etc. that you represent.

#### GET INVOLVED...

While a review of the detailed policies, objectives (including zoning provisions) and development standards contained in the plan shall occur as part of the plan making process, this stage of the plan review process is 'STRATEGIC' in nature, in that it is for the purposes of developing:

- the objectives and policies to deliver an overall strategy for the proper planning and sustainable development of the County,
- the 'Core Strategy' of the plan

and in this regard the Planning Authority shall take account of the statutory obligations of the local authority and any relevant policies or objectives for the time being of the Government or of any Minister of the Government.

**THEREFORE SUBMISSIONS OR OBSERVATIONS MAY BE MADE REGARDING THE OVERALL STRATEGY FOR THE PROPER PLANNING AND SUSTAINABLE DEVELOPMENT OF THE COUNTY, BUT REQUESTS OR PROPOSALS FOR ZONING OF PARTICULAR LAND FOR ANY PURPOSE SHALL NOT BE CONSIDERED AT THIS STAGE AND SHOULD NOT BE MADE.**



## PUBLIC INFORMATION DAYS

Public information days on the plan are to be held at the following venues and dates:

### Bray

Bray Municipal District Office, Civic Offices, Main Street, Bray  
Tuesday 4<sup>th</sup> November 2014  
2pm – 7pm

### Blessington

Blessington Civic Offices, Blessington Business Park,  
Wednesday 5<sup>th</sup> November 2014  
2pm – 7pm

### Wicklow

County Buildings Foyer, Wicklow County Council, Wicklow Town  
Thursday 6<sup>th</sup> November 2014  
2pm – 7pm

### Arklow

Arklow Municipal District Office, 3<sup>rd</sup> Floor, Avoca River House, Arklow Town  
Tuesday 11<sup>th</sup> November 2014  
2pm – 7pm

### Tinahely

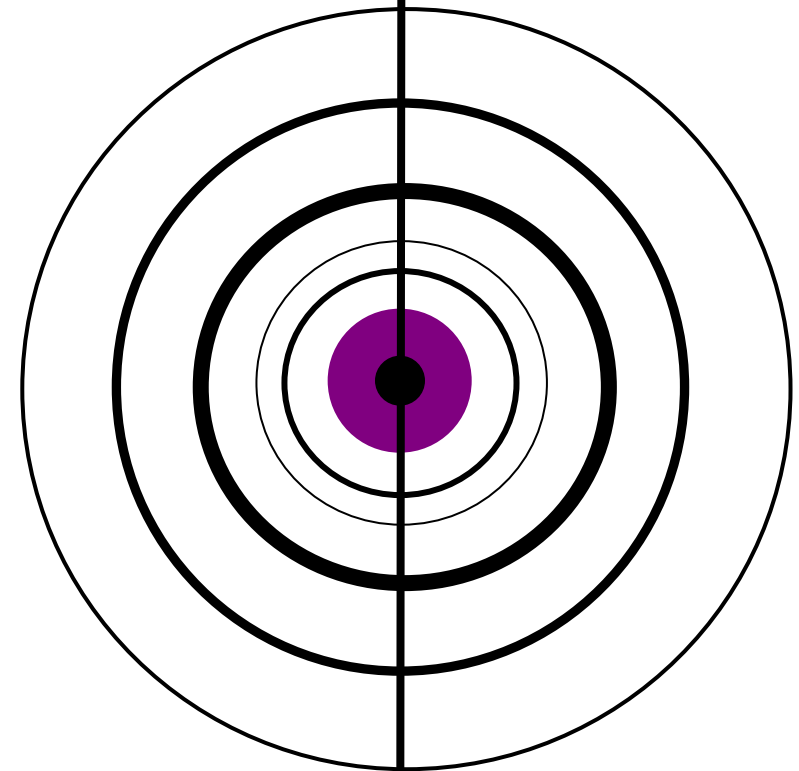
Tinahely Courthouse, Tinahely  
Wednesday 12<sup>th</sup> November 2014  
2pm – 7pm

### Greystones

Greystones Municipal District Office, Mill Road, Greystones  
Thursday 13<sup>th</sup> November 2014  
2pm – 7pm

CALL IN TO ANY OF THE PUBLIC INFORMATION DAYS TO TALK TO A MEMBER OF THE DEVELOPMENT PLAN TEAM OR TO GET MORE INFORMATION ON THE PLAN, THE PROCESS AND ON HOW YOU CAN GET INVOLVED!

## Public Consultation Public Information Days



Get Involved!  
Have your say!



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## INTRODUCTION

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The review of the current Wicklow County Development Plan (CDP) 2010-2016 has commenced. This plan will be replaced by a more updated plan that will be in place for the period 2016-2022. Wicklow County Council is inviting submissions or observations regarding the review of the existing CDP and the preparation of the new plan for the period 2016-2022.

Public input at the start of the plan-making process is important to ensure that the final CDP reflects public concerns and aspirations, as well as national and regional strategies and guidelines. The purpose of the **Issues Booklet** is to provide a consultation document that gives a broad overview of the main development issues facing the county and to stimulate public interest and debate on what broad planning and development matters should be considered in the new plan.

**While this document highlights some of the more significant issues facing the County, the list is not exhaustive and submissions can be submitted on other big-picture issues not identified here.**



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## WHAT IS A COUNTY DEVELOPMENT PLAN (CDP)?

The new Wicklow CDP will set out a strategic spatial framework for the proper planning and sustainable development of Wicklow for the six year period 2016-2022. Development Plans focus on 'big picture' planning issues. The plan is not a 'spending plan', however it sets a framework within which developments could be undertaken, in the event that the public or private sector are in a position to develop. The development plan includes development policies and objectives, which set out the agreed position of the Council on a particular issue, e.g. protection of rural uplands and objectives, or on actions that the Council intends to achieve, e.g. development of community centres.

The CDP provides for, and controls, the physical, economic and social development of the County, in the interests of the overall common good. It includes a set of development policies and standards which set out where land is to be developed, and for what purposes (e.g. housing, shopping, schools, environmental protection etc). It informs decisions on where public services such as roads and water services are to be provided, and affects the type of buildings that can be constructed and the use to which land can be put. It affects many facets of daily economic and social life, in terms of where you can live, what services and facilities are available and where job opportunities are to be sited.

The CDP will include a number of 'town/settlement plans' that will set out the vision and strategy for the future sustainable development of a number of towns across the county, including Ashford, Aghrim, Avoca, Baltinglass, Carnew, Donard, Dunlavin, Enniskerry, Kilmacanogue, Laragh-Glendalough, Newcastle, Roundwood, Shillelagh and Tinahely. Whilst land within these settlements will be zoned, it should be noted that we cannot accept submissions at this stage relating to the potential zoning and/or rezoning of particular parcels of land. These more detailed matters will be considered during the draft plan phase of the overall process.

The following towns are covered by separate plans, and as such the Wicklow CDP will not deal with the zoning of land within these towns: **Bray, Wicklow-Rathnew, Arklow, Greystones-Delgany and Kilcoole, Rathdrum, Blessington, Newtownmountkennedy.** The CDP will, however set out the future population targets for these settlements and the broad strategy for the economic and social development of these towns.



## SETTING THE CONTEXT

The CDP must have regard to European, National and Regional policy, including:

- (i) **EU Directives** relating to such areas as Strategic Environmental Assessment, Appropriate Assessment and Strategic Flood Risk Assessment, which must be applied in order to protect against significant environmental effects of implementing the plan.
- (ii) **National Spatial Strategy (NSS) 2002-2020** – The strategic role for the Greater Dublin Area (GDA) is to physically consolidate the growth of the metropolitan area of Dublin, and to concentrate development in the hinterland into designated towns. The NSS is now 12 years old and is due to be updated in 2015-2016.
- (iii) **Greater Dublin Area Regional Planning Guidelines 2010-2016** – The RPGs provide an overall spatial policy framework for the GDA to 2022 and focus on the physical consolidation of the Dublin Metropolitan area and on concentrating development in the hinterland area into growth towns. The RPGs set out population and housing targets which must be adhered to (published June 2010). However it should be noted that these projections were prepared prior to Census 2011 and as such are now due to be reviewed. In addition, the GDA Regional Authority has been replaced by a new Eastern and Midlands Regional Assembly. This will result in the existing RPGs being replaced. The current settlement strategy for the region is illustrated on the attached map.
- (iv) **Draft Transport Strategy for the GDA** – This sets out a transport strategy for the area up to 2030, with an aim to ensure the integration of transport and land use planning across the region. Parts of the strategy include the planned extension of the LUAS to Bray and a more long term plan for the development of a Leinster Outer Orbital Route.
- (v) **Core Strategy** – introduced in 2010 to promote an ‘evidence-based’ approach to planning. This is considered in detail in **Section 2** of this document.

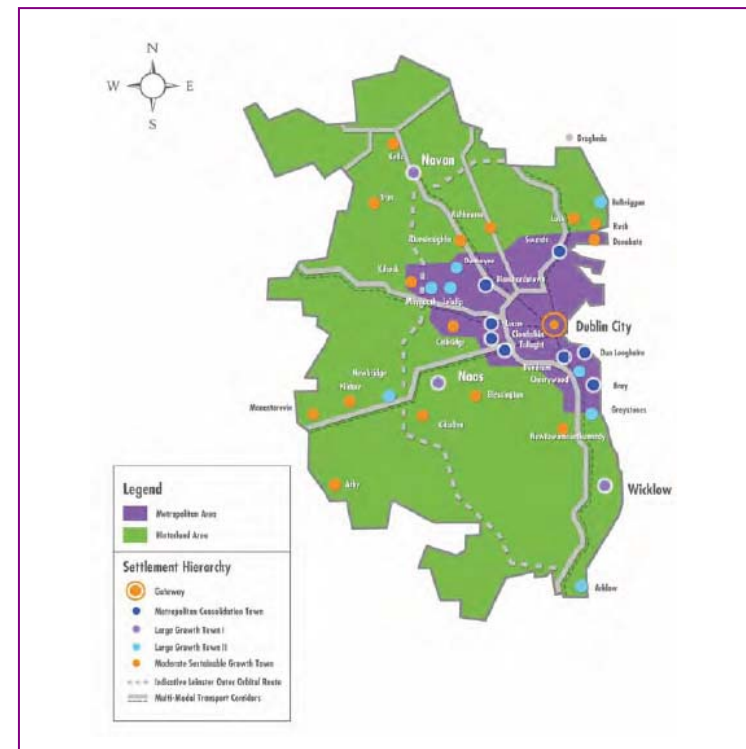
## STAGES IN PREPARING THE WICKLOW CDP 2016-2022 – A 2 YEAR PROCESS

The Wicklow CDP 2016-2022 is to be adopted in accordance with the Planning and Development Act 2000 (as amended). In summary the stages for reviewing the current plan and making of the new plan are as follows:

1. Currently we are at ‘pre-draft’ stage, which involves identifying the ‘big issues’ that should be dealt with in plan.
2. The Chief Executive reports to the elected members on submissions received during ‘pre-draft’ stage (February 2015).
3. The members thereafter can issue ‘Directions’ to the Chief Executive regarding the contents of the plan.

4. The draft CDP is issued to the elected members for approval and amended if necessary and thereafter it is published (Sept/Oct 2015) and submissions invited from public.
5. The Chief Executive reports to the elected members on submissions received on draft CDP (Feb 2016) and recommends alterations to the draft plan if warranted.
6. Elected members consider the draft CDP and Chief Executive’s Report and may adopt or alter the plan.
7. If significant alterations are proposed (‘Material Alterations’), these are placed on display and public submissions invited (June 2016).
8. The Chief Executive reports to the elected members on submissions received on the Material Alterations (July 2016).
9. Wicklow CDP 2016-2022 will be made (Oct 2016).

The members of Wicklow County Council are responsible for making the decisions on the CDP. The plan making process must be completed within two years. The Chief Executive of Wicklow County Council makes recommendations to the members during the process of the making of the plan.



*Settlement Strategy for the GDA (RPGs 2010-2016)*

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## VISION AND CORE STRATEGY

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The County Development Plan (CDP) sets out the 'vision' for the future of the county and provides a 'Core Strategy' for its spatial organisation over the plan period. The Core Strategy is expanded upon with the strategic goals, policies and objectives of the plan.

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### VISION

The current vision for the county is:

*For County Wicklow to be a cohesive community of people enjoying distinct but interrelated urban and rural environments; where natural surroundings and important resources are protected; where opportunities abound to live and work in a safe atmosphere, allowing people to enjoy the benefits of well paid jobs, a variety of housing choices, excellent public services, ample cultural and leisure opportunities, and a healthy environment.*

#### Q. Is this vision still relevant?

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### STRATEGIC GOALS

In order to implement this vision, the existing CDP sets out a number of strategic goals that underpin all of the policies and objectives of the existing plan.

- GOAL 1** To implement the overarching guidance offered by the National Spatial Strategy 2002 – 2020, the National Development Plan 2007 – 2013, the Regional Planning Guidelines for the Greater Dublin Area, and manage the spatial organisation of the county in an efficient sustainable manner.
- GOAL 2** To facilitate and encourage the growth of employment, enterprise and economic activity in the county, across all economic sectors and in all areas.
- GOAL 3** To integrate land use planning with transportation planning, with the dual aim of reducing the distance that people need to travel to work, shops, schools and places of recreation and social interaction, and facilitating the delivery of improved public transport.
- GOAL 4** To enhance existing housing areas and to provide for high quality new housing, at appropriate locations and to ensure the development of a range of house types, sizes and tenures in order to meet the differing needs of all in society and to promote balanced communities.

- GOAL 5** To maintain and enhance the viability and vibrancy of settlements, to ensure that towns and villages remain at the heart of the community and provide a wide range of retail, employment, social, recreational and infrastructural facilities.
- GOAL 6** To protect and enhance the county's rural assets and recognise the housing, employment, social and recreational needs of those in rural areas.
- GOAL 7** To protect and improve the county's transport, water, waste, energy and communications infrastructure, whilst having regard to our responsibilities to respect areas protected for their important flora, fauna or other natural features.
- GOAL 8** To promote and facilitate the development of sustainable communities through land use planning, by providing for land uses capable of accommodating community, leisure, recreational and cultural facilities, accessible to and meeting the needs of all individuals and local community groups, in tandem with the delivery of residential and physical infrastructure, in order to create a quality built environment in which to live.
- GOAL 9** To protect and enhance the diversity of the county's natural and built heritage.
- GOAL 10** To address the climate change challenge, as a plan dynamic, throughout the CDP, directly in the areas of flooding and renewable energy, and indirectly by integrating climate change and sustainable development into statements of plan policy, strategies and objectives.

#### Q. What do you think of these goals? Are they meaningful to you?

#### Q. Are there any other high levels goals that would be appropriate for Wicklow?





## CORE STRATEGY

The new CDP is required to include a 'Core Strategy'. The purpose of the Core Strategy is to show the medium to longer term strategy for the spatial development of the county.

The key elements of the Core Strategy are:

- To show how the CDP is consistent with any higher level strategies such as the National Spatial Strategy and the Regional Planning Guidelines for the area, and any policies of the Government or the Minister with regard to spatial planning, population, transport, retail etc;
- To set out a 'settlement hierarchy' for the county as well as population targets for the county and individual settlements / areas within the county during the plan period and beyond;
- To show how much land is already zoned and proposed to be zoned for housing in the county, what the land zoning principles are and how this zoning accords with Government guidelines.

## WHAT IS THE 'SETTLEMENT HIERARCHY'?

A **settlement hierarchy** is a way of arranging towns / settlements into a hierarchy based upon their population or some other criteria, such as their geographic area or their status in terms of services available. Position in a settlement hierarchy can also depend on the sphere of influence. This is how far people will travel to use the services in the settlement; if people travel further the town becomes more important and ranks higher in settlement hierarchy.

The Regional Planning Guidelines for the Greater Dublin Area (of which Wicklow forms part) sets out the settlement hierarchy for Wicklow in terms of the larger towns, and with respect to smaller towns, the appropriate hierarchy can be set out in the CDP. While the CDP is required to be consistent with the RPGs, there is still scope for the views of the public to be taken into account with respect to this aspect of the development plan.

Why is the hierarchy important? The hierarchy is important it sets out the development and investment priorities for the county, i.e. will be a determinant of where significant new housing or other development and investment in new services will occur.

**Q. Do you think this settlement hierarchy is appropriate for County Wicklow?**

**Q. Are there some towns that should be given higher or lower status?**

This is the current settlement hierarchy in Wicklow:

Settlement	National Spatial Strategy	Regional Planning Guidelines for the Greater Dublin Area	County Development Plan	County Development Plan Level
Bray	Dublin CZ	Metropolitan Area Consolidation Town	Metropolitan Area Consolidation Town	1
Wicklow Rathnew	Dublin CZ	Hinterland Area Large Growth Town I	Hinterland Area Large Growth Town I	2
Arklow	Dublin CZ	Hinterland Area Large Growth Town II	Hinterland Area Large Growth Town II	3
Greystones Delgany	Dublin CZ	Metropolitan Area Large Growth Town II	Metropolitan Area Large Growth Town II	3
Blessington	Dublin CZ	Hinterland Area Moderate Growth Town	Hinterland Area Moderate Growth Town	4
Newtownmount Kennedy	Dublin CZ	Hinterland Area Moderate Growth Town	Hinterland Area Moderate Growth Town	4
Ashford	Dublin CZ	Small Growth Town	Small Growth Town	5
Aughrim	Dublin CZ	Small Growth Town	Small Growth Town	5
Baltinglass	Dublin CZ	Small Growth Town	Small Growth Town	5
Carnew	Dublin CZ	Small Growth Town	Small Growth Town	5
Enniskerry	Dublin CZ	Small Growth Town	Small Growth Town	5
Kilcoole	Dublin CZ	Small Growth Town	Small Growth Town	5
Rathdrum	Dublin CZ	Small Growth Town	Small Growth Town	5
Tinahely	Dublin CZ	Small Growth Town	Small Growth Town	5
Avoca	Dublin CZ	Key Village	Rural Town	6
Donard	Dublin CZ	Key Village	Rural Town	6
Dunlavin	Dublin CZ	Small Growth Town	Rural Town	6
Kilmacanogue	Dublin CZ	Small Growth Town	Rural Town	6
Newcastle	Dublin CZ	Small Growth Town	Rural Town	6
Roundwood	Dublin CZ	Small Growth Town	Rural Town	6
Shillelagh	Dublin CZ	Key Village	Rural Town	6

## POPULATION

The new CDP must, in accordance with the provisions of the Planning Act and various Ministerial guidelines, set out population targets for the county and the settlements within the county.

In the past, the target population for the county (generally using 12 year cycles) were 'handed down' to the county from the Minister via the Regional Authority and the 'Regional Planning Guidelines for the Greater Dublin Area'. Furthermore, the RPGs would also indicate how the allocated growth should be distributed throughout the county.

As the current RPGs are for the period up to 2016 only, new guidelines are due to be developed and adopted. Until this happens, the targets and the population distribution principles in the current guidelines require to be adhered to. This is slightly problematic as:

- the new CDP will be required to set out population targets for a 12-year time frame i.e. up to 2028, whereas the current RPGs only has targets up to 2022, and
- the current population targets for 2022, on which the current RPGs and CDP are based, were based on 2006 Census results and population growth and population movement patterns that were prevailing at that time. In the intervening period since 2006, population patterns have shifted considerably, rendering the existing projections and targets somewhat outdated.

Therefore the new draft CDP will be required to be drawn up in the absence of new targets. However, it is likely that at some stage in the adoption of the plan that new targets will be produced. This may require significant changes in the plan, and in the amount of land required to be zoned at a late stage in the plan making process.

In this context, the plan team will endeavour to develop realistic population targets for the county and the various towns, having regard to the current RPGs and more recent population change patterns and any other current population projections from the CSO. Cognisance will also be taken of the relatively modest growth experienced by Wicklow in the 'boom' years (compared to other counties in the region) and the fact that major new infrastructure has been completed in the county in the last 6 years, which means that many areas in the county are prime for new development.

**Q. What would be an appropriate target for your town / area?**

**Q. Do you think certain areas are growing too quickly/not quick enough?**

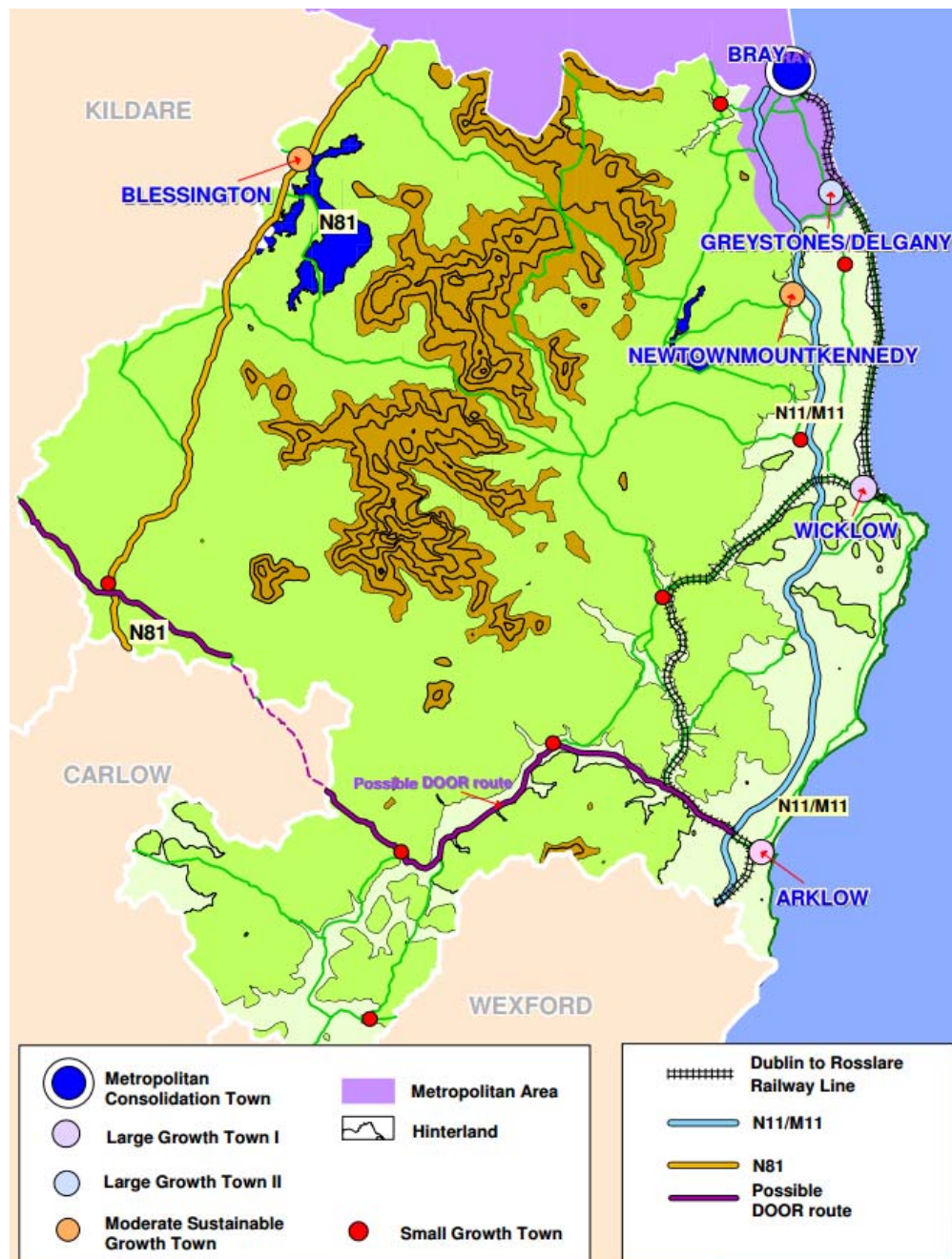
**Q. Should all growth be concentrated in towns / settlements?**

**Q. What factors should be taken into account when deciding how big a place should be allowed to grow?**

## GROWTH PATTERNS

Past population growth patterns in County Wicklow and current 2022 population targets:

Settlement	1996	2002	2006	2011	2022
Bray	25,760	28,002	28,814	29,339	45,000
Wicklow / Rathnew	8,727	10,776	11,919	13,468	24,000
Arklow	8,557	9,993	11,759	13,066	23,000
Greystones/ Delgany	11,296	11,913	14,569	17,208	24,000
Blessington	1,860	2,509	4,018	4,780	7,500
Newtown	2,528	2,521	2,548	3,073	7,500
Ashford	1,215	1,356	1,494	1,484	3,000
Aughrim	745	871	960	1,315	2,000
Baltinglass	1,127	1,260	1,735	1,786	3,500
Carnew	795	809	892	1,145	2,000
Enniskerry	1,275	1,904	1,881	1,940	3,000
Kilcoole	2,694	2,826	3,252	4,063	5,000
Rathdrum	1,234	1,387	1,528	1,638	5,000
Tinahely	630	692	965	956	1,550
Avoca	490	564	622	717	900
Donard	162	201	182	179	400
Dunlavin	693	914	897	793	2,500
Kilmacanogue	818	834	839	799	1,100
Newcastle	763	851	938	817	1,750
Roundwood	446	518	571	780	1,300
Shillelagh	324	278	311	426	750
<b>Total town population</b>	<b>72,139</b>	<b>80,979</b>	<b>90,694</b>	<b>99,772</b>	<b>164,750</b>
Large villages			3,135	3,438	4,635
Small villages			1,059	1,087	1,809
Rural clusters			980	1,009	1,280
Open countryside			30,328	31,334	35,278
<b>Total rural</b>	<b>30,544</b>	<b>33,697</b>	<b>35,502</b>	<b>36,868</b>	<b>43,002</b>
<b>County total</b>	<b>102,683</b>	<b>114,676</b>	<b>126,196</b>	<b>136,640</b>	<b>176,800</b>



LAND ZONING

The Core Strategy must provide a transparent evidence-based rationale for the amount of land proposed to be zoned for residential and allied mixed-use zoning. The amount of land to be zoned in any area will be based on the planned population for that area and an assessment of factors such as future average household size, rate of vacancy / second homes / holiday homes in any area and appropriate densities for that area.

While the CDP is a high level document, which will set out the zoning principles to be used in lower level plans after the adoption of the CDP (such as the Local Area Plans for Bray, Wicklow-Rathnew and Arklow), the plan currently includes a number of smaller town plans which will include zoning maps.

The way in which the appropriate amount of land to be zoned in either the big towns or the smaller towns will essentially be the same, with local factors and differences, such as appropriate densities, being factored in.

During the stage one consultation period, we are inviting the public to make submissions with regard to these smaller town plans. Proposals / submission with respect to specific zonings cannot be considered as only higher level issues for these towns such as population, position in the settlement hierarchy, the vision and goals for these towns etc. can be considered at this stage.

There are separate chapters in this booklet dealing with all of the smaller town plans.

**Q. What factors should be taken into account in determining how much land should be zoned for development in towns / settlements?**





## HOUSING

The county development plan (CDP) plays a number of important roles when it comes to the delivery and development of housing:

1. The plan must put in place provisions to ensure that there is enough zoned, serviced housing land, in the right locations, to meet the needs of the planned population of the county. In this regard, there are a number of 'town plans' already built into the CDP, which will contain zoning plans but for the larger towns plans, which do not form a part of the CDP, the CDP will indicate how much zoned land is needed in these towns and the principles for zoning land that will be CDP.
2. The plan will set out the policies for the development of new housing that will apply in different settlements types (i.e. large towns, small towns, villages etc) and in rural areas.
3. The plan will provide development and design standards for new housing, for both single houses and multi-house development, in both urban and rural areas. The plan will also provide design standards for works to existing houses, such as extensions and renovations (where these are works that require planning permission).
4. The plan must also include a 'Housing Strategy'.



## POPULATION AND ZONING

The CDP must set out population 'targets' for the county and for all the major towns for 2022 and beyond. If you would like to find out more about these targets, please read the section of the guide entitled 'Vision and Core Strategy'.

Based on these population targets, the plan must ensure that there is enough land zoned in order that these targets can be reached. In calculating how much land to zone, the following steps are generally taken:

1. Establish how many housing units there are in the specific town (including vacant units) and how many housing units would be required for the future population, taking into account likely future household size and expected

levels of vacancy; take one from the other to establish how many units will be required.

2. Determine how many of these units might be built within the existing developed part of the town e.g. infill sites, backland areas, brownfield lands etc
3. Where there is a need for additional housing land after this exercise is completed, zone suitable 'greenfield' lands for new housing, taking into account the type of densities likely.

Because some sites might not be released to the market or not achieve the densities envisaged, more land than the absolute minimum required to meet the population target is usually provided. This is called 'headroom'. However, even if more land is zoned than is needed to meet the target, the Planning Authority would not allow the target to be breached.

**Q. Where is there a high demand for new housing?**

**Q. Where is the ideal location for new housing – town centres, edge of centre, greenfield etc**

**Q. What types of houses / apartments are required and what kind of densities are appropriate?**

**Q. Is there too much / too little land zoned in your area?**



## HOUSING POLICIES IN DIFFERENT AREAS

The Wicklow CDP is required to be consistent with the Regional Planning Guidelines for the area, and these regional guidelines identify certain larger towns in the county that should be prioritised for high levels of new housing, meeting not just housing demand from Wicklow residents, but housing demand from all across the region. These towns are Bray, Greystones–Delgany, Wicklow, Arklow, Blessington and Newtownmountkennedy. It is a requirement of the regional plan that development in other towns should be appropriately managed so that they don't draw development away from the growth towns and should generally cater for more locally generated housing demand.

In the current CDP, the Council included policies for development in the smaller towns that required a certain percentage of all new houses be restricted to those living and / or working in the county. In the larger of the towns outside these

growth centres, such as in Kilcoole and Baltinglass, 50% of all new houses are required to be reserved for such 'local' demand. However, as one moves down the scale to smaller towns and villages such as Avoca or Valleymount, the controls become stricter.

Finally, in rural areas outside of any settlement, the current CDP sets out that permission can only be granted to those with a genuine need to live in the rural area, and provides detailed guidance on how one can 'qualify' to build in such areas.

**Q. Should Bray, Greystones–Delgany, Wicklow, Arklow, Blessington and Newtownmountkennedy be designated for significant new housing growth?**

**Q. Are there any other towns that would be suitable for major new housing development?**

**Q. Should there be controls on who can build or buy houses in smaller towns?**

**Q. Should there be restrictions on the development of houses in the open countryside?**

**Q. Who should be allowed build in the countryside?**



#### DEVELOPMENT AND DESIGN STANDARDS

The CDP includes detailed design standards for the development of new houses, in both urban and rural areas. While these are 'Wicklow' design standards, they are generally drawn from a range of national and international best practice design guides that have been published over the last 10 years. The plan's standards deal with issues such as density, building height, layout of new housing areas, open space, energy efficient design and various other requirements.

**Q. Do you think new houses in Wicklow are well designed? If not, why not?**

**Q. What type of houses would you like to see in the future in County Wicklow / in your area?**

**Q. Is it necessary to include design standards in the CDP or should the plan just refer designers to national design documents?**

#### HOUSING STRATEGY

The preparation of a 'Housing Strategy' is a requirement under the Planning and Development Act. The purpose of the strategy is to ensure the CDP provides for the housing of the existing and future population of the area. The Housing Strategy must include an analysis of demand and supply for the different sectors of the housing market, forecast future needs and shortfalls and propose objectives to balance demand with supply in a sustainable manner.

One of the key outputs of this strategy is to determine if it will be necessary to require developers to devote a portion of houses built to social and affordable housing. The current strategy requires developers to provide 20%, the maximum allowable. The Government has however recently proposed legislation that could reduce the maximum to 10%.

**Q. Are there imbalances in housing demand and supply in your area?**

**Q. What types of new houses are required to meet demand?**

**Q. Are there certain groups in society that find it difficult to access housing?**

**Q. Is there a need for special types of housing in your area to meet particular groups needs e.g. the elderly, those with special needs etc**

**Q. Are there affordability issues in your area?**

**Q. Do you think there is still a need for developers to provide social and affordable housing, given the recent drop in houses prices across the country?**





## ENTERPRISE AND EMPLOYMENT

One of the key issues facing the Country and County Wicklow at present is the creation of jobs, business development and economic growth.

Wicklow County Council, through the newly established 'Local Enterprise Office' is in the process of drawing up Wicklow's first 'Local Economic and Community Plan'. This plan will have a much wider remit than the CDP in the area of economic development, and is being prepared through a separate process.

The LECP and the CDP are however closely linked, as the LECP must be consistent with the Core Strategy of the CDP and the CDP will need to underpin the aims of the new LECP where there are 'land use' or 'development' related objectives contained in the LECP.

For information on the LECP, please contact the Local Enterprise Office of Wicklow County Council or check out the up to date information on [www.wicklowlocalenterprise.ie](http://www.wicklowlocalenterprise.ie).



Please note that only the spatial planning, land use and development aspects of employment creation can be addressed in the CDP. The LECP will address a wider range of issues, for example, in relation to innovation, training and marketing. The public will be invited in due course to input to the LECP also. Therefore the focus of any submission to the CDP should be land use and planning related.



## WICKLOW'S CURRENT SITUATION

Wicklow, like all other counties in Ireland, has experienced the negative effects of the significant deterioration in the national economy in recent years. Unemployment levels have more than doubled in the county and retail and commercial vacancy rates have noticeably increased during the period 2007-2014.

While the number of people on the live register has reduced from a high in 2011, the number of people unemployed within the labour force in County Wicklow remains high in comparison to the national average of 11.8%.

Live Register Wicklow	Year (April)	Numbers	% Increase since 2007
	2007	4,216	
	2011	12,739	+66%
	2014	11,501	+63%

Analysis of the 2011 Census shows there were approximately 136,340 people resident in Wicklow, of which 52,907 people were 'at work'; this represents a decline in absolute numbers of 8% from the 57,326 people who were 'at work' in 2006.

As a proportion of total population, the proportion of people 'at work' to total population in 2006 was 45%; in 2011 this had fallen to 39%.

The Census also records how many people indicated that their 'place of work' was in County Wicklow; in 2006 the number was approximately 39,267 but this fell to 31,131 in 2011.

A fundamental aim of any employment related strategy in County Wicklow must be to address the 'Jobs Ratio', which is the ratio of the number of jobs in the county to the number of people in the labour force resident in the county. In 2011, the Jobs Ratio was around 47% in County Wicklow. What this essentially means is that even if every job available in Wicklow were occupied by a Wicklow resident, over 50% of workers would still have to leave the county for work. This obviously presents the problems of commuting and traffic congestion, with associated social impacts and 'brain drain'. This is a particular challenge for Wicklow given its proximity to higher order employment in Dublin.

On the positive side, Wicklow has a higher proportion of 'employers and managers', and 'professionals' than the State or Leinster average. It also has a higher proportion of 'corporate managers and directors' and 'other managers and

proprietors' in the resident population than the State or Leinster average. The number of persons educated to third level or higher in Wicklow is also slightly higher than the national average. Therefore it would appear that Wicklow residents have the skills, abilities and education to run businesses, to establish new enterprises and to be innovators and entrepreneurs, but they are for the most part just not doing so in the county. A key challenge will be to put in place an environment and a framework that encourages Wicklow residents to establish businesses in the county.

As can be seen from the table below, there is a mismatch between the types of jobs in Wicklow and the jobs held by Wicklow residents anywhere in the country, particularly in the sectors of building & construction and transport & communications. This may well be attributed to the fact that these types of jobs are either footloose in nature (e.g. construction) or involve by their nature operations outside of the confines of a county (i.e. transportation industry). In terms of more 'fixed' employment types, such as manufacturing, general trade and commerce and professional services, in 2011 there were over 32,000 Wicklow residents employed in these areas, yet only c. 20,500 jobs in the county in these sectors. It is assumed that those commuting to jobs outside the county would like to work closer to home – therefore there are opportunities to develop such sectors and improve the overall jobs ratio and quality of life in the county.

Industry	Jobs in Wicklow	Jobs held by Wicklow residents
Agriculture/Forestry/Fishing	1,714	2,070
Building and Construction	911	2,677
Manufacturing	4,334	5,689
Commerce and Trade	8,928	14,941
Transport and Communications	1,489	4,264
Public Administration	1,505	2,883
Professional Services	7,375	11,888
Other	4,875	8,495
<b>Total</b>	<b>31,131</b>	<b>52,907</b>

Source 2011 Census

#### EMPLOYMENT AND THE ROLE OF THE CDP

While the provision of an appropriate spatial plan and land use development policies are only some of the elements that can contribute to economic development, they have the important function of helping to create the right

environment to attract potential employers / foster enterprise development and thus increases the jobs ratio within the county. In particular, a land use plan can:

- Put in place an overall planning framework or 'core strategy' for the county, which will guide future development, population growth and infrastructure delivery, so that potential employers / entrepreneurs / existing business owners can have a clear vision of the type of place the county will be in the future, where there will be services, where their potential workforce will be resident etc and where it might be most appropriate and advantageous to start or expand businesses
- Indicate the priority areas for new business development and put in place clear guidance regarding what is expected of new employers should they wish to develop in such areas
- Ensure there is adequate zoned and serviced land available for employment and enterprise development
- Help create attractive environments in which people will want to live and work within the county
- Promoting and facilitating the development of educational institutions within the county
- Put in place a town centre development framework and a retail strategy, to foster and promote appropriate commercial development in town and villages
- Set out clear policies and objectives with respect to rural development, including agriculture, forestry, fishing, mining and other natural resource related developments
- To provide development and design standards for all business and employment types

**Q. What measures can be put in place to ensure Wicklow is viewed as a more attractive employment base?**

**Q. What factors would stimulate existing business to expand?**

**Q. What key areas should Wicklow focus on in order to stimulate employment and enterprise within the county?**

**Q. Are there new ways of working that should be encouraged / facilitated in the plan e.g. working from home, live-work units etc?**

**Q. Is it realistic or desirable to zone greenfield land in all towns for new industrial estates / business parks or should such employment development be reserved for only larger towns?**

**Q. What should the employment strategy be in small towns and villages?**

## TOURISM

Tourism and recreation make a positive contribution to the economic and social wellbeing of the county. Wicklow's close proximity to Dublin offers significant opportunities to expand the existing tourism offer and brand for County Wicklow. With Dublin being the 6<sup>th</sup> most popular city region in Europe for city breaks, Wicklow's location, scenic beauty and rich built and natural heritage provide opportunities to attract spin off tourism from the city region.

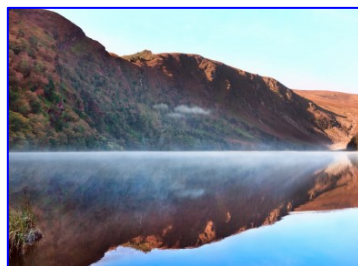
Wicklow's tourist attractions are therefore important assets for the development of the county and fundamental to the enjoyment of the county by both visitors and residents.



### TOURISM/RECREATION AND WICKLOW'S ECONOMY

Both overseas visitor numbers and expenditures have declined in the Mid East region between 2009 and 2012. While this has also affected visitor numbers in Wicklow, more detailed analysis reveals that Wicklow was the major visitor destination within the region with c. 190,000 overseas tourists visiting the county in 2012.

In 2012 overseas visitor revenue from tourism generated 220.6m in the mid east region. Wicklow accounted for the highest proportion of this revenue at c. 23% - some 6 million more than the next highest revenue producing area, county Meath.



Given the above and despite the decline in the tourism revenue within the region, Wicklow holds a strong position from which to further develop, promote and expand the tourism industry within the county.

In recognition of this Bord Failte alongside the Wicklow Tourism Office, in conjunction with 'Kildare Tourism' have prepared a Kildare – Wicklow destination strategy. This strategy sets out a number of strategic goals and objectives aimed at promoting linkages for tourism between the two counties and thus increasing the visitor numbers within each county.

## THE KILDARE/WICKLOW TOURISM DESTINATION DEVELOPMENT STRATEGY

The counties of Kildare and Wicklow have been identified as one of 10 key destinations by Fáilte Ireland. The destination has the necessary concentration of product, attractions and accommodation to become a tourism destination of significance. As set out above Wicklow's proximity to Dublin offers significant latent potential to grow and attract visitor numbers and revenue. The overall aim of the strategy is for Kildare and Wicklow to capitalise on their geographical location in order to draw more visitors into the area, staying for longer periods and experiencing the range of product on offer.

The strategy aims to do this through a coordinated and cooperative approach with Fáilte Ireland as facilitator to enhance, develop and create new products, services and amenities that will result in new innovations and a competitive destination for overseas and domestic visitors.

The key actions set out in the strategy aim to:

- Maintain and improve existing infrastructure,
- Provide a high quality workforce with strong communication skills,
- Develop a defined tourism product, and
- The development of a strong marketing campaign for the destination.

### WICKLOW'S TOURISM AND RECREATIONAL PACKAGE

Wicklow's location, natural and built assets offer huge potential to expand the tourism industry within the county. One of the key advantages Wicklow possesses is the potential for diversification in the tourism product on offer with the location and varying landscapes of the county providing a strong baseline from which to develop and market a strong tourism product in a sustainable manner that is distinct from any other region within the Country.

There are a number of key tourism assets that provide for a wide range of tourist attractions suitable to meet a variety of tourist needs in order to create a memorable and diverse holiday experience within the county such as:





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## THE CHALLENGES FACING WICKLOW'S TOURISM AND RECREATIONAL PACKAGE



National Parks



Beaches



Lakes



Adventure



History



Stately Homes



Film Trails



Accommodation



Coastal Towns

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## THE COUNTY DEVELOPMENT PLAN (CDP) AND ITS ROLE IN TOURISM AND RECREATION

From a land use perspective the CDP has a limited yet important role to play in the development of this key economic industry with the overall aim of maintaining and facilitating the expansion of the tourism product within the county.

In this regard the CDP can influence the tourism product provided within the county by:

- Facilitating the expansion of the existing tourism product within the county,
- Identifying strategic sites capable of accommodating new tourism ventures while also ensuring the preservation of the natural landscape of the area,
- Ensuring the effective management and enhancement of the appearance of towns through appropriate development,
- Setting out specific criteria for towns in order to enhance the public realm and create a more attractive place to visit,
- Ensuring a high quality of design and scale of product type,
- Facilitating the development of alternative products such as eco tourism, craft /artisan centres.

While the county's numerous and diverse attractions provide a sound base for the existing tourism industry, the proximity to Dublin acts as a doubled edged sword in that while Wicklow can attract the tourist footfall to the county it fails to keep hold of the majority of these people for overnight stays or longer trips.

This is a missed opportunity within the county as there are significant benefits from the revenue that could be generated from these over night or longer stay visits. The seriousness of this situation is evident from the struggling hotel and bed and breakfast industry within the county.

Given the extent of the ever expanding outdoor recreational activities available within the county, alongside the existing heritage and cultural assets, significant opportunities arise to develop a more joint up approach with towns and villages working together to create a more coherent tourism approach throughout the county.

**Q. What actions, with a land use remit, can help promote the development of the Kildare-Wicklow destination project?**

**Q. How can the correct balance be achieved in terms of exploiting the county's assets through the promotion of tourism activity, whilst protecting the natural and built environment of the county?**

**Q. Should large scale integrated tourism developments be encouraged or should the focus be put on encouraging smaller domestic/ agricultural tourism products?**

**Q. How can the plan best facilitate the expansion of existing and the development of new amenity routes?**

**Q. What key advantages has Wicklow to offer to help distinguish it from other areas and attract increased tourist numbers to the area? Are there any particular niche tourism products that Wicklow can deliver and should be facilitated?**

**Q. What areas within the county have the potential to be developed as key tourism attractions in a sustainable manner?**

**Q. What areas within the county have the potential to form part of the development of a comprehensive tourist trail within the county and how in your opinion could this be developed?**

## RETAIL

### COUNTY WICKLOW RETAIL STRATEGY

The County Wicklow Retail Strategy sets out the strategy for the development of retailing across the county. The strategy set out in the current Wicklow CDP 2010-2016 aims to promote the development of an exciting and competitive retail sector, whilst protecting the integrity, vibrancy and vitality of existing centres. The strategy sets out the following:

- an outline of the level and form of retailing appropriate in each of the county's settlements;
- a broad assessment of the allocations for new convenience and comparison floorspace across the centres;
- a demarcation of the core shopping areas of town centres;
- guidance on the location and scale of retail development, including the identification of opportunity sites; and
- objectives to support initiatives which can impact on retailing, such as public realm improvements, regeneration and mobility/ accessibility improvements.

It should be noted that the current County Retail Strategy is based on the Greater Dublin Area (GDA) Retail Planning Strategy 2008-2016. This GDA Strategy, although still in force, was prepared at a time of economic growth. Since the adoption of the 2010 CDP, there has been a significant reversal in the health of retailing.

The Retail Hierarchy sets out the role and function of centres. The Retail Hierarchy of the current CDP is set out on the adjoining table.

Level 2 centres provide a full range of retail services including department stores and shopping centres. Level 3 centres have a good range of retail services, excluding large department stores or centres. Level 4 centres will normally contain one supermarket / 2 medium sized convenience stores with a limited range of supporting shops and services to provide for the needs of the local population. Level 5 centres and corner shops meet the basic day to day needs of surrounding residents.

**Q. What should be the core aims of the retail strategy? Can the strategy adequately respond to the current challenges facing the sector?**

**Q. Having regard to the existing and future role and function of centres, should any alterations be made to the Retail Hierarchy?**

	METROPOLITAN AREA	HINTERLAND AREA
<b>Level 1</b>	n/a	n/a
<b>Level 2</b>	<b>Major Town Centres</b> Bray	<b>County Town Centres</b> Wicklow
<b>Level 3</b>	<b>Town/District Centres</b> Greystones	<b>Sub County Town Centres</b> Tier 1 Towns serving a wide district: Arklow, Blessington, Baltinglass Tier 2 Towns serving the immediate district: Newtownmountkennedy, Rathdrum
<b>Level 4</b>	<b>Neighbourhood Centres</b> Bray area: Boghall Road/Ballywaltrim, Vevay, Dargle Road, Dublin Road/Little Bray, Albert Road and Walk, Fassaroe, Southern Cross Road Greystones area: Delgany Village, Blacklion, Charlesland, Bellevue Road, Killincarrig, Victoria Road, Eden Gate	<b>Local Centres-Small Towns</b> Ashford, Aughrim, Avoca, Carnew, Donard, Dunlavin, Enniskerry, Kilcoole, Kilmacanogue, Newcastle, Rathnew, Roundwood, Shillelagh, Tinahely
<b>Level 5</b>	<b>Corner Shops</b>	<b>Villages</b> Barndarrig, Ballinaclesh, Coolboy, Glenealy, Hollywood, Johnstown/Thomastown, Kilpedder/Willowgrove, Kiltegan, Knockananna, Laragh-Glendalough, Manor Kilbride, Redcross, Stratford

*Retail Hierarchy, Wicklow County Development Plan 2010-2016*



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## PROMOTING A HEALTHY TOWN CENTRE

Healthy town centres:

- have a diversity of shops and activities;
- are accessible via a good road network and public transport, and have good links between car parks, train/bus stops and attractions; and
- are attractive with good urban design, are safe and have an identity.

Enhancing the vitality and viability of town centres in all their functions through sequential development is an overarching objective in retail planning. Sequential development means that the overall preferred location for new retail development is within town centres. Only when there are no sites within the town centre should an 'edge-of-centre' and 'out-of-centre' site be developed. There has been a demand by larger scale retailers to move to edge and out of centre locations. These developments can adversely affect the vitality and vibrancy of traditional main street areas. These types of demands are particularly acute in the larger towns of the county.

**Q. What planning measures can improve the competitiveness and attractiveness of centres across the county?**

**Q. Is there a role for traditional 'main street' shopping, in the context of changing shopping patterns? How can modern retailing needs be accommodated in existing town centres?**

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## LEAKAGE OF COMPARISON SPEND

It is estimated that only a small amount of all comparison expenditure by the resident population is spent in retail outlets located within the county. This is mainly attributed to the county's proximity to the Dublin metropolitan area. Unless this matter is addressed, the quantum and quality of comparison retail floorspace will continue to lag behind with a resultant increasing leakage of expenditure.

**Q. How can Wicklow retain comparison expenditure within the county?**

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## RETAIL WAREHOUSING

Within County Wicklow, provision is made for retail warehousing in Bray, Wicklow-Rathnew and Arklow. The 2012 Retail Planning Guidelines advocate that the need for any additional retail warehousing should be carefully assessed and that planning authorities need to carefully consider the zoning of land for any additional retail warehousing in their areas.

**Q. What towns can support retail warehousing?**

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## THE TERMS EXPLAINED!

**Convenience goods:** food, beverages, tobacco etc

**Comparison goods:** clothing, footwear, furniture, household equipment etc

**Retail warehouse:** a large single-level store specialising in the sale of bulky household goods such as carpets, furniture and electrical goods, bulky DIY items, catering mainly for car-borne customers



## RURAL DEVELOPMENT

County Wicklow is becoming an increasingly urbanised county. Overall, the proportion of people living in the rural area declined from 36.21% in 2006 to 34.9% in 2011. While there is a declining proportion living in the rural area, it should be noted that the number of people living in the rural area is still increasing. However, the rate of increase in the rural area is slower than that of its urban counterpart. Between 2006 and 2011 there was a 10.5% increase in the amount of people living in the urban area and a 4.4% increase in the amount of people living in the rural area. The figures reflect regional and county planning strategies which aim to target growth in urban areas.



Rural County Wicklow is vibrant, resilient, diverse and outward looking. The strengths of Wicklow's rural area include the following:

- a wealth of rural resources that provide advantages for the development of rural enterprise, e.g. food production, marine, fisheries, tourism, film industry etc;
- a strong sense of community and identity;
- an attractive and accessible countryside with a large amount of opportunities for recreational enjoyment;
- high environmental quality; and
- proximity to Dublin.

Notwithstanding the many strengths of the county, the rural area is affected by a number of challenges that threaten the social and economic well being of these areas. These challenges are generally felt most acutely in the south and west of the county, and include the following:

- smaller rural settlements are struggling to maintain population growth at a rate that is comparable to that of the larger settlements and open countryside;
- the relative isolation of rural areas means that residents have poorer access to services, facilities and job markets, reflected in higher levels of unemployment, lower education levels and poorer health;
- higher reliance on declining employment sectors such as traditional farming and construction; and
- poorer quality infrastructure, including a poorer quality road network and lack of quality broadband. This reduces connectivity to bigger markets and deters investment.

Rural areas in County Wicklow have significant potential to address the above challenges. Capitalising on the strengths of the county is the key to ensuring the development of an energised and economically strong community. In particular, the county's rural areas have significant potential to meet the growing demand for the provision of rural amenities and tourism, as a store of natural resources and as a highly valuable landscape.

While land use planning objectives make up only one piece of a solution to the challenges facing rural areas, it is a significant tool that can put in place a framework to ignite the investment needed to contribute to the revitalisation of these areas.

**Q. What should be the strategy for rural development? What strategic policies can be adopted to revitalise the county's rural areas and address the above challenges?**





## RURAL INDUSTRIES

The amount of people at work in agriculture, forestry and fishing within County Wicklow has remained relatively stagnant during the period 2006 to 2011, with 2,294 people employed in the sector in 2006 and 2,355 in 2011. In the corresponding period, the amount employed in mining, quarrying and turf production has fallen from 173 to 98 people. The spatial distribution of employment in these industries across the county, are illustrated on the attached figures. It is clear that employment in the primary industries is highest in the south and west of the county.

Farming is generally regarded as being an industry that is in long term decline, characterised by reduced numbers directly employed in it, increasing farm sizes and an ageing population. Forestry, by contrast, is an industry that is set to expand. Wicklow has the largest afforested land mass in the country with 21.57% of the land covered in woodland, and as such, is well set to capitalise on the growth of the industry. The industry, while associated with recreational benefits, can also have detrimental environmental consequences, and as such requires careful management.

In Wicklow the proportion of farm households working off-farm has increased from one third to two thirds over the last two decades, indicating the pressing need for alternative farm enterprises. Amongst the traditional forms of diversification, are new opportunities in the specialty food sector, ecotourism and recreation, renewable energy production and in other emerging possibilities such as agri-environmental products and services and agri-pharmaceuticals. The Mid-East Economic Development Action Plan (April 2013) makes particular reference to the contribution that the development of bio-energy resources could make to the economic development of the region.

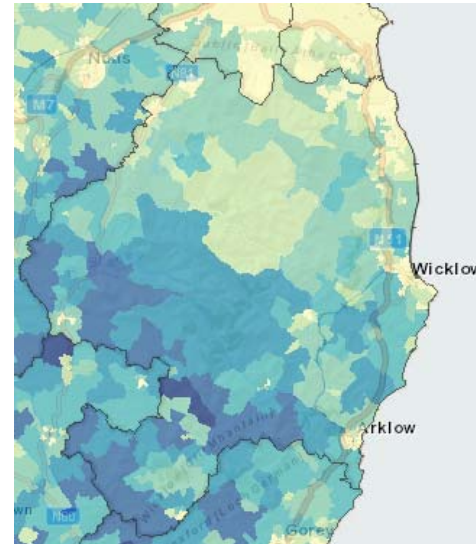
**Q. What types of industries should be allowed in the rural area in County Wicklow?**

**Q. Are there any business activities that are dependent on rural resources, which may be more appropriately located within serviced settlement centres on zoned land identified for such uses?**

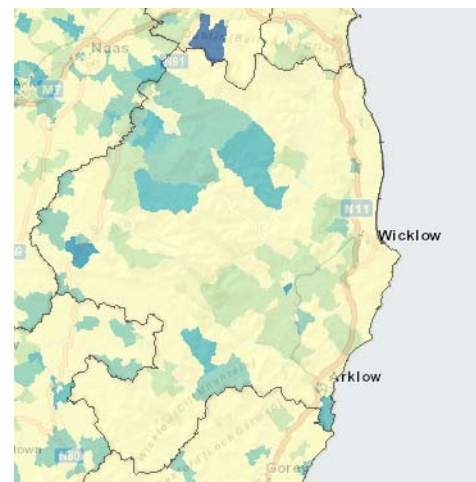
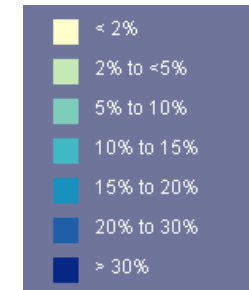
## RURAL DEVELOPMENT AND THE COUNTY DEVELOPMENT PLAN (CDP)

The current Wicklow CDP 2010-2016 includes objectives to manage rural industries, including farming, forestry, fishing and the extractive industry. In addition the plan includes objectives to support appropriate rural based commercial and industrial enterprises. These objectives will be reviewed in the preparation of the forthcoming plan for 2016-2022.

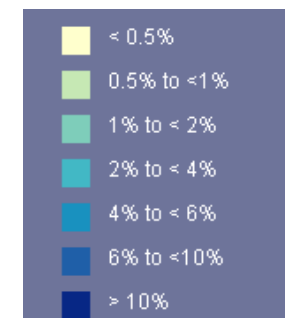
**Q. Do the current CDP objectives successfully balance the competing demands of facilitating rural industries with objectives for the protection of environmental quality and promotion of the recreational use of rural resources?**



**Percentage of People employed in Agriculture, Forestry and Fishing in County Wicklow, 2011**



**Percentage of People employed in Mining and Quarrying in County Wicklow, 2011**



Source: Airo/Census 2011

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## SOCIAL, COMMUNITY AND CULTURAL DEVELOPMENT

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The importance of providing for social and community infrastructure in towns and villages, in tandem with the more traditional forms of infrastructure, has become of utmost importance in order to create attractive, more sustainable areas in which to live. The county development plan (CDP) promotes and facilitates the development of 'Sustainable Communities' through land use planning, by providing for land uses capable of accommodating community, leisure, recreational and cultural facilities. These facilities should be accessible to and meet the needs of all individuals and local community groups and they should also be delivered in tandem with residential and physical infrastructure in order to create a quality built environment in which to live.

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### LOCAL ECONOMIC AND COMMUNITY PLAN (LECP)

Separate to the development Plan, the County Council are responsible for developing a 6-year LECP for the county. This Plan will provide economic and community objectives that will promote and support the economic development and the local and community development of the county. The draft LECP plan is currently being prepared and it is anticipated that this plan will be adopted by the members in 2015. The LECP and the CDP are however closely linked, as the LECP must be consistent with the Core Strategy of the county Development Plan and the CDP Plan will need to underpin the aims of the new LECP where there are 'land use' or 'development' related objectives contained in the LECP.

Please note that only the spatial planning, land use and development aspects of community and social development can be addressed in the CDP. The LECP will address a wider range of community issues, for example:

- Education, training and skills development,
- Developing infrastructure to address social exclusion, poverty and disadvantage, reverse social and economic decline and to realise growth potential and the sustainability of communities,
- Synergies with supports for children and young people,
- Enhancing the capacity of communities to improve their well-being,
- Enhancing support for local volunteering, citizen engagement and active citizenship.

The public will be invited in due course to input to the LECP also. Therefore the focus of any submission to the CDP should be land use and planning related.

For information on the LECP contact the Community Section or check out the up to date information on [www.wicklow.ie](http://www.wicklow.ie).

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## COMMUNITY DEVELOPMENT AND LAND USE PLANNING

"Community development" refers to a complex and broad range of actions and measures involving a wide range of practitioners and bodies with the common aim of improving various aspects of local communities. "Land use planning" plays the following roles in community development:

1. Facilitating the delivery of community projects, for example zoning land for community uses and allow for community development to happen in tandem with residential development,
2. Facilitating improved physical access to goods and services, for example directing new facilities to suitable locations, and
3. Facilitating an overall improvement in the quality of the built environment, increasing our perception of place and communities.



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### ADDRESSING CURRENT DEMANDS IN THE PROVISION OF COMMUNITY SERVICES

The profile of Ireland's population is ever changing; in recent decades there is an increasing aging population, there are changing patterns in the workforce, there is an increase in school places required and everyday life patterns are changing. The Council continues to work closely with state and private bodies in facilitating the provision of community facilities that meet the demands of current and future populations. Community facilities are part of the broader social/cultural infrastructure that helps to define the image of an area. They can enhance the

quality of life of individuals and contribute to healthy societies. A key objective of the CDP is to ensure that the continued sustainable development of the county is properly integrated with the social requirements of all the county's citizens and other stakeholders.

**Q. Are there appropriate community facilities for the aging and young population in your area?**

**Q. Are the needs of everyone in your community being met? If not, tell us how the CDP might address these needs?**

**Q. The CDP includes development plans for a number of towns and villages across the county. In many of these settlements, land is to be developed in accordance with the requirement of 'Action Area Plans'. These Action Plans require developers to provide community infrastructure in line with new housing and employment development. Is this a viable and reasonable way to provide community facilities or are the requirements stifling development?**

#### COMMUNITY FACILITIES

Community facilities cover a range of social infrastructure such as schools, crèches, places of worship, hospitals, nursing homes, health centres, facilities for older and younger people, people with disabilities, libraries, traveller accommodation, community halls etc. It can also include post-offices, Garda stations, health centres etc.

Chapter 15: "Social Infrastructure" of the existing CDP 2010-2016 includes a Community Facilities Hierarchy, which sets out information on the types of facilities that should be provided according to population catchments, ranging from less than 2,000 to up to 30,000 people.

**Q. Having regard to the role and function of towns and villages across the county (refer 'Vision and Core Strategy' section of this document), what range of community facilities should be provided at each level of the county settlement hierarchy?**

**Q. Is there a deficit in existing community facilities across the county?**

SOCIAL, COMMUNITY AND CULTURAL FACILITIES							
Childcare	Elderly care	Education	Cultural	Recreational	Sport	Play	Others
- Crèches - Afterschool clubs	- Nursing homes - Convalescent homes	- Primary - Secondary - Third level	- Arts - Library - Places of worship	- Parks - Cycle-ways - Walking routes	- Playing fields - Swimming pools - Tennis courts	- Skatepark - Playground	- Post Office - Garda Stations - Health Services

#### SOCIAL INCLUSION, ACCESSIBILITY AND DISABILITY

The CDP plays a role in the promotion of social inclusion and universal accessibility. This is done by encouraging the creation (with good design and public realm objectives) of a safe and barrier-free environment, which is easily negotiable by all members of society. Part M of the Building Regulations have to be taken into consideration in the design of new and existing structures that allow public access, for example schools, libraries, shops etc.

Social inclusion is about ensuring participation by all in our society, regardless of economic or social status. Wicklow County Council's Social Inclusion Unit strengthens the social inclusion agenda across the work of Wicklow County Council.



#### PRIVATE, ACTIVE AND PASSIVE OPEN SPACE

Open space is essential for recreation. It contributes to the character of towns, and provides valuable green areas for wildlife/green corridors & habitats and flood plains. This open space can be provided for outdoor sport and for play space. Use of land as open space is therefore no less important than other uses. Open space in residential schemes is provided as public space, generally in the form of parks / green areas; and private open space, generally in the form of gardens and balconies. The CDP sets out standards for the provision of these spaces, for example, the Active Open Space Policy, which requires that 2.4 hectares / 6 acres of active open space must be provided for every 1,000 population.

**Q. Is there an acceptable provision of good quality and accessible open spaces across the county?**





## BUILT AND NATURAL HERITAGE, INCLUDING LANDSCAPE

County Wicklow has a rich and diverse natural and built heritage, comprising archaeological objects, buildings of distinct architectural merit, inland waterways, landscapes, seascapes, geology, flora, fauna and wildlife habitats. The conservation and protection of the environment, in particular archaeology, natural heritage and designated sites, is an important objective of the current plan. This heritage provides the county with a resource of tremendous social, educational, recreational and aesthetic value. In economic terms, it is of fundamental importance to the maintenance and development of the county's tourism industry.



### RECORD OF PROTECTED STRUCTURES (RPS)

The Planning Authority has a legal responsibility to prepare a RPS which is a record of structures of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest. The Council facilitates the preservation and protection of the structures included in the RPS. This includes protecting the character and setting of the protected structure itself through the control of alterations to it, and through the control of the design of adjacent buildings and surroundings.

**Q. Are there any structures you think should be on the RPS? Where are they located and why should they be included?**

**Q. Do all existing structures in the list merit protection?**

**Q. Is the RPS representative of the range of built heritage structures in the county?**



### ARCHITECTURAL CONSERVATION AREA (ACA)

A place, an area or group of structures or townscape, that is of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest, or that contributes to the appreciation of a protected structure, may be designated an ACA. ACAs aim to preserve and enhance the appearance of an area. ACAs have been established in: Wicklow Town (5 areas), Bray (2 areas), Enniskerry, Tinahely, Dunlavin, Rathdrum, Blessington, Greystones (3 areas) and Delgany.

**Q. Are there any areas in the county which you feel should be designated an ACA?**

**Q. How do we strike the right balance between protecting potential ACAs and the active use of buildings and places?**



### ARCHAEOLOGY

Wicklow has a rich and varied archaeological heritage. All archaeological monuments /features, listed in the Record of Monuments and Places, are protected by law under the National Monuments Acts 1930-2004. It is also Council policy to protect archaeological heritage from damage.

**Q. How do we strike the right balance between protecting potential archaeology and the use of land/ development of land?**

**Q. Do we want to promote greater access to archaeological sites? Which sites in particular would benefit from greater access?**



### TREE PROTECTION ORDERS (TPO)

The Council aims to protect trees, which are of conservation and amenity value. There are 46 trees/ groups of trees with existing TPOs, and an additional 56 trees/ groups of trees which are identified as worthy for preservation.

**Q. Should any trees be removed or added to the TPO lists in the CDP?**

**Q. How do we achieve a balance between the protection of trees and the development of major infrastructural projects?**



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## GREEN INFRASTRUCTURE

Green Infrastructure can be described as the interconnected networks of land and water around us that help sustain environmental diversity and enrich our quality of life. This includes all the extensive and disparate nature conservation areas, parks, open space, rivers, floodplains, wetlands, woodlands, farmland and coastal areas found throughout the county.

**Q. What green networks / corridors should the plan aim to protect?**

**Q. What should be the focus of protection – preserving natural areas / habitats, maintaining flood plains, use for recreation?**

**Q. Where might 'greenways' be developed?**

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## BIODIVERSITY

The first Biodiversity Plan for the county was adopted in 2010 and sets out a strategy for increasing our understanding and appreciation of biodiversity in the county, along with measures for enhancing the protection of this valuable resource. This is due to be reviewed in 2015. Biodiversity refers to the variety of all life on the planet, including wildlife, humans, crops and agricultural stock.

**Q. Does the existing CDP adequately protect biodiversity?**



**Q. What other measures can be introduced for the enhancement of biodiversity in large development proposals?**

**Q. How can we best protect biodiversity and ecology in areas in the county, which are not specifically designated as protected sites?**

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## LANDSCAPE

One of the key assets of the county is its landscape, ranging from the upland mountain areas, to the coastal strip. The amenity of places and features of natural beauty or interest are to be considered for preservation. The following landscape categories are in the current plan: (i) Areas of Outstanding Natural Beauty (Coastal & Mountain / Lakeshore), (ii) Areas of Special Amenity, (iii) Rural Areas, (iv) Access Corridor Areas, and (v) Urban Areas. It is an important objective of the plan to encourage the management of features of the landscape especially those important for the ecological coherence of the Natura 2000 network.

**Q. Are you content with the existing landscape categories and if not, how should the different landscapes be categorised?**

**Q. What policies and objectives should be attached to the different landscapes? For example, should there be different policies for development depending on the landscape vulnerability?**

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## WATER

The promotion of compliance with environmental standards and objectives for certain surface water bodies and groundwater is an objective to be addressed within the draft CDP.

**Q. Does the existing CDP adequately protect the biodiversity of our rivers?**



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## VIEWS

Under the existing CDP it is an objective to preserve views and prospects that are of special amenity value. In cases where development potentially impacts on protected views and prospects, the current plan requires a Visual Impact Assessment and mitigation measures.

**Q. How can the appropriate balance be achieved between protecting the county's special views, whilst enabling appropriate development?**



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## RIGHTS OF WAY

It is a requirement of the Planning Act that the CDP shall include an objective for the preservation of public rights of way which give access to seashore, mountain, lakeshore, riverbank or other places of natural beauty or recreational utility.

**Q. How best can the Council facilitate the preservation of public rights of way throughout the county?**

## INFRASTRUCTURE

The CDP facilitates the provision of physical infrastructural services, to support development while protecting the environment and enhancing 'quality of life'.

### WATER AND WASTEWATER

Since January 2014, Irish Water (IW) is the State body responsible for the delivery, integration and implementation of strategic water and wastewater projects and infrastructural improvements. Wicklow County Council no longer has a direct role in this area; however the Local Authority will work with IW to ensure that the Development Plan and any water services investment plan will align.



### WASTE MANAGEMENT

The Wicklow Waste Management Plan 2006 –2011 is to be replaced with a new Regional Waste Management Plan for the Eastern and Midlands Region. Dublin City Council are drafting the plan for publishing in early 2015. The CDP will reflect any relevant waste management policies and objectives of the new Regional Waste Management Plan. It will set out a strategy for the recovery, recycling and disposal of waste arising in the region. It promotes a hierarchy of preferential modes of waste management like prevention, minimisation, reuse and recycling and disposal.

The county is currently served by Recycling Centres at Bray, Wicklow, Arklow, Avoca, Baltinglass and Tinahely, 45 'bring centres', 2 landfill sites (Rampere in Baltinglass and Ballynagran (Greenstar) in Wicklow), a waste transfer/sorting station at Fassaroe (Greenstar) and a garden waste facility at Coolbeg.



**Q. Considering that water is a scarce and valuable resource, what role can the planning process have in (i) protecting water supplies, i.e. wells, rivers, aquifers, (ii) improving the quality of drinking water, and (iii) reducing wastage?**

**Q. What can the Plan do to promote and facilitate recycling and the reduction of waste? Should additional landfill sites be opened? How should we deal with waste that cannot be prevented, reused or recycled?**

## SUSTAINABLE TRANSPORTATION

The Council is committed to facilitating sustainable transportation. This means:

- promoting integrated land-use and transportation policies, reducing the need to travel with mixed land-uses, where people live and work in one area;
- promoting sustainable modes of transport (walking, cycling, public transport);
- providing integrated transport systems, where different transport modes complement each other;
- improving connectivity between areas;
- promoting higher residential densities along public transport routes;
- ensuring the provision of good-quality, well-connected and efficient road networks;
- minimising the adverse impact of transport activities on the environment.



In recent years there has been significant investment in transportation infrastructure in the county. The continued improvement of the transportation network, including the provision of footpaths, pedestrian crossing, cycle lanes, traffic management proposals and car parking, are important considerations for incorporation into the CDP. The County Council continues to work with the public transport service providers in facilitating and improving their service. With regard to rural transport, in April 2012, the Department of Transport, Tourism and Sport assigned responsibility for managing the "Rural Transport Programme" (RTP) to the National Transport Authority. 23 community based transport services have been provided in rural Wicklow. Ports and Harbours are an important amenity and physical infrastructural resource; however, their commercial role has been changing with less shipping / industrial activity and more pressure for redevelopment.

**Q. Are there current deficiencies in the transport network in the county? What improvements could be made?**

**Q. What needs to be done to improve the walking and cycling network in the towns and villages and at important amenity locations?**

**Q. How are current parking standards working?**

**Q. What might make you move away from private car use to public transport?**

**Q. Do the harbours have the potential for future development, or should they be protected in their current condition? How can this happen?**



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## CLIMATE CHANGE

Changes in our average temperature, rainfall intensity/patterns, increased flooding and severe weather events, as well as subtle changes to our ecosystem are all evidence of climate change. In December 2012 the DoECLG published the "National Climate Change Adaptation Framework – Building Resilience to Climate Change".

This Framework plan is about helping people to cope and reduce the disruption to their lives from the impacts of climate change; to understand the changes required to enhance their quality of life; and to help our economic recovery take account of these climate changes so that jobs are protected. The Framework provides a clear mandate for local authorities to prepare local adaptation plans through the development plan review process and to integrate climate change adaptation into development planning. For example, objectives facilitating and encouraging cycling, sustainable building practices, utilising renewable energy sources, flood risk management and addressing coastal defense are all climate change adaptation measures.

It is envisaged that development plans will become a mechanism for the delivery of local adaptation action and in particular, the policies of the plan should ensure that climate change impacts and risks are embedded into all decision-making.

**Q. How can the development plan tackle the effects of climate change?**



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## ENERGY EFFICIENCY

Promoting sustainable building designs and materials that optimise energy efficiency in new buildings and retrofitting existing buildings so that they are more energy efficient is a key climate change adaptation measure. Continuing changes to Building Regulations (Part L) and Energy Performance of Buildings Regulations (BER) is having the effect of making homes and buildings more energy efficient and saving consumers money.

**Q. What objectives and standards can be included in the next CDP to promote sustainable building designs in residential and non-residential developments, as well as in older protected buildings?**

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## RENEWABLE ENERGY

Renewable energy technologies - wind turbines, hydro energy, solar energy, bio energy - are all forms of renewable energy which the county has the potential to develop. Site suitability, possible adverse impacts such as visual impacts, noise, shadow and habitat disturbance are all important planning aspects in considering such schemes.



**Q. How can alternative forms of energy be best promoted and developed?**

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## COMMUNICATIONS

Wicklow has multiple providers of broadband, which places it in a very strong competitive position. The CDP needs to incorporate policies and objectives to promote sustainable communications and services.



**Q. What measures should the CDP include to facilitate the development of communications within the county?**

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## STRATEGIC ENVIRONMENTAL ASSESSMENT (SEA)

### APPROPRIATE ASSESSMENT (AA)

### STRATEGIC FLOOD RISK ASSESSMENT (SFRA)

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An environmental assessment of the Wicklow County Development Plan (CDP) 2016-2022 will be carried out under the processes required under Strategic Environmental Assessment (SEA), Appropriate Assessment (AA) and Strategic Flood Risk Assessment (SFRA). These processes will have implications for the preparation of the CDP 2016-2022, including the written and land use zoning objectives of the plan.

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### STRATEGIC ENVIRONMENTAL ASSESSMENT (SEA)

Strategic Environmental Assessment (SEA) aims to provide a high level of protection to the environment and to promote sustainable development by contributing to the integration of environmental considerations into the preparation and adoption of the CDP.

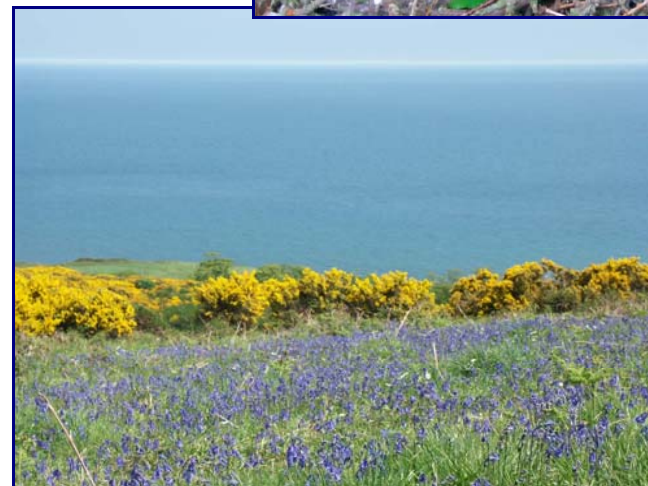
Strategic Environmental Assessment (SEA) originates from the EU Directive 2001/42/EC. The requirements for SEA are set out in the national Regulations, S.I. No. 436 of 2004 (Planning and Development (Strategic Environmental Assessment) Regulations 2004 as amended by S.I. No. 201 of 2011 (Planning and Development (Strategic Environmental Assessment) (Amendment) Regulations 2011).

The main steps involved in this SEA are:

- **Scoping** (determining the range of environmental issues to be covered by the SEA)
- The preparation of an **Environmental Report**
- The carrying out of **consultations**
- The **integration of environmental considerations** into the CDP
- The publication of information on the decision (**SEA Statement**)

**Q. What range of environmental issues should be considered in the preparation of the next CDP?**

**Q. What objectives should be included in the next CDP to improve the integration of environmental considerations into the CDP?**





## APPROPRIATE ASSESSMENT (AA)

Appropriate Assessment is an assessment carried out under Article 6(3) and 6(4) of the EU Habitats Directive 92/43/EEC, of the implications of a plan or project, either individually or in combination with other plans and projects, on protected conservation sites (Natura 2000 sites).

## WHAT ARE NATURA 2000 SITES

### Special Areas of Conservation (SAC)

-SAC and candidate SAC  
(consisting of Habitats listed in Annex I and/or species listed in Annex II of the Habitats Directive)

■ SACs are sites designated under European Communities Directive 92/43/EEC known as the 'Habitats Directive'. This requires the conservation of important, rare or threatened habitats and species (not birds, which are protected by Special Protection Areas) across Europe.

### Special Protection Areas (SPA)

-SPA and candidate SPAs  
(consisting of birds listed in Annex I of the Birds Directive)

■ SPAs are sites designated under the European Communities Directive 79/409/EEC, known as the 'Birds Directive', to conserve the habitats of certain migratory or rare birds.

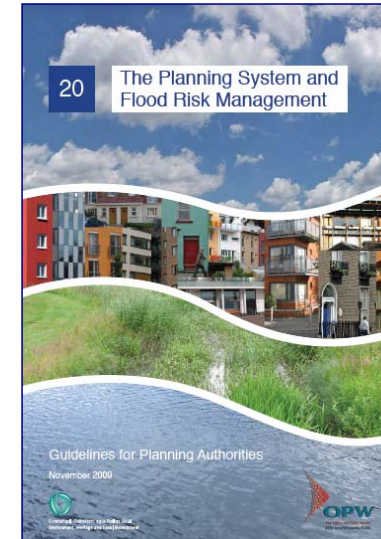
The Wicklow CDP 2016-2022 will undergo a **Stage 1 Appropriate Assessment Screening** process, whereby the likely effect of the objectives of the CDP on any Natura site will be considered. A **Stage 2 Appropriate Assessment** follows stage 1 where, following an evaluation of the plan it has been established that the plan is likely to have a significant affect on any Natura 2000 site.

A CDP is to be adopted only if it will not adversely affect the integrity of a Natura 2000 site. AA Screening and, if screening indicates the need, AA itself, must be carried out on the CDP and the assessment and conclusions recorded to ensure that plans are not adopted if they are likely to adversely affect the integrity of a site. This assessment must be supported by evidence that is capable of standing up to scientific scrutiny. There are limited exceptions to this requirement.

**Q. What Natura 2000 sites are under particular threat in Wicklow?**

## STRATEGIC FLOOD RISK ASSESSMENT (SFRA)

To comply with the EU Floods Directive (2007/60/EC), and in line with the Guidelines for Planning Authorities 'The Planning System and Flood Risk Management', an assessment of flood risk will be undertaken as part of the preparation of the new CDP. In accordance with the guidelines, the preparation of the plan is to incorporate an approach that aims to avoid development in areas at risk of flooding, and where development on floodplains cannot be avoided, to take a sequential approach to flood risk management based on the reduction and mitigation of risk.



The forthcoming Wicklow CDP 2016-2022 will be accompanied by a strategic flood risk assessment, which includes the following components:

- (i) a strategic flood risk assessment at a county level, involves an initial assessment of fluvial and coastal flood risk at a strategic level, identifying areas across the county that are at flood risk and the identification of settlements where a more detailed assessment is required at a local level; and
- (ii) a strategic flood risk assessment at a local level for the local plans that form part of the CDP, which involves the undertaking of a detailed flood risk assessment which involves the production of a flood risk map which identifies zones which are at a high, moderate and low probability of flooding from rivers and the sea.

**Q. Are you aware of any lands that are at risk of flooding from a river or the sea? Please support your submission with details of the flood event and a map, where possible.**



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## LOCAL PLANS

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### INTRODUCTION

As the general purpose of the county development plan is to set the higher level strategies and policies for the whole county, it is necessary to also have local plans for individual towns / areas that set out more detailed objectives, for example, zoning of land.

The aim of these plans is to establish a framework for the planned, co-ordinated and sustainable development of each settlement, and to enhance and facilitate the balancing of economic, social and environmental infrastructure in order to maintain and develop a high quality of life without compromising the protection of the environment and the needs of future generations.

These plans seek to formulate appropriate town / area specific development objectives and guidance, compatible with those of the county development plan, to assist the Development Management process in managing sustainable progress for each town.

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### LOCAL AREA PLANS (LEVELS 1-4)

The Planning Act requires that towns bigger than 5,000 persons are provided with 'Local Area Plans', which are prepared under a separate process after the county development plan is adopted. In this regard, following adoption of this county development plan, new LAPs will be prepared for the following towns / areas:

- **Bray Town and Environs** (replacing the current Bray Town Plan 2011-2017 and the Bray Environs LAP 2009-2015)
- **Arklow Town and Environs** (replacing the current Arklow Town and Environs Development Plan 2011-2017)
- **Wicklow Town - Rathnew and Environs** (replacing the current Wicklow Town and Environs Development plan 2013-2019)
- **Greystones – Delgany - Kilcoole** (replacing the current Greystones – Delgany – Kilcoole LAP 2013-2019)
- **Blessington** (replacing the current Blessington LAP 2013-2019)
- **Newtownmountkennedy** (replacing the current Newtownmountkennedy LAP 2008-2018)

These are all the towns in Levels 1-4 of the county settlement hierarchy, which are the designated 'growth towns' as set out in the Regional Planning Guidelines for the Greater Dublin Area 2010-2016. In the event that new guidelines alter the designation of certain towns, it is the intention that LAPs will only be maintained / provided for the designated growth towns.

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## TOWN PLANS (LEVEL 5)

For towns under 5,000 persons, the Planning Act provides that the development objectives for such towns can be built into the county development plan. It is intended that all settlements in Level 5 of the County Settlement Hierarchy ('small towns') will be provided with 'town plans'<sup>1</sup>. All these towns, being somewhat similar in size and function will be provided with plans in a similar format and with similar levels of detail. Level 5 towns are: Ashford, Aughrim, Baltinglass, Carnew, Enniskerry, Kilcoole, Rathdrum and Tinahely. Some of these towns currently have stand-alone 'Local Area Plans' namely Enniskerry, Kilcoole and Rathdrum.

- It is intended that a LAP will be maintained for Kilcoole, as this has been amalgamated with the Greystones – Delgany LAP
- Through this review process it will be determined if it is appropriate to maintain a stand alone LAP for Rathdrum or to replace the current plan with a 'town plan' in the 2016 county plan. One advantage in this approach would be the speedier adoption of a new plan to replace the existing 2006 LAP (i.e. a new 'town plan' would be adopted in 2016, whereas a new LAP would not be in place until 2017-2018)
- It is intended that the existing Enniskerry LAP will be integrated into the county development plan as a 'town plan' which is considered to be more suited to its size and place in the settlement hierarchy.

**The publics' views are sought on all these matters.**

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### SETTLEMENT PLANS (LEVEL 6)

It is intended that settlements in Level 6 of the hierarchy ('rural towns') will be provided with 'settlement plans'<sup>2</sup>. These will be slightly different in format and content than the 'town plans', more suited to the size and scale of towns in this category. Level 6 towns are: Avoca, Donard, Dunlavin, Kilmacanogue, Newcastle, Roundwood and Shillelagh. All Level 5 and Level 6 town and settlement plans will form part of the county development plan. As part of the current review of the existing county development plan all the current plans for these towns will be re-evaluated and updated.

**The publics' views are sought on all these matters.**

**Note:** A 'land use and tourism' plan for Laragh – Glendalough (a 'Level 7' settlement) is also already adopted into the current county development plan and it is intended also to review this plan as part of the current review.

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<sup>1</sup> 'Town plans' are currently in place for a number of settlements, including for example Ashford, Aughrim and Baltinglass. Refer to these plans in current CDP to consider this format.

<sup>2</sup> 'Settlement plans' are currently in place for Avoca, Kilmacanogue, Donard and Laragh-Glendalough. Refer to these plans in current CDP to consider this format.



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## TOWN PLANS AND SETTLEMENT PLANS (LEVELS 5 AND 6)

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While a county development plan (CDP) is generally strategic in nature, the Wicklow CDP also includes a number of plans for smaller towns, which provide detailed local development objectives and zoning. The public's views are being sought on the content of these plans and the following sections of this 'Issues Booklet' provides information on the sort of issues addressed in these plans.

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### CORE STRATEGY

Level 5 and 6 plans exist in a hierarchy of plans flowing from national level (National Spatial Strategy) to regional level (Regional Planning Guidelines for the Greater Dublin Area) to county level (Wicklow County Development Plan). It is through the county development plan that these higher order strategies, as well as other national and regional policies (e.g. relating to transportation and the environment) are translated to a 'local level'.

The existing county development plan includes a 'Core Strategy' which sets out the 'direction' for the future growth of the county, in accordance with these higher level strategies, and in particular sets out the settlement and population growth strategy up to 2022, evaluates the demand for housing and adequacy of zoned lands to meet those needs, as well as providing strategies for infrastructure, environmental protection and retail development.



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## POPULATION AND HOUSING

The 2022 and 2028 population and housing targets for Level 5 and Level 6 settlements will be provided in the new CDP. The 2011 population and housing unit figures are derived from the 2011 Census. As the Census 'town boundaries' do not always necessarily match our plan boundaries, the Census figures have been amended where required, using additional data sources such as the CSO 'Small Area Population Statistics' and the An Post GeoDirectory.

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### ECONOMIC DEVELOPMENT

Level 5 and 6 settlements generally perform a lesser function in terms of attracting investment than Level 2, 3 and 4 settlements, however these settlements perform an important role in attracting local investment and should aim to target investment in the form of local services, 'product intensive' industries, particularly those linked to rural resources, such as food processing, agricultural services and tourist facilities / accommodation.

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### TOWN CENTRE AND RETAIL

A strategy aimed at sustaining vibrant and attractive retail and commercial cores of Level 5 and 6 settlements, while also maintaining the distinctive character of the existing buildings and spaces, is vital in order for these towns to be capable of adequately meeting the demands of the projected population and their catchments.

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### SOCIAL AND COMMUNITY DEVELOPMENT

The provision of accessible social and community infrastructure, including open space and leisure / recreational facilities, contributes to the quality of life for all and it is important that existing and future residents of the town and its catchment are provided with such facilities. In particular, new community facilities will be required to be provided in tandem with the development of new dwellings and neighbourhoods.

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### SERVICES INFRASTRUCTURE

The provision of transport and services infrastructure is essential to the development of any town, providing ease of movement within towns, connecting towns to surrounding areas and providing sufficient services infrastructure capable of meeting the demands of the resident, commercial and employment populations.

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## HERITAGE AND ENVIRONMENT

The protection and enhancement of heritage assets through these plans will help to safeguard the local character and distinctiveness of each town and its surroundings, providing local economic, social and environmental benefits.



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## ACTION AREA PLANS AND SPECIFIC LOCAL OBJECTIVES

Action Areas have been identified in each plan where necessary. Action Areas are to be the subject of comprehensive (not piecemeal) integrated schemes of development that allow for the sustainable, phased and managed development of the Action Area during the plan period.

Plans may also include 'Specific Local Objectives' (SLO) - the purpose of the SLO is to guide developers as to the aspirations of the plan regarding the development of certain lands where more than one land use is proposed, in a manner similar to Action Areas, but with the exception that no masterplan will be required to be agreed prior to the submission of a planning application.

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## ZONING

Each plan map indicates the boundary of the Town/ Settlement Plan. The purpose of land use zoning objectives is to indicate the Council's intentions for land uses in the town. The various land use zones and their objectives are identified on the maps of each plan.

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## ASSESSMENTS

Each draft plan and any proposed amendments thereto made during the adoption process, will be assessed as follows:

- Strategic Environmental Assessment will be carried out in accordance with the provisions of the Planning and Development (Strategic Environmental Assessment) Regulations.
- Screened for the need to carry out an 'Appropriate Assessment' under the Habitats Directive.
- A Flood Risk Assessment will be carried out.



## ASHFORD

The Ashford Town Plan was adopted in October 2014 as Variation 5.1 of the Wicklow County Development Plan 2010-2016. Notwithstanding the fact that the plan has only recently been adopted, the plan forms part of the CDP and as such is open again to review during the process of making the new CDP 2016-2022.



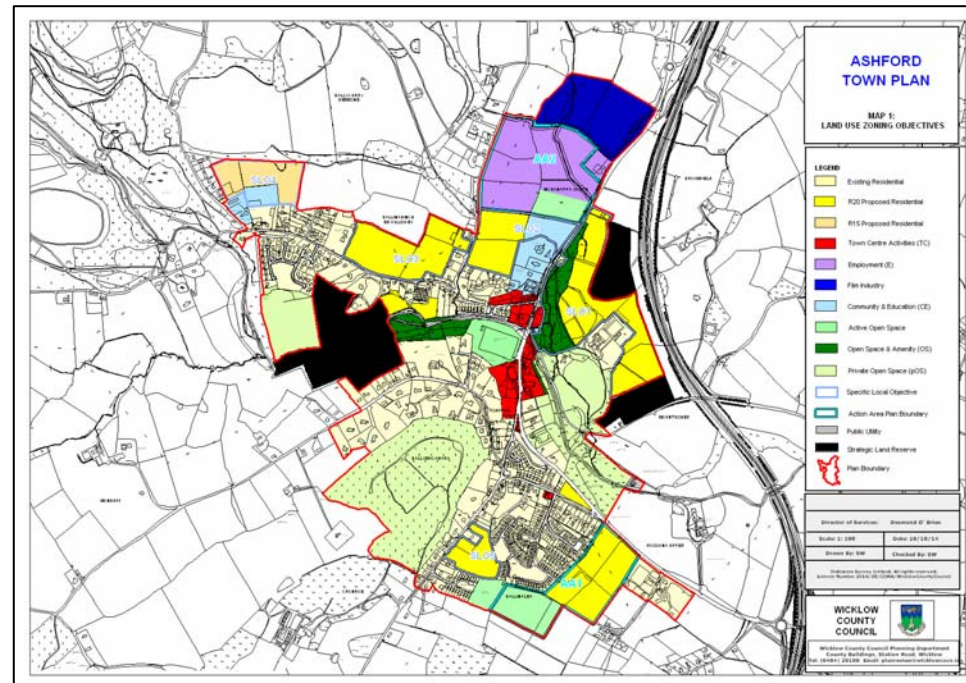
### VISION AND DEVELOPMENT STRATEGY

The 'vision' sets out the strategy for the future development of the town. The 'vision' underpins all other objectives in the plan. The current 'vision' for Ashford is:



- *To ensure a high quality living environment for existing and future residents*
- *To provide a framework for the growth of the town, in order to provide housing for current and future generations, to revitalise the economy of the town and to allow improvements of social and community facilities*
- *Sustain a revitalised town centre with commercial, residential and community developments forming a new streetscape along the R772 and to create increased connectivity between a revitalised town core and the existing and proposed residential zonings within the plan area*
- *Facilitate and encourage the integration of the River Vartry as a key feature in the redevelopment of the town centre, maximising its potential as a local amenity and to protect the built and natural heritage of the area*
- *Promote and foster economic development and linkages to surrounding larger settlements within and outside the county and to develop the tourism potential of the area as a visitor/ tourist destination in itself and in its role as a 'gateway' linking the east and southeast of the county and the Wicklow Mountains*

**Q. Is this 'vision' for Ashford still appropriate for the forthcoming plan period 2016 to 2022 and beyond?**



### POPULATION AND TOWN DEVELOPMENT

Under the current CDP Ashford is designated a Level 5 'small growth town'. Within this category of towns there are a range of settlement types, including local commuter type towns close to larger settlements and small commercial towns, remote from core commuting areas and serving a wide rural hinterland. Given Ashford's proximity to Wicklow-Rathnew and relative proximity to the metropolitan area coupled with ease of access to the N11, it is considered to fall into the first category and the development policies for the town must be framed in that context.

Small growth towns should aim to mainly attract smaller local type businesses, however other economic investment could be supported in keeping with the size and services of the town. In this regard, Ashford has attracted some higher order investment, related to its role in providing for the film industry. Retail facilities are to be provided to meet the needs of the town and its local catchment and are likely to be mainly in the convenience category, with a small supermarket. Community facilities generally provide for the local population and are likely to include a primary school and health clinic, and sometimes a secondary school. Level 5 settlements shall absorb demand for new housing from inside and outside the county.

**Q. Is the role and function of Ashford, as a Level 5 'small growth town', in line with future aspirations for the town for the period 2016-2022 and beyond?**



The following table sets out information on historic population trends and current future population targets for Ashford:

Population	2006	2011	2016	2022
Ashford	1494	1484	2500	3000

The new county development plan will review these existing targets and set out new population growth targets up to 2028. Population growth in the settlement has been slow since 2006 due in the most part to a lack of water and waste water infrastructure in the area. During the adoption of the current plan, it was determined that there was too much land zoned for housing in Ashford having regard to the 2022 population target. This surplus of land was placed within a 'strategic land reserve'. These are lands reserved for future development, if and when the need arises having regard to the population target.

**Q. How big should Ashford be allowed to grow? Are the current growth targets appropriate and reasonable? What should the growth target for 2028 be? Would it be appropriate to slow the pace of growth allowed in the existing plan? What factors should be considered in determining the appropriate size of the town?**

#### SHOPS, SERVICES AND FACILITIES

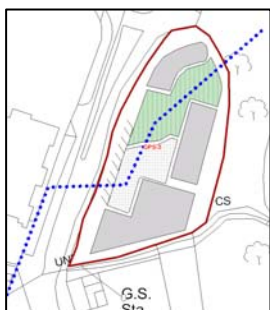
Existing retailing services within the town currently fall below what is envisaged by the county plan for a town of Ashford's size, with the town lacking a traditional street fronting main street. The plan aims to address this shortfall through the identification of two key opportunity sites, which alongside the objectives for town centre lands, aim to facilitate the overall strategy for the development of Ashford town centre.

**Q. Are there further measures that can be included in the plan to increase the competitiveness and vitality of the town centre of Ashford?**

OP1



OP2



#### EMPLOYMENT

Information from the Census 2011 indicated that 265 people stated that their place of work was Ashford. The current employment strategy is to grow the 'jobs ratio' in the town from 51% in 2011 to 75% in 2022 (the 'jobs ratio' is the ratio of the number of jobs in the town to the number of people in the labour force living in the town). This would entail the creation of c. 500 new jobs in the town by 2022.

**Q. What types of new employment / industry could the town attract?**

#### TOURISM

The proximity of Ashford to the eastern ends of both the Sally Gap and Wicklow Gap roads mean that Ashford could provide a tourism 'gateway' role between the Wicklow Mountains and visitors coming from Dublin, east Wicklow and the south east of Ireland. The scenic village of Ashford is also home to the famous Mount Usher gardens which act as an attractor for tourists, giving rise to potential for spin off businesses, such as shops, public houses, restaurants and guesthouses/B&Bs.

**Q. What can be done to maximise the tourism potential of Ashford?**

#### SOCIAL AND COMMUNITY INFRASTRUCTURE

The plan makes provision for the growth of existing schools and sports / recreational facilities and also reserves lands capable of providing for more indoor community space.

**Q. What facilities are needed in the area?**



#### HERITAGE

The plan includes objectives for the protection and enhancement of natural and built heritage.

**Q. What objectives are required to safeguard the heritage of the town?**



#### INFRASTRUCTURE

There is capacity in both water and wastewater infrastructure to cater for the 2022 target population. However, further growth may require additional investment in water services. Significant investment in roads, footpaths and cycleways will be needed to improve access and make Ashford a more pleasant place to live.

## AUGHRIM

### VISION AND DEVELOPMENT STRATEGY

The forthcoming plan for Aughrim will include a strategic 'vision' that will underpin all other objectives of the plan. The 'vision' is a statement that summarises the aspiration for the future planning and sustainable development of the town. The current 'vision' for Aughrim, as set out in the current CDP, is as follows:

*"...to consolidate Aughrim as a self sustaining settlement retaining its own unique character and atmosphere, to provide for balanced physical, social, economic and employment infrastructure so that it can develop in a sustainable manner. To achieve this it is intended that the centre of the town will remain as the focus for most social, cultural and economic activity and that the bulk of housing and other developments will be consolidated within the existing development boundaries."*

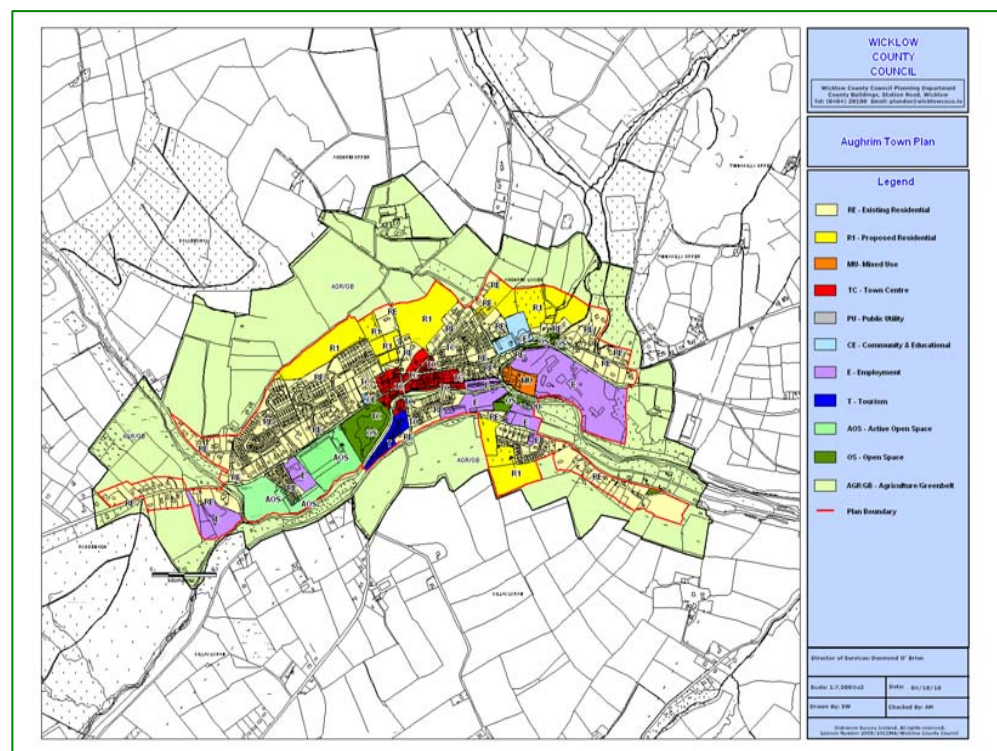
**Q. Is this 'vision' for Aughrim still appropriate for the forthcoming plan period 2016 to 2022 and beyond?**

### POPULATION AND TOWN DEVELOPMENT

Under the current CDP Aughrim is designated a Level 5 'small growth town'. Within this category of towns there are a range of settlement types, including local commuter type towns close to larger settlements and small commercial towns, remote from core commuting areas that have a strong trading tradition serving a large rural hinterland. Given Aughrim's distance from a major centre, off major commuter routes, it is considered to fall into the second category and the development policies for the town must be framed in that context.

Small growth towns should primarily aim to mainly attract smaller local type businesses and in particular target 'product intensive industries' with some 'people' or office type emphasis. Retail facilities are to be provided to meet the needs of the town and its local catchment and are likely to be mainly in the convenience category, with a small supermarket. Community facilities generally provide for the local population and are likely to include a primary school and health clinic, and sometimes a secondary school. Level 5 settlements shall absorb demand for new housing from inside and outside the county.

**Q. Is the role and function of Aughrim, as a Level 5 'small growth town', in line with future aspirations for the town for the period 2016-2022 and beyond?**



The following table sets out information on historic population trends and current future population targets of Aughrim:

Population of Settlement				Growth Targets (CDP 2010-2016)	
1996	2002	2006	2011	2016	2022
745	871	960	1315	1500	2000

In recent years Aughrim has experienced a strong rate of population growth. The growth targets set out in the current CDP indicate that the population is targeted to grow to 1,500 by 2016 and 2,000 people by 2022. The new CDP will review these existing targets and set out new population growth targets up to 2028.

**Q. Are the current growth targets appropriate and reasonable?**

**Q. How big should Aughrim be allowed to grow?**

**Q. Would it be appropriate to slow the pace of growth allowed in the existing plan?**

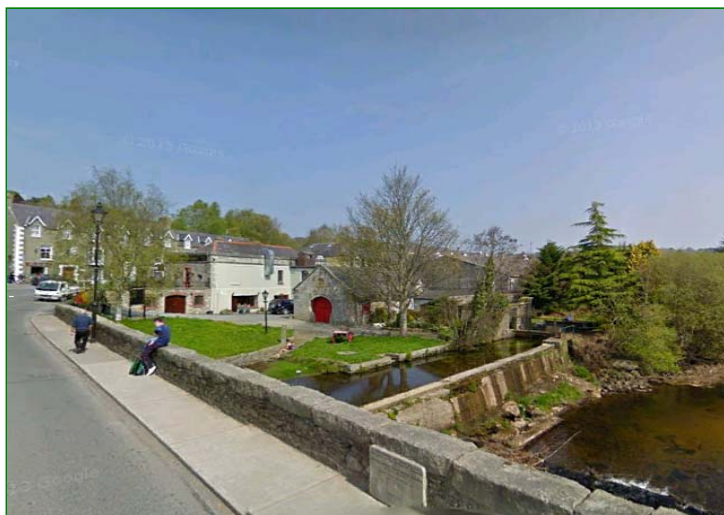
**Q. What should the growth target for 2028 be?**

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## SHOPS, SERVICES AND FACILITIES

Aughrim is well served by shops, services, community and educational facilities. It is important that shops, services and facilities are provided to meet the needs of the existing and future populations of the town. Particular challenges in terms of the development of shops and services in the town centre include the lack of parking facilities, the constrained floor space of many units and deficiencies in the water and sewerage infrastructure of the town.

**Q. What shops, services, facilities and infrastructure is needed to provide for existing and future populations, e.g. shops, community, sports, recreational, roads etc?**



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## EMPLOYMENT

Employment opportunities within Aughrim are relatively limited. In 2011, 179 people stated that their place of work was Aughrim. Most of these jobs were provided in the commercial and professional services. Employment based on the rural resources of the area is provided in Woodfab and the local horticultural and fish-farm industries. However these sectors employ a relatively small amount of the local labour force.

**Q. What type of employment/industries could be developed in Aughrim?**

---

## TOURISM

Aughrim is an attractive and well kept town. This has been recognised in the achievement of many awards, including Bord Failte's Tidy Towns initiative. Despite this recognition and the considerable amount of amenities and facilities that the town has to offer, the town has failed to fully capitalise on the potential which tourism could bring to the town. In fact in recent years, the closure of restaurants such as The Grain Store and Stone Cutter, has diminished the draw of the town. In addition, the planned redevelopment of the Old Mill buildings as a tourist destination, has not proceeded. The town does benefit from spill over revenue associated with Brooklodge, Macreddin Village, and future projects such as the extension of the Railway Walk from Tinahely offer future potential, however the town has struggled to become a tourist destination in its own right.

**Q. What can be done to further promote the tourism industry in Aughrim?**

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## HERITAGE

The plan includes objectives for the protection and enhancement of natural and built heritage, which includes archaeological sites, protected structures and habitat sites. A review will be undertaken of these objectives

**Q. What objectives are required to safeguard the heritage of the town?**

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## TRAFFIC MANAGEMENT AND ACCESSIBILITY

At times, Aughrim can experience traffic problems. This is attributed to the lack of parking facilities and restricted width of streets, including Main Street, Glen Road and Mill/Chapel Lane. In addition, the safety of pedestrians and cyclists could be improved by works including the provision of footpaths and pedestrian crossings at certain locations. Improving traffic management and accessibility throughout the town is likely to improve safety and the amenity of the town. The expansion of the town south of the R747 is restricted due to the lack of safe pedestrian access across the regional road. This matter will be considered during the review of the plan.

**Q. How can traffic management and accessibility be improved in Aughrim?**

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## WATER SERVICES INFRASTRUCTURE AND FLOODING

The water and wastewater infrastructure of the town is deficient. This has implications for the future development of the town.

The planning authority will undertake an assessment of flood risk during the preparation of the plan. This assessment is likely to have implications for the zoning of land. Details should be submitted of any areas that are at flood risk.



## AVOCA

### VISION AND DEVELOPMENT STRATEGY

The forthcoming plan for Avoca will include a ‘vision’ that will underpin all other objectives of the plan. The ‘vision’ is a statement that summarises the aspiration for the future planning and development of the town. The current ‘vision’ for Avoca is as follows:

*“In 2022 Avoca shall be a strong, vibrant and attractive rural town, that provides a good range of the essential day to day service and community needs of the local town population and the population of its hinterland, including the areas of Connary and Woodenbridge and their rural hinterlands. The settlement shall have a good range of housing options that provide for both local and urban generated demand, and shall provide employment opportunities for at least twenty-five percent of the local labour force, in a range of employment options, including local services, tourism and small scale industry.”*

**Q. Is the ‘vision’ for Avoca still appropriate for the period 2016 to 2022 and beyond?**

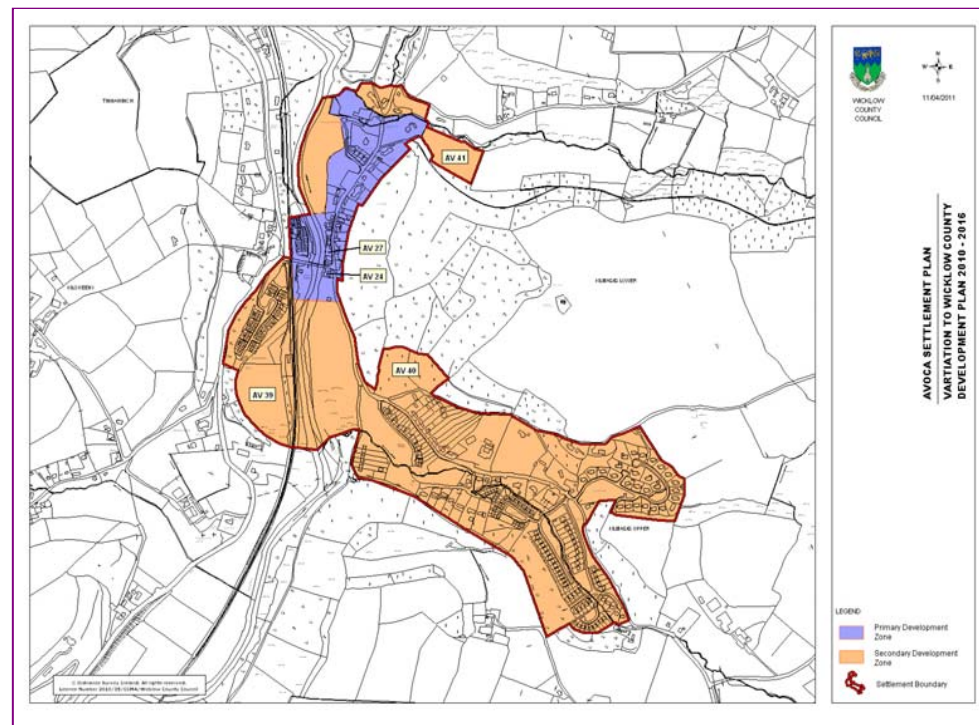
### POPULATION AND TOWN DEVELOPMENT

Under the current CDP 2010-2016 Avoca is designated a Level 6 ‘rural town’. ‘Rural towns’ are strong rural towns, with a good range of infrastructural services that 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. Rural towns should aim to attract smaller local type investment, in primarily ‘product’ type or manufacturing based industries. Retail services and community facilities shall provide for the local needs of the immediate population and its catchment.

**Q. Is the role and function of Avoca, as a Level 6 ‘rural town’, in line with future aspirations for the town for the period 2016-2022 and beyond?**

The following table sets out information on historic population trends and future population targets of Avoca:

Population of Settlement				Growth Targets (CDP 2010-2016)	
1996	2002	2006	2011	2016	2022
490	564	622	717	800	900



In recent years, Avoca has experienced strong population growth. The current growth targets for the town indicate that the population is targeted to grow to 800 people by 2016 and 900 people by 2022. The new CDP will review these existing targets and set out new population growth targets up to 2028.

**Q. Are the current growth targets appropriate and reasonable? What should the growth target for 2028 be? Would it be appropriate to slow the pace of growth allowed in the existing plan?**

The Avoca Settlement Plan zones land for residential, employment, community, retail and recreational uses, to meet the needs of the 2022 population target. Land zonings include:

- (i) the Primary Development Zone comprising lands generally relating to town centre type uses, and
- (ii) Secondary Development Zone comprising lands for new housing, economic, community and recreational uses.

The strategy for the town, including the amount of lands zoned and locations of land zonings, will be reviewed in tandem with the corresponding review being undertaken with regard to the population growth targets of the CDP.

In addition, all objectives and zonings will be reviewed to take account of works undertaken since 2011, new information that could inform the development of the area and new higher level strategies/ guidelines. Updates, for example, are required in light of implementation of the Avoca Accessibility and Traffic Calming Scheme.

**Q. The current mixed-use type zonings were applied to enable flexibility in the development of sites. Are these zonings appropriate and do they allow for the flexible development of sites, as envisaged?**



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### SHOPS, SERVICES AND FACILITIES

Shops, services and facilities in Avoca are required to provide for the immediate local population of the town and its rural catchment. Some of the factors impacting on the general vitality and appearance of the centre of Avoca include the relatively small size of the local population, the economic downturn, dereliction (e.g. Nagle's property) and vacant properties. An expanding population generates increased demand for the provision of services and it is important that these are provided in tandem with new development.

**Q. What can be done to improve the competitiveness and appearance of the town centre of Avoca?**

**Q. In light of the increase in the population of town in recent years, what facilities, services and infrastructure are needed to provide for the existing and future populations? e.g. shops, community, sports, recreational, roads, infrastructure etc.**

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### EMPLOYMENT

Given Avoca's small size, limited infrastructural services and setting in a scenic river valley, combined with its proximity to larger towns such as Rathdrum and Arklow, it is not likely that major new employment developments will come about in Avoca. However, 95 people did state that their place of work was Avoca in 2011, these jobs mostly being in the commerce, services and manufacturing sectors. Opportunities to expand employment opportunities in these sectors could be exploited in the future.

**Q. What types of employment/industry should the town aim to attract?**

---

### TOURISM

Although Avoca is well visited by day-trippers, the town does not generally attract 'overnight' or 'long-stay' visitors. This has been compounded by the closure of a number of tourist accommodation and eateries in the area. The opening of the Avoca Sli na Slainte and Red Kite Walks have increased the offer of recreational activities in the area. The untapped potential of Avoca Mines as an attraction could bring significant investment and resources into the area.



**Q. What can be done to improve the tourism product in Avoca?**

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### INFRASTRUCTURE

The implementation of the Avoca Accessibility and Traffic Calming Scheme has resulted in the improvement of pedestrian and vehicular safety, and has enhanced the amenity of the village. The wastewater infrastructure in Avoca is deficient. This has implications for future development in the area.

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### HERITAGE

The plan includes objectives for the protection and enhancement of natural and built heritage, which includes archaeological sites, natural habitats and protected structures. A review will be undertaken of these objectives.

**Q. What objectives are required to safeguard the heritage of the town?**

## BALTINGLASS

### VISION AND DEVELOPMENT STRATEGY

The Baltinglass Town Plan includes a 'vision' and strategy to guide the future sustainable development of the town. The 'vision' is particularly important as it underpins all other objectives in the plan. The current 'vision' for the future development of Baltinglass is:

*"...to promote sustainability by providing sufficient housing, shopping, service, employment, community and recreation facilities to serve the local population; in accordance with county, regional and national documents. The physical environment of the town shall be of its highest quality, with existing under-utilised sites developed to their maximum potential. Particular attention shall have been paid to protecting and enhancing the distinct natural, built and archaeological heritage of the town."*

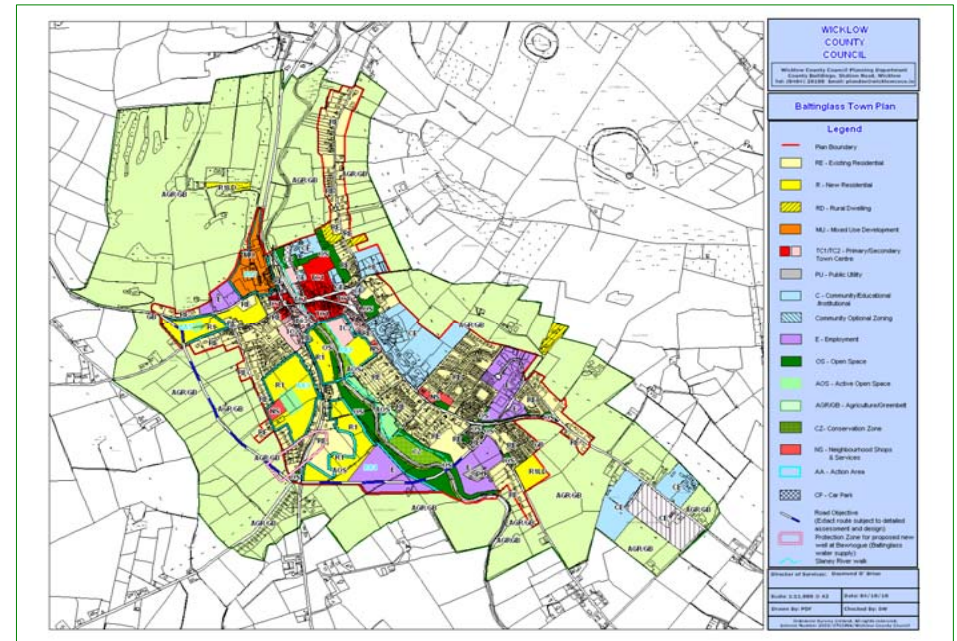
**Q. Is this 'vision' for Baltinglass still appropriate for the forthcoming plan period 2016 to 2022 and beyond?**

### POPULATION AND TOWN DEVELOPMENT

Under the current CDP Baltinglass is designated a Level 5 'small growth town'. Within this category of towns there are a range of settlement types, including local commuter type towns close to larger settlements and small commercial towns, remote from core commuting areas that have a strong trading tradition serving a large rural hinterland. Given Baltinglass' distance from a major centre, off major commuter routes, it is considered to fall into the second category and the development policies for the town must be framed in that context.

Small growth towns should primarily aim to attract smaller local type businesses and in particular target 'product intensive industries' with some 'people' or office type emphasis. Retail facilities are to be provided to meet the needs of the town and its local catchment and are likely to be mainly in the convenience category, with a small supermarket. Community facilities generally provide for the local population and are likely to include a primary school and health clinic, and sometimes a secondary school. Level 5 settlements shall absorb demand for new housing from inside and outside the county.

**Q. Is the role and function of Baltinglass, as a Level 5 'small growth town', in line with future aspirations for the town for the period 2016-2022 and beyond?**



The following table sets out information on historic population trends and current future population targets of Baltinglass:

Population	2006	2011	2016	2022
Baltinglass	1,735	1,786	3,000	3,500

In recent years, the population of Baltinglass has grown at a strong rate. The growth targets set out in the current CDP indicate that the population is targeted to grow to 3,000 by 2016 and 3,500 people by 2022. The new CDP will review these existing targets and set out new population growth targets up to 2028.

**Q. How big should Baltinglass be allowed to grow? Are the growth targets set out in the current CDP appropriate? Would it be prudent to plan for a slower rate of growth than that envisaged under the current CDP? What should the growth target for 2028 be?**

Modifications to the current zoning plan are likely to be required in this review having regard to new legal requirements regarding zoning in areas of flood risk and conservation of EU protected Natura 2000 sites (the River Slaney).

**Q. What areas are prone to flooding? (please submit a map indicating flood areas and indicate dates/circumstances of flood)**



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## SHOPS, SERVICES AND FACILITIES

Baltinglass is well served by shops, services, community and educational facilities. However, as with many other rural towns, Baltinglass has experienced in recent years an increase in the vacancy rates of commercial premises. Challenges to the development of shops and services in the town centre include the current lack of parking facilities, the constrained floor space of many units and a more attractive town centre environment.



**Q. What shops, services, facilities are needed to provide for existing and future populations? e.g. shops, community, sports, recreational, infrastructure etc.**

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## PUBLIC REALM

Public Realm can be best described as the form and use of outdoor areas and spaces that are accessible to the public. The public realm in Baltinglass, despite recent improvements around Weavers Square, is poor with the majority of the town lacking specific parking areas, continuous footpaths and attractive street furniture with little or no links between the core area and the natural amenity of the River Slaney.

**Q. Are there opportunities to facilitate a more attractive town core? How can this area be linked to the surrounding natural amenities in the area?**

---

## TOURISM

Tourism is becoming an ever-important factor in the drive to enhancing the economic development and performance of the town. While in a traditional sense Baltinglass would not be viewed as a key tourist destination within the county, the town does have a key role to play in acting as a gateway linking the west of the county and east Kildare to the remainder of the county.



Opportunities also exist for the development of walking trails based around the town's archaeological and historical sites including

Baltinglass Hills, Baltinglass Abbey and St.Mary's Church. The presence of the River Slaney within the town also creates opportunities for the development of water based recreational activities within the area. The plan must therefore focus on providing appropriate land use objectives that create an attractive and vibrant town, maximising existing amenity routes and opportunities for tourism development.

**Q. How can Baltinglass further capitalise on opportunities for the development of tourism?**

---

## EMPLOYMENT

In 2011, Baltinglass had a daytime working population of 624 people. The majority of these jobs were located in commerce, trade and professional services. A key challenge facing the town is how to increase the number of jobs on offer within the town in order to meet present and future population demand and reduce the need to travel outside the area. Some of the key challenges in this regard relate to the provision of key infrastructure such as high speed broadband, water/sewerage and the identification of key sites capable of accommodating new employment generating development.

**Q. What role does Baltinglass have in providing employment for the residents of the town and its rural hinterland? What can address the challenges to employment creation in the town?**

---

## HERITAGE

The plan includes objectives for the protection and enhancement of natural and built heritage, which includes protected structures and habitat sites. A review will be undertaken of these objectives



**Q. How can the plan protect and further enhance areas of built and natural heritage within the town?**

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## INFRASTRUCTURE

The future development of the town is likely to be compromised by restrictions in the water services infrastructure of the town. This has implications for future development in the area.

## CARNEW

The forthcoming plan for Carnew will include a strategic 'vision' that will underpin all other objectives of the plan. The 'vision' is a statement that summarises the aspiration for the future planning and sustainable development of the town. Key elements of the current 'vision' set out in the existing plan for Carnew include:

- "Improve the quality of life of the citizens of Carnew by planning for and encouraging the provision of employment opportunities, social and community facilities, and a range of recreational options, in a quality environment.
- Regulate pressures from both urban and rural development, in particular sporadic development in rural areas, by providing a sustainable settlement and growth strategy to create a compact urban form and to enhance the physical, economic and social profile of Carnew.
- Protect and develop the identity of Carnew as a self-contained settlement with a unique character, but with strong links to its hinterland and neighbouring settlements."

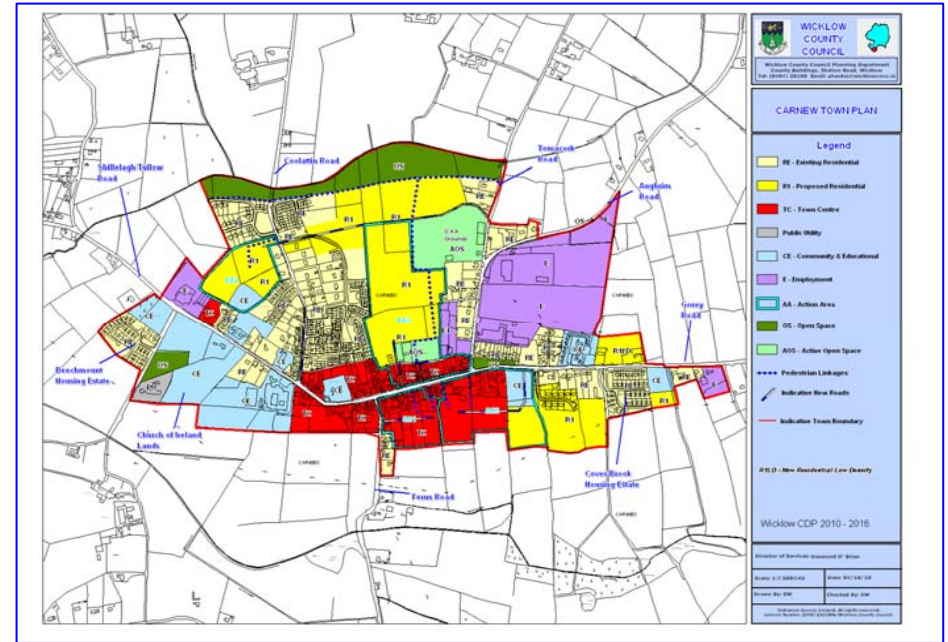
**Q. Is the 'vision' for Carnew still appropriate for the period 2016 to 2022 and beyond?**

### POPULATION AND TOWN DEVELOPMENT

Under the current CDP Carnew is designated a Level 5 'small growth town'. Within this category of towns there are a range of settlement types, including local commuter type towns close to larger settlements and small commercial towns, remote from core commuting areas that have a strong trading tradition serving a large rural hinterland. Given Carnew's distance from a major centre, off major commuter routes, it is considered to fall into the second category and the development policies for the town must be framed in that context.

Small growth towns should primarily aim to mainly attract smaller local type businesses and in particular target 'product intensive industries' with some 'people' or office type emphasis. Retail facilities are to be provided to meet the needs of the town and its local catchment and are likely to be mainly in the convenience category, with a small supermarket. Community facilities generally provide for the local population and are likely to include a primary school and health clinic, and sometimes a secondary school. Level 5 settlements shall absorb demand for new housing from inside and outside the county.

**Q. Is the role and function of Carnew, as a Level 5 'small growth town', in line with future aspirations for the town for the period 2016-2022 and beyond?**



The following table sets out information on historic population trends and current future population targets of Baltinglass:

Population	2006	2011	2016	2022
Carnew	892	1145	1500	2000

In recent years the population of Carnew has grown at a strong rate. Most of the growth is the result of housing estates completed a number of years ago. There has been little recent development and population growth has now slowed to negligible levels. The growth targets set out in the current CDP indicate that the population is targeted to grow to 1,500 by 2016 and 2,000 people by 2022. The new county development plan will review these existing targets and set out new population growth targets up to 2028.

**Q. How big should Carnew be allowed to grow? Are the growth targets set out in the current CDP appropriate? Would it be prudent to plan for a slower rate of growth than that envisaged under the current CDP? What should the target for 2028 be?**

**Q. What facilities, services and infrastructure are needed to provide for the existing and future populations? e.g. shops, community, sports, recreational, roads, infrastructure etc**

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## CARNEW TOWN CENTRE AND THE PUBLIC REALM

Carnew is relatively well served by shops and services. However, as with many other rural areas, the town has in recent years experienced an increase in the vacancy rates of commercial premises. Challenges to the development of shops and services in the town centre include the current lack of parking facilities, the constrained floor space of many units and a more attractive town centre environment.



'Public Realm' can be best described as the form and use of outdoor areas and spaces that are accessible to the public. The development of an attractive and well functioning 'public realm', including elements such as parking, footpaths, street furniture etc. can aid the creation of an attractive town centre and active retail core. Increased connectivity between town centre areas and existing/ new facilities, such as a park/ playground can improve the attractiveness and permeability of the town.

**Q. How can Carnew's 'public realm' be improved?**

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## COMMUNITY FACILITIES AND RECREATION

Community facilities in Carnew include two primary schools, one secondary school serving a wide hinterland population, and recreational facilities including a GAA and soccer grounds. While the area is well served with these facilities, improvements in parking for schools and greater connectivity between the existing sports areas and the town centre would help create a more vibrant and attractive town in which to live. The sports pavilion/ soccer grounds located to the north of the main street requires improvement to meet current and future demand.

**Q. What new and improved community and recreational facilities are required in Carnew?**



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## EMPLOYMENT

In 2011, Carnew had a daytime working population of 333 people. The majority of these jobs were located professional services sector.

A key challenge facing the town is how to increase the number of jobs on offer within the town in order to meet present and future population demand and reduce the need to travel outside the area. Some of the key challenges in this regard relate to the provision of key infrastructure such as high speed broadband, water/sewerage and the identification of key sites capable of accommodating new employment generating development.



**Q. What role does Carnew have in providing employment for the residents of the town and its rural hinterland? What can address the challenges to employment creation in the town?**

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## HERITAGE

Carnew has a rich and diverse natural and built heritage. The Council has a role to play in helping to ensure the conservation of these resources for current and future generations.

There are a number of protected structures located within the plan area, with Carnew Castle being of particular note forming key features in the streetscape of the town.



**Q. What objectives are required to safeguard the heritage of the town?**



## DONARD

### VISION AND DEVELOPMENT STRATEGY

The forthcoming plan for Donard will include a 'vision' that will underpin all other objectives of the plan. The 'vision' is a statement that summarises the aspiration for the future planning and development of the town. The current 'vision' for Donard is as follows:

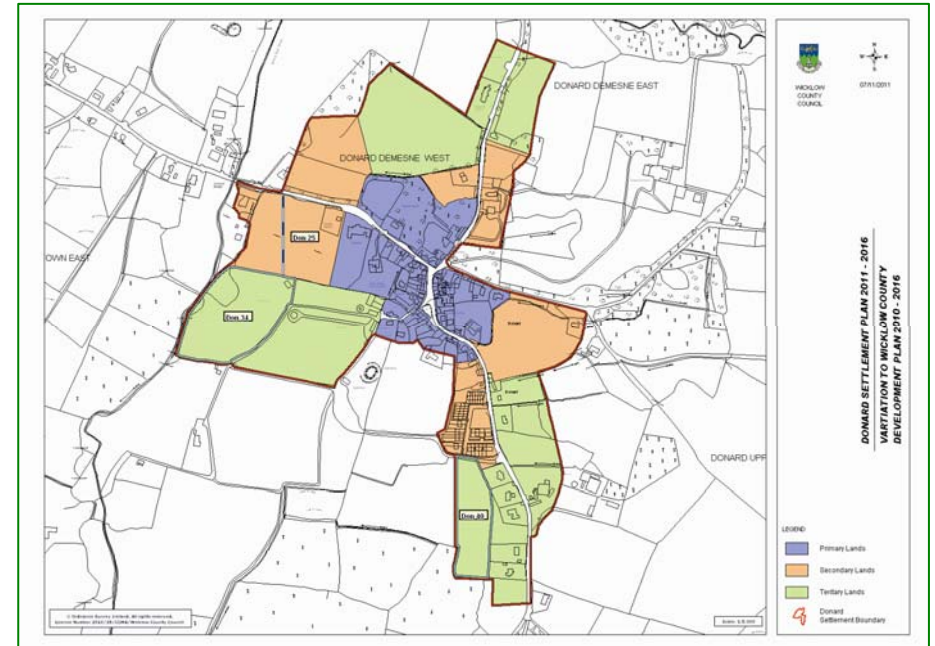
*"In 2022 Donard shall be a strong, vibrant and attractive rural town, that provides a good range of the essential day-to-day service and community needs of the local town population and the population of the town's hinterland. The settlement shall have a good range of housing options that provides for both local and urban generated demand, and shall provide employment opportunities for at least twenty five percent of the local labour force, in a range of employment options, including local services, tourism and small scale industry".*

**Q. Is the 'vision' for Donard still appropriate for the period 2016 to 2022 and beyond?**

### POPULATION AND TOWN DEVELOPMENT

Under the current CDP 2010-2016 Donard is designated a Level 6 'rural town'.

'Rural towns' are strong rural towns, with a good range of infrastructural services that 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. Rural towns should aim to attract smaller local type investment, in primarily 'product' type or manufacturing based industries. Retail services and community facilities shall provide for the local needs of the immediate population and its catchment.



The following table sets out information on historic population trends and future population targets of Donard:

Population	2006	2011	2016	2022
Donard	182	179	300	400

In recent years, the population of Donard has remained relatively unchanged. The current growth targets for the town indicate that the population is targeted to grow to 300 people by 2016 and 400 people by 2022. The new CDP will review these existing targets and set out new population growth targets up to 2028.

The Donard Settlement Plan zones land for residential, employment, community, retail and recreational uses, to meet the needs of the 2022 population target. Land zonings include:

- (i) the Primary Development Zone comprising lands generally relating to town centre type uses, and
- (ii) the Secondary Development Zone comprising lands for new housing, economic, community and recreational uses.

(iii) The Tertiary Development Zone comprising of lands mainly for agriculture and amenity uses.

The strategy for the settlement, including the amount of lands zoned and locations of land zonings, will be reviewed in tandem with the corresponding review being undertaken with regard to the population growth targets of the CDP.

**Q. Is the role and function of Donard, as a Level 6 'rural town', in line with future aspirations for the town for the period 2016-2022 and beyond?**

**Q. Are the current growth targets appropriate and reasonable? What factors are restraining population growth in Donard? What can be done to stimulate population growth? What should the growth target for 2028 be?**

**Q. The current mixed-use type zonings were applied to enable flexibility in the development of sites. Are these zonings appropriate and do they allow for the flexible development of sites, as envisaged?**

### SHOPS, SERVICES AND FACILITIES

Shops, services and facilities in Donard are required to provide for the immediate local population of the town and its rural catchment. Higher order retailing services are provided in larger towns close by. Having regard to the limited retail offer in the town, some expansion in the provision of mixed use/ retail development in the town centre is desirable. This is particularly so, having regard to the objective to promote Donard as a tourism gateway.



**Q. What can be done to improve the competitiveness and appearance of the town centre of Donard?**

**Q. What facilities, services and infrastructure are needed to provide for the existing and future populations? e.g. shops, community, sports, recreational, roads, infrastructure etc.**

### TOURISM

Donard's location on the doorstep of the Glen of Imaal provides significant opportunities for the town to expand its tourism facilities whereby the town would act as an excellent base for hillwalkers to ascend Lugnaquilla, Leinster's Highest Mountain and second highest in the country outside of Kerry.



**Q. What can be done to improve the tourism product in Donard?**

### EMPLOYMENT

Information from the Census 2011 indicates that there were 39 people who indicated that the place of employment was Donard. The majority of these jobs were provided in the educational sector with a small number being provided in the area of transport and public administration.

**Q. What can be done to increase employment in the town? What types of employment/industry could the town attract?**

### HERITAGE

The plan includes objectives for the protection and enhancement of natural and built heritage, which includes archaeological sites, natural habitats and protected structures. A review will be undertaken of these objectives.



**Q. What objectives are required to safeguard the heritage of the town.**

### INFRASTRUCTURE

While the water supply infrastructure for Donard should be sufficient to meet demand, wastewater infrastructure requires improvement. This has implications for the future development of the town.

## DUNLAVIN

The Dunlavin Town Plan was adopted in July 2014 as Variation 5.2 of the Wicklow County Development Plan 2010-2016. Notwithstanding the fact that the plan has recently been adopted, the plan forms part of the CDP and as such is open again to review during the process of making the new CDP 2016-2022.



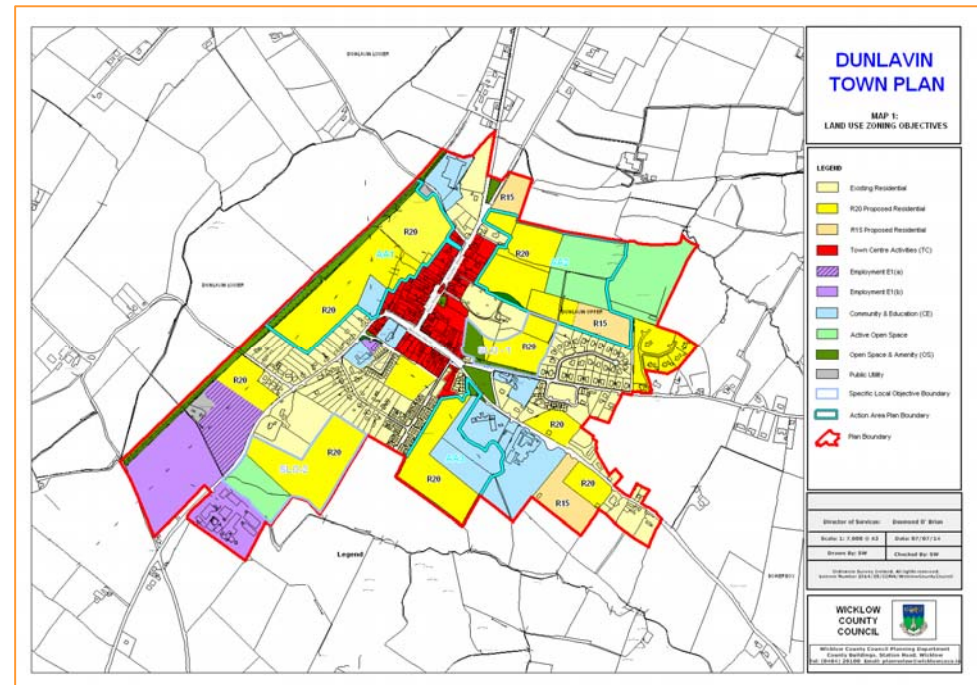
## VISION AND DEVELOPMENT STRATEGY

The 'vision' sets out the strategy for the future development of the town. The 'vision' underpins all other objectives in the plan. The current 'vision' for Dunlavin is:



- *"To improve the quality of life for existing residents by identifying deficiencies in services and infrastructure in the town and making provision through zoning and development objectives to address these issues*
- *To provide a framework for the growth of the town, in order to provide housing for current and future generations, to revitalise the economy of the town and to allow for the development of new social and cultural facilities*
- *Sustain a revitalised town core with commercial, residential and community developments centred around civic and open spaces*
- *Promote and foster economic development and linkages to surrounding larger settlements within and outside the county*
- *Develop the tourism potential of the area as a visitor/tourist destination in itself and in its role as a 'gateway' linking Kildare to the west of the county and the Wicklow Mountains*
- *Protect the built and natural heritage of the area."*

**Q. Is this 'vision' for Dunlavin still appropriate for the forthcoming plan period 2016 to 2022 and beyond?**



## POPULATION AND TOWN DEVELOPMENT

Under the current CDP 2010-2016 Dunlavin is designated a Level 6 'rural town'. 'Rural towns' are strong rural towns, with a good range of infrastructural services that 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. Rural towns should aim to attract smaller local type investment, in primarily 'product' type or manufacturing based industries. Retail services and community facilities shall provide for the local needs of the immediate population and its catchment.

Having regard to Dunlavin's role in west Wicklow and its current/future planned size, consideration is being given to moving it up in the hierarchy to 'level 5'.

**Q. Is the role and function of Dunlavin, as a Level 6 'rural town', in line with future aspirations for the town for the period 2016-2022 and beyond? Should Dunlavin be instead a 'level 5' settlement?**

**Q. What shops, services, facilities are needed to provide for existing and future populations? e.g. shops, community, sports, recreational, infrastructure etc.**



The following table sets out information on historic population trends and existing future population targets of Dunlavin:

Population	2006	2011	2016	2022
Dunlavin	897 <sup>1</sup>	793	2000	2500

In recent years the population of Dunlavin has decreased. However, this is not necessarily due to actual population decline, but reflects the fact that the census town boundary used in 2006, is not the same as the plan boundary, which the 2011 figure relates to. There has been little development since 2006, resulting in a slow down in the pace of growth. This can be attributed to factors including the economic downturn and to deficiencies in the water services infrastructure of the town. The growth targets set out in the current CDP indicate that the population is targeted to grow to 2,000 by 2016 and 2,500 people by 2022. The new county development plan will review these existing targets and set out new population growth targets up to 2028.

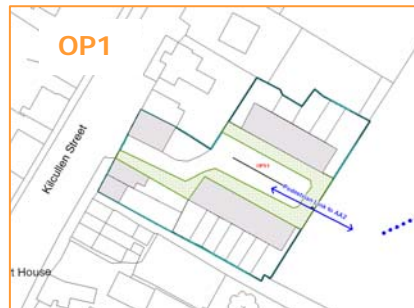
**Q. How big should Dunlavin be allowed to grow? Are the current growth targets appropriate and reasonable?**

### SHOPS, SERVICES AND FACILITIES

Existing retailing services within the town currently fall below what is envisaged by the county plan for an area of Dunlavin's size, with the majority of buildings within the town centre being in residential use.

The plan aims to address this shortfall through the identification of two key opportunity sites, which alongside the objectives for town centre lands aim to facilitate the overall strategy for the development of Dunlavin town centre.

**Q. What can improve the competitiveness and appearance of the town centre of Dunlavin?**



<sup>1</sup> Note 2006 population relates to the census town boundary while the 2011 population relates to the town boundary of the 2008 plan for Dunlavin.

### EMPLOYMENT

Information from the census 2011 indicated that 240 people stated that their place of work was Dunlavin. The current plan aims to increase the 'jobs ratio' by 25% which equates to an additional 709 jobs.

**Q. What can be done to increase employment in the town? What types of industry could the town attract?**

### TOURISM

The proximity of Dunlavin to the western ends of both the Sally Gap and Wicklow Gap roads and Kilcullen – Naas - Newbridge and the M9 to the west mean that Dunlavin could provide a tourism 'gateway' role between the Wicklow Mountains and visitors coming from / going to Kildare / the west of Ireland.

**Q. What can be done to maximise the potential tourism in Dunlavin?**

### COMMUNITY INFRASTRUCTURE

The plan makes provision for the growth of existing schools and sports / recreational facilities and also reserves land for indoor community space.

**Q. What community and recreational facilities are needed in the area?**



### HERITAGE

The plan includes objectives for the protection and enhancement of natural and built heritage.

**Q. What objectives are required to safeguard the heritage of Dunlavin?**



### INFRASTRUCTURE

While the existing wastewater treatment issues are currently being resolved the area is still deficient in water supply which will impact on future development.

## ENNISKERRY

The current Enniskerry Local Area Plan (LAP) 2009-2016 sets out the strategy for the planning and development of Enniskerry. It is intended to replace the current Enniskerry LAP 2009-2016 with a new plan for Enniskerry, which will form part of the Wicklow County Development Plan (CDP) 2016-2022.

### VISION AND DEVELOPMENT STRATEGY

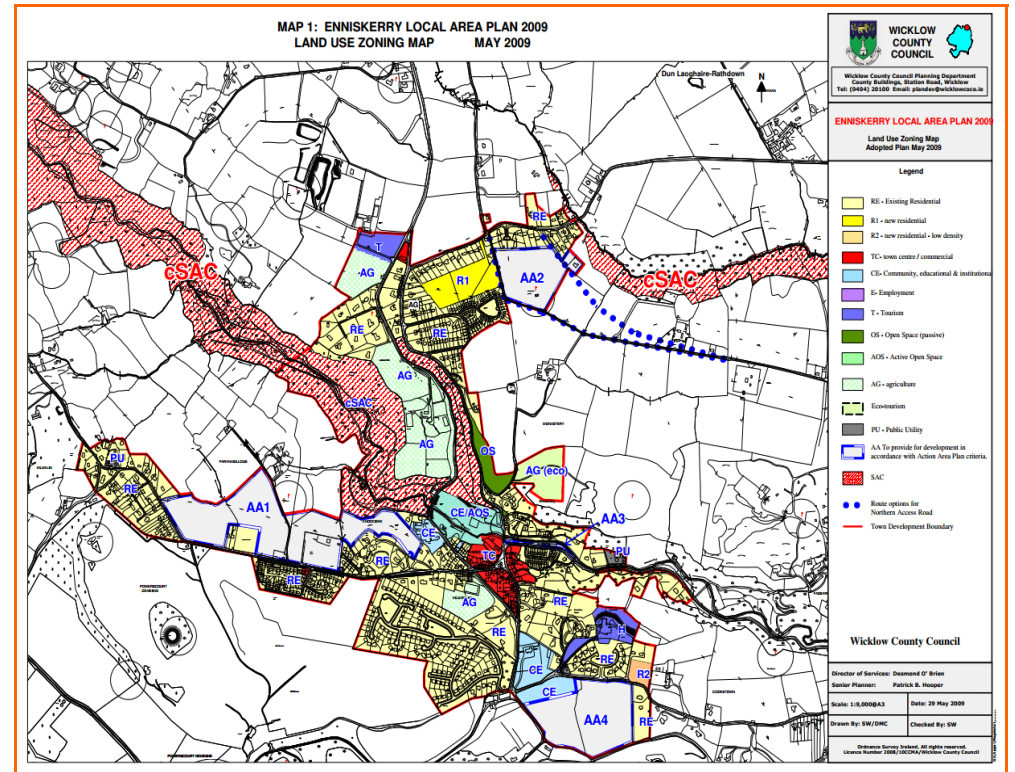
The forthcoming plan for Enniskerry will include a 'vision' that will underpin all other objectives of the plan. The 'vision' is a statement that summarises the aspiration for the future planning and development of the town. Key elements of the current 'vision' for Enniskerry include:

- *Improve the quality of life of the citizens of Enniskerry by planning for and encouraging the provision of social and community facilities, and a range of recreational options, in a quality environment;*
- *Regulate pressures from both urban and rural development, in particular sporadic development in rural areas and development pressures from the north of the county by providing a sustainable settlement and growth strategy to create a compact urban form and to enhance the physical, economic and social profile of Enniskerry;*
- *Protect the heritage of the existing town of Enniskerry and its environs along with its identity, in terms of its built and natural heritage and landscape conservation in the area.*

**Q. Is the 'vision' for Enniskerry still appropriate for the period 2016 to 2022 and beyond?**

### POPULATION AND TOWN DEVELOPMENT

Under the current CDP Enniskerry is designated a Level 5 'small growth town'. Within this category of towns there are a range of settlement types, including local commuter type towns close to larger settlements and small commercial towns, remote from core commuting areas that have a strong trading tradition serving a large rural hinterland. Given Enniskerry's proximity to Bray and the Dublin metropolitan area coupled with ease of access to the N11, it is considered to fall into the second category and the development policies for the town must be framed in that context.



Small growth towns should aim to mainly attract smaller local type businesses. Other economic investment should be supported in keeping with the size and services of the town. Retail facilities are to be provided to meet the needs of the town and its local catchment and are likely to be mainly in the convenience category, with a small supermarket. Community facilities generally provide for the local population and are likely to include a primary school and health clinic, and sometimes a secondary school. Level 5 settlements shall absorb demand for new housing from inside and outside the county.

**Q. Is the role and function of Enniskerry, as a Level 5 'small growth town', in line with future aspirations for the town for the period 2016-2022 and beyond?**

The following table sets out information on historic population trends and existing future population targets of Enniskerry: 45

Population of Enniskerry			Growth Targets	
2002	2006	2011	2016	2022
1,904	1,881	1,940	2,500	3,000

The growth targets set out in the current CDP indicate that the population is targeted to grow to 2,500 by 2016 and 3,000 people by 2022. The new CDP will review these existing targets and set out new population growth targets up to 2028.

**Q. How big should Enniskerry be allowed to grow? Are the current growth targets appropriate and reasonable? Would it be appropriate to slow the pace of growth allowed in the existing plan? What should the target for 2028 be?**

#### EMPLOYMENT

Economic development and the creation of employment opportunities are fundamental to the creation of sustainable communities. The forthcoming plan will designate lands for employment purposes. The development of new employment opportunities could reduce commuting patterns and increase investment and growth in the town.

**Q. What type of employment should the Enniskerry plan facilitate?**

#### SHOPS, SERVICES AND FACILITIES

The town centre has a dual function of proving shops and services plus employment to the residents and employees of the town and its hinterland. It is of utmost importance to protect the traditional role of the town centre as the primary retailing and business core of the settlement while also facilitating its expansion in an appropriate and sustainable way.

The provision of adequate lands within an area capable of meeting projected future educational, community, sport and recreational uses demand is essential in order to meet needs of the immediate and surrounding area. While Enniskerry is well serviced with a new primary school, community facilities, sport and recreational facilities, it is necessary to ensure that provision is made for the future needs of the town and its rural hinterland.

The public realm in Enniskerry can be improved, for example with more parking areas, attractive street furniture, increased pedestrian links and connections between the core area and neighbouring amenity areas and facilities.

**Q. What shops, services, facilities and infrastructure is needed to provide for existing and future populations, e.g. shops, community, sports, recreational, roads etc?**



#### TOURISM

Tourism is an ever-important factor in the drive to enhancing the economic development and performance of the town. While the potential for the expansion of the tourism industry in Enniskerry and surrounding areas is recognised, a town plan is limited somewhat in its scope to setting a suitable planning framework within which tourism opportunities can be developed. The plan must therefore focus on providing appropriate land use objectives that create an attractive and vibrant town, maximising existing amenity routes.

**Q. What can be done to attract more tourists to the village?**

**Q. How can the plan optimise its links with the local attractions like Powerscourt Estate?**



#### HERITAGE

Enniskerry has a rich variety of built and natural heritage both within the town itself and within the hinterland of the plan area. The protection and enhancement of the towns natural and built assets is key to the future development of the town in a sustainable Manner.

**Q. What objectives are required to safeguard the heritage of the town?**



## KILMACANOGUE

### VISION AND SETTLEMENT STRATEGY

The forthcoming plan for Kilmacanogue will include a 'vision' that will underpin all other objectives of the plan. The 'vision' is a statement that summarises the aspiration for the future planning and development of the town. The current 'vision' for Kilmacanogue is as follows:

*"For the town of Kilmacanogue to be a cohesive community of people enjoying distinct but interrelated town and rural environments; where natural surroundings are protected and enhanced; where opportunities abound to live and work in the town; allowing people to enjoy the benefits of rural living and at the same time consolidate rural development needs and support the maintenance of essential social and community infrastructure within the town."*

**Q. Is this 'vision' for Kilmacanogue still appropriate for the period 2016 to 2022 and beyond?**

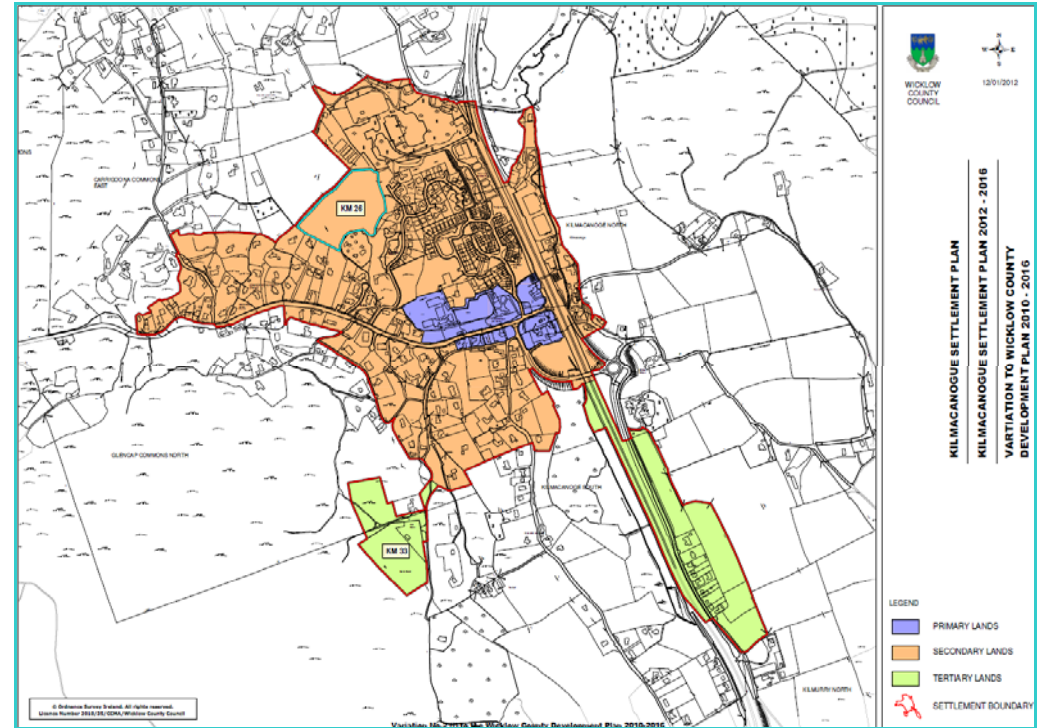
### POPULATION AND TOWN DEVELOPMENT

Under the current CDP 2010-2016 Kilmacanogue is designated a Level 6 'rural town'. 'Rural towns' are strong rural towns, with a good range of infrastructural services that 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. Rural towns should aim to attract smaller local type investment, in primarily 'product' type or manufacturing based industries. Retail services and community facilities shall provide for the local needs of the immediate population and its catchment.

The table below sets out information on historic population trends and future population targets of Kilmacanogue. There is a decrease in the population in 2011 from 2006. This is not necessarily due to actual population decline, but reflects the fact that the census town boundary used in 2006, is not the same as the plan boundary, which the 2011 figure relates to.

**Q. Is the role and function of Kilmacanogue, as a Level 6 'rural town', in line with future aspirations for the town for the period 2016-2022 and beyond?**

2002	2006	2011	2016	2022
834	839	799	1,000	1,100



The current growth targets for the town indicate that the population is targeted to grow to 1,000 people by 2016 and 1,100 people by 2022. The new CDP will review these existing targets and set out new population growth targets up to 2028.

**Q. Are the current growth targets appropriate and reasonable? What should the growth target for 2028 be?**



The Kilmacanogue Settlement Plan zones land for residential, employment, community, retail and recreational uses, to meet the needs of the 2022 population target. Land zonings include:

- (i) the Primary Development Zone comprising lands generally relating to town centre type uses.
- (ii) the Secondary Development Zone comprising lands for new housing, economic, community and recreational uses.
- (iii) The Tertiary Development Zone comprising of lands mainly for agriculture and amenity uses.



**Q. The current mixed-use type zonings were applied to enable flexibility in the development of sites. Are these zonings appropriate and do they allow for the flexible development of sites, as envisaged?**

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#### EMPLOYMENT

Kilmacanogue is located within close proximity to the larger towns of Bray and Greystones and to the Dublin metropolitan area. As such, it is reasonable to expect that a considerable amount of the town's population will commute to these locations for work. Within the town, job opportunities are provided in retail, services and manufacturing. In line with the projected increase in population, it is necessary to ensure sufficient lands would be available for employment purposes capable of meeting the requirements of the existing and future residents.

**Q. What type of employment should the Kilmacanogue Plan facilitate?**

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#### SHOPS, SERVICES AND COMMUNITY FACILITIES

Under the 'Retail Hierarchy for County Wicklow', Kilmacanogue is designated a Level 4 'local centre – small town'. Kilmacanogue is currently served by a range of facilities including two petrol service stations/ convenience shops, a post office, pub and a large "Avoca Handweavers" retail outlet. Community facilities in Kilmacanogue include a primary school, parish hall and sport facilities.

It is important that new and improved services and facilities are provided space with the needs of the future population of the town and its hinterland.

**Q. What shops, services, facilities and infrastructure is needed to provide for existing and future populations, e.g. shops, community, sports, recreational, roads etc.?**

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#### TOURISM

The forthcoming plan will include objectives for the promotion of tourism. The location of Kilmacanogue, on the doorstep of Glendalough and the Sugar Loaf, provides significant opportunities for the area to expand its tourism industry. In addition, the Avoca Handweavers development acts as a significant draw for visitors to the town. Measures such as improvements to the town's 'public realm' and the provision of better links to amenity routes, are likely to further improve the attractiveness of the settlement for visitors.

**Q. What can be done to increase tourism investment in Kilmacanogue?**

**Q. What objectives can optimise links between the settlement and local attractions such as Glendalough and the Sugar Loaf?**

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#### HERITAGE

The plan includes objectives for the protection and enhancement of natural and built heritage, which includes archaeological sites, natural habitats and protected structures. A review will be undertaken of these objectives.



**Q. How can the plan protect and further enhance areas of built and natural heritage within the village?**

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#### INFRASTRUCTURE

Infrastructure within a town includes a wide variety of services and functions, without which it could not function socially and economically. Infrastructure is essential in order for a town to grow and fulfill its potential. The design capacity of the existing water infrastructure of Kilmacanogue is sufficient however there are limitations on the wastewater pumping capacity to Shanganagh. The public realm can be improved, for example with easier pedestrian access, connections and movement.

## LARAGH-GLENDALOUGH

Under the Wicklow CDP 2010-2016, Laragh-Glendalough is designated a Level 7 'large village'. While town and settlement plans are not normally prepared for Level 7 villages, a plan has been prepared for the Laragh-Glendalough area. This is in recognition of the special role that this area has in terms of providing for the tourism needs of visitors to the heritage site of Glendalough, in addition to the local service needs of the resident population.

### SETTLEMENT AND TOURISM VISION

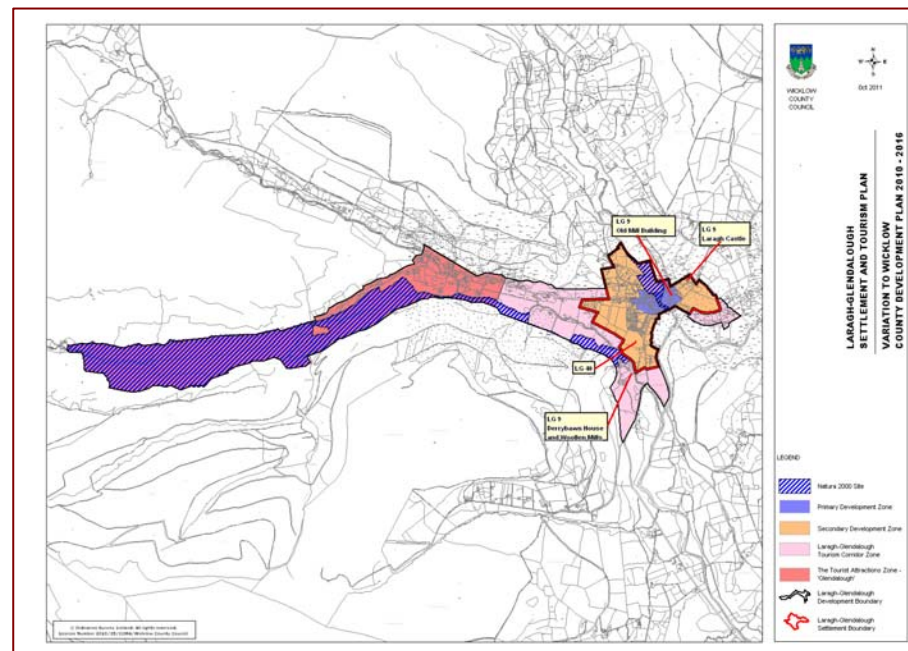
The 'vision' sets out the strategy for the future role and function of the village and the strategy for the future development of tourism. The 'vision' underpins all other objectives in the plan. The current 'vision' for Laragh-Glendalough is as follows:

*"In 2022 the area of Laragh and Glendalough will be a prime high quality and long-stay tourist destination. The area will be renowned for the natural beauty of the area and the exceptional quality and setting of its unique natural, archaeological and built heritage. Laragh will be a strong, vibrant and attractive rural village, that provides a good range of the essential day to day service and community needs of the local village population and its hinterland, and also provides a full range of infrastructure and services for the needs of visitors. While the heritage and amenity of Glendalough will be safeguarded through the management of future development at Glendalough, Laragh will be developed as the service centre for the area and will become an accessible 'gateway' to the attractions at Glendalough and the surrounding area. The village will have a good range of housing options that provide for both local and urban generated demand, and the area as a whole will provide employment opportunities for at least forty percent of the local labour force, in a range of employment options, with a strong focus on the provision of employment in the tourist industry."*

**Q. Is this 'vision' for Laragh-Glendalough still appropriate for the period 2016 to 2022 and beyond?**

### POPULATION AND DEVELOPMENT

Under the current CDP, Laragh-Glendalough is designated a Level 7 'large village'. 'Large villages' are settlements that have a moderate level of services and facilities that provide for the basic day to day needs of the surrounding local residents and immediate catchment. Retail provision is likely to be limited to include for example one or two small convenience stores, newsagents, and potentially other services



such as butcher/ vegetable shops, public house, hairdressers etc. Community facilities could include for example a primary school, post office and GAA or other sports facility. 'Large villages' generally provide employment opportunities in small, local, non-intensive and rural-based enterprises. 'Large villages' are considered to be of such a size as to accommodate a limited amount of urban generated housing demand. It is noted that this settlement also provides a significant role in providing tourism based infrastructure, such as eateries, accommodation, shops etc, for the needs of visitors to the area.

**Q. Is the role and function of Laragh, as a Level 7 'large village', in line with future aspirations for the town for the period 2016-2022 and beyond?**

Census figures indicate that the population of Laragh has reduced by 10.1% from 378 in 2006 to 340 in 2011. Figures set out in the current plan for Laragh indicate that the population of the settlement is targeted to grow to 472 people by 2022. The new CDP will review these existing targets and set out new population growth targets up to 2028.

**Q. What factors are restraining population growth in Laragh-Glendalough? What can be done to stimulate population growth?**



**Q. Are the current growth targets appropriate and reasonable?**

The Laragh-Glendalough Settlement and Tourism Plan zones land for residential, tourism, employment, community, retail and recreational uses, to meet the needs of the 2022 population target and to guide tourism development. Land zonings include:

- (i) the Primary Development Zone (within the boundary of the 'settlement') comprising lands generally relating to town centre type uses, and
- (ii) Secondary Development Zone (within the boundary of the 'settlement') comprising lands for new housing, economic, community and recreational uses.
- (iii) Tourism Corridor Zone (part of the 'rural area') comprising lands that contribute to the improvement of the visitor experience to Glendalough and for the movement of visitors from Laragh towards Glendalough.
- (iv) Tourist Attractions Zone (part of the 'rural area') comprising lands with attractions, namely Monastic City and Wicklow Mountains National Park.

**Q. The current mixed-use type zonings of the Primary and Secondary Development Zone were applied to enable flexibility in the development of sites. Are these zonings appropriate and do they allow for the flexible development of sites, as envisaged?**

**Q. Do the tourism zones allow for the appropriate development of tourism infrastructure?**

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**SHOPS, SERVICES AND FACILITIES**

An expanding population generates increased demand for shops, services, and community and recreational facilities. It is important that these are provided in tandem with new development. In addition, certain tourism infrastructure is required for the needs of visitors to the area.

**Q. Bearing in mind the role and function of settlement, what shops, services and facilities are needed for the existing and future population of the settlement? e.g. shops, community and sports facilities, recreational opportunities, roads, infrastructure etc.**

**Q. What infrastructure is required for existing and future visitors to the area?**

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**EMPLOYMENT**

Eighty-one people stated that their place of work was Laragh in 2011. The majority of these jobs were provided in commerce and education/health/social work. Given Laragh's role in providing for the needs of visitors to Glendalough, there is great



opportunity for further investment and employment opportunities in the tourism industry.

**Q. What can be done to increase employment in the town? Apart from tourism based employment, are there any other types of employment/industry that this area can attract?**

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**TRAFFIC MANAGEMENT AND IMPLEMENTATION OF TOURISM STRATEGY**

The vision of the current plan is centred on a strategy to develop Laragh as a gateway and hub, from which visitors travel to the attractions at Glendalough by means such as walking, cycling or organised transport. An important component of realising this strategy is the implementation of a traffic management plan for the overall area. This traffic management plan has been prepared - 'Visitor Access Arrangements at Laragh-Glendalough' (WCC, NTA, Brady Shipman Martin, 2012). The plan forms the back bone of the LG Settlement and Tourism Plan and has many strands to be implemented on a phased basis. Work is currently being undertaken on the preparation of preliminary design concepts for certain traffic management and environmental improvements.

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**HERITAGE AND INFRASTRUCTURE**

The plan includes objectives for the protection and enhancement of natural and built heritage, which includes archaeological sites, natural habitats and protected structures. A review will be undertaken of these objectives. The wastewater infrastructure in this area is deficient. This has implications for future development in the area.

**Q. What objectives are required to safeguard the heritage of the town?**

## NEWCASTLE

### VISION AND DEVELOPMENT STRATEGY

The forthcoming plan for Newcastle will include a strategic 'vision' that will underpin all other objectives of the plan. The 'vision' is a statement that summarises the aspiration for the future planning and sustainable development of the town.

#### Q. What is your 'vision' for the future role and function of Newcastle?

### POPULATION AND TOWN DEVELOPMENT

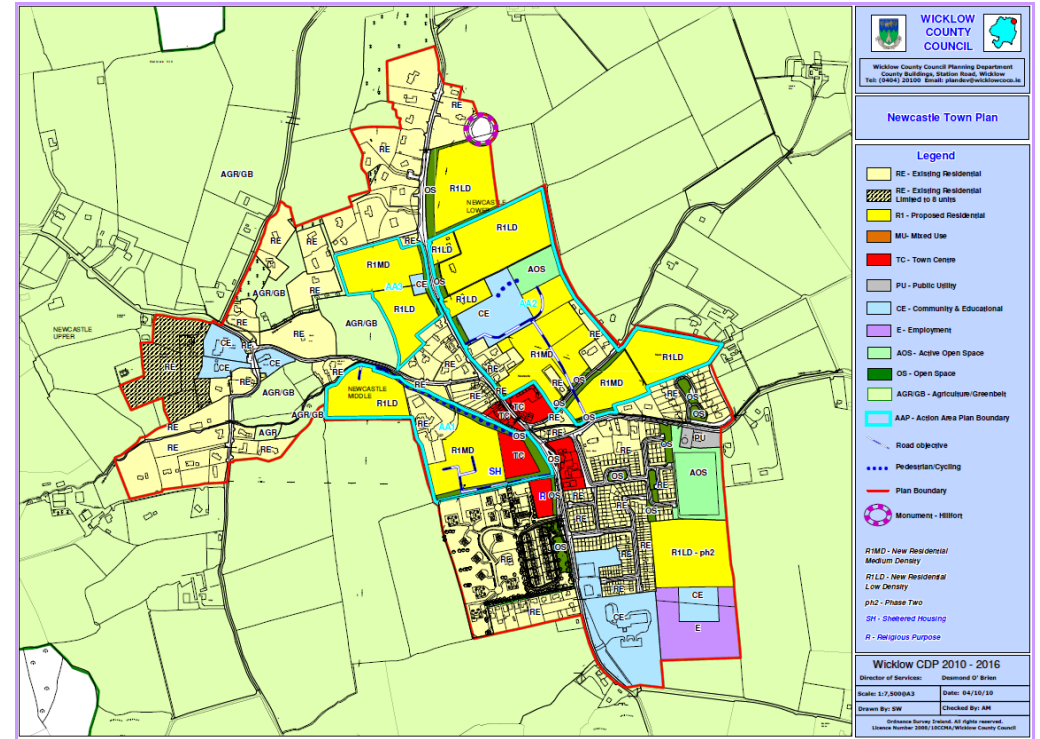
Under the current CDP 2010-2016 Newcastle is designated a Level 6 'rural town'. 'Rural towns' are strong rural towns, with a good range of infrastructural services that are suited to accommodating a significant element of urban generated housing demand, with necessary controls in place to ensure that local demand can also be met. Rural towns should aim to attract smaller local type investment, in primarily 'product' type or manufacturing based industries. Retail services and community facilities shall provide for the local needs of the immediate population and its catchment. In recent years the population of Newcastle has decreased. However, this is not necessarily due to actual population decline, but reflects the fact that the census town boundary used in 2006, is not the same as the plan boundary, which the 2011 figure relates to. The following table sets out information on historic population trends and current future population targets of Newcastle.

#### Q. Is the role and function of Newcastle, as a Level 6 'rural town', in line with future aspirations for the town for the period 2016-2022 and beyond?

Population of Newcastle			Growth Targets	
2002	2006	2011	2016	2022
851	938	817	1,500	1,750

The current growth targets for the town indicate that the population of Newcastle is targeted to grow to 1,500 people by 2016 and 1,750 people by 2022. The new county development plan will review these existing targets and set out new population growth targets up to 2028.

#### Q. Are the current growth targets appropriate and reasonable? What should the growth target for 2028 be? Would it be appropriate to slow the pace of growth allowed in the existing plan? Q. Would you like to see Newcastle grow on a small or large scale?



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## SHOPS, SERVICES AND COMMUNITY FACILITIES

Under the 'Retail Hierarchy for County Wicklow', Newcastle is designated a Level 4 'local centre – small town'. The town is well served by local shops, services, community and educational facilities and includes a garage/ local convenience shop, a hair salon/ beauticians, pub, churches, primary school, crèche, playground/ MUGA, GAA grounds and community centre. It is important that new and improved services and facilities are provided apace with the needs of the future population of the town and its hinterland.

**Q. What shops, services, facilities and infrastructure is needed to provide for existing and future populations, e.g. shops, community, sports, recreational, roads etc.?**



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## EMPLOYMENT

Newcastle is located within close proximity to the larger towns of Bray, Wicklow and Greystones and to the Dublin metropolitan area. As such, it is reasonable to expect that a considerable amount of the town's population will commute to these locations for work. Within the town, there are relatively limited job opportunities. In line with the projected increase in population, it is a requirement to ensure new employment can be facilitated capable of meeting the requirements of the existing and future residents.

**Q. What type of employment opportunities could be provided in Newcastle?**

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## BUILT AND NATURAL HERITAGE

Newcastle has a variety of built and natural heritage both within the town itself and within the hinterland of the plan area. The protection and enhancement of the town natural and built assets is key to the future development of the town in a sustainable manner.

**Q. What objectives are required to safeguard the heritage of the town?**



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## TOURISM

Tourism can make a significant contribution to the economic well being of rural towns. Newcastle is particularly well located to take advantage of opportunities arising for the development of tourism associated with the East Coast Nature Reserve.

**Q. How can links between the East Coast Nature Reserve and the town core be improved?**

**Q. What opportunities exist for the promotion of tourism in Newcastle?**



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## INFRASTRUCTURE

Infrastructure within a town includes a wide variety of services and functions, without which it could not function socially and economically. Infrastructure is essential in order for a town to grow and fulfill its potential. The existing water and wastewater infrastructure of the town is sufficient for current needs, however upgrading would be required to accommodate targeted population projections. The public realm in Newcastle could be improved, for example with more attractive street furniture, increased pedestrian links and connections between the core area and neighbouring natural amenity areas or nearly recreational facilities.



## ROUNDWOOD

### VISION AND DEVELOPMENT STRATEGY

The forthcoming plan for Roundwood will include a strategic 'vision' that will underpin all other objectives of the plan. The 'vision' is a statement that summarises the aspiration for the future planning and sustainable development of the town.

**Q. What is your 'vision' for the future role and function of Roundwood?**

### POPULATION AND TOWN DEVELOPMENT

Under the current CDP 2010-2016 Roundwood is designated a Level 6 'rural town'. 'Rural towns' are strong rural towns, with a good range of infrastructural services that 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. Rural towns should aim to attract smaller local type investment, in primarily 'product' type or manufacturing based industries. Retail services and community facilities shall provide for the local needs of the immediate population and its catchment.

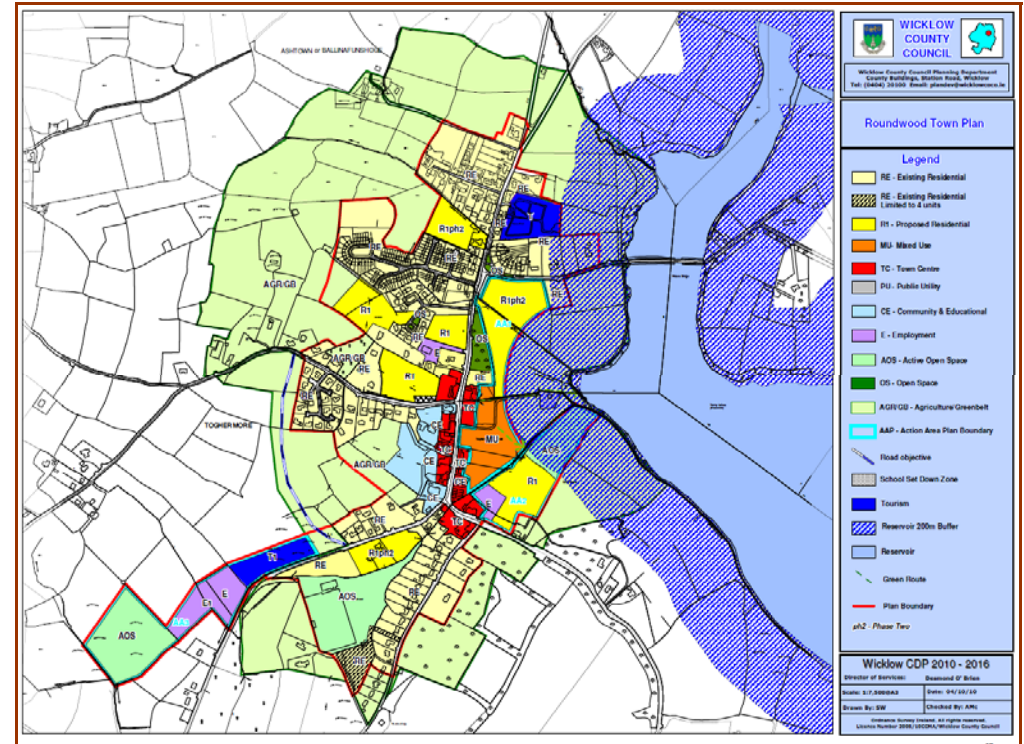
**Q. Is the role and function of Roundwood, as a Level 6 'rural town', in line with future aspirations for the town for the period 2016-2022 and beyond?**

The following table sets out information on historic population trends and existing future population targets for Roundwood:

Population of Settlement			Growth Targets (CDP)	
2002	2006	2011	2016	2022
518	571	780	1,100	1,300

In recent years, the population of Roundwood has increased significantly. The current growth targets for the town indicate that the population is targeted to grow to 1,100 people by 2016 and 1,300 people by 2022. The new CDP will review these existing targets and set out new population growth targets up to 2028.

**Q. How big should Roundwood be allowed to grow? Are the current growth targets appropriate and reasonable? What should the growth target for 2028 be? Would it be appropriate to slow the pace of growth envisaged for Roundwood?**



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## SHOPS, SERVICES AND COMMUNITY FACILITIES

Under the 'Retail Hierarchy for County Wicklow', Roundwood is designated a Level 4 'local centre – small town'. The town is well served by local shops, services, community and educational facilities. It is important that new and improved services and facilities are provided apace with the needs of the future population of the town and its hinterland.

**Q. What shops, services, facilities and infrastructure is needed to provide for existing and future populations, e.g. shops, community, sports, recreational, roads etc?**



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## EMPLOYMENT

Economic development and the creation of employment opportunities are fundamental to the creation of sustainable communities. It is important that employment opportunities are provided in the town to meet the needs of existing and future populations.

**Q. What type of employment opportunities can be provided in Roundwood?**

---

## TOURISM

Tourism can make a significant contribution to the economic well being of rural towns. Roundwood is particularly well located to take advantage of opportunities arising for the development of tourism associated with the Wicklow Mountains National Park and Roundwood Reservoir.

**Q. What opportunities exist for the development of tourism infrastructure in Roundwood?**

**Q. How can more visitors be attracted to Roundwood?**

---

## HERITAGE

Roundwood has a rich variety of built and natural heritage both within the town itself and within the hinterland of the plan area. The protection and enhancement of the towns natural and built assets is key to the future development of the town in a sustainable manner.

**Q. How can the plan protect and further enhance areas of built and natural heritage within the town?**



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## INFRASTRUCTURE

The adequate provision of physical infrastructure is essential in order for a town to grow and fulfill its potential in accordance with the projected population target. The design capacity of the existing water and wastewater infrastructure of the town is sufficient to meet current demand however upgrading of both the water and waste water is required to meet the projected population increase. The public realm in Roundwood can be improved, for example with more parking areas, attractive street furniture, increased links and connections between the core area and neighbouring natural amenity areas or nearby recreational facilities.

**Q. How can Roundwood's 'public realm' be improved?**



## SHILLELAGH

### VISION AND DEVELOPMENT STRATEGY

The forthcoming plan for Shillelagh will include a strategic 'vision' that will underpin all other objectives of the plan. The 'vision' is a statement that summarises the aspiration for the future planning and sustainable development of the town. The current 'vision' for Shillelagh, as set out in the current plan for the settlement is as follows:

*"...to consolidate Shillelagh as a self sustaining settlement retaining its own unique character and atmosphere, to provide for balanced physical, social, economic and employment infrastructure so that it can develop in a sustainable manner. To achieve this it is intended that the centre of the town will remain as the focus for most social, cultural and economic activity and that the bulk of housing and other developments will be consolidated within the existing development boundaries."*

**Q. Is this 'vision' for Shillelagh still appropriate for the period 2016 to 2022 and beyond?**

### POPULATION AND TOWN DEVELOPMENT

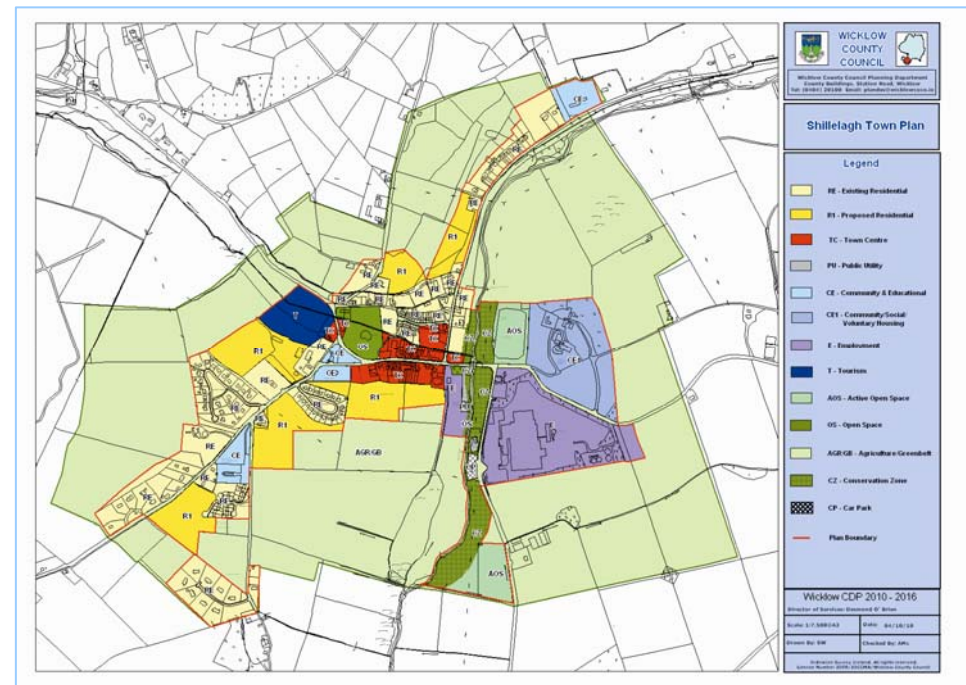
Under the current CDP 2010-2016 Shillelagh is designated a Level 6 'rural town'. 'Rural towns' are strong rural towns, with a good range of infrastructural services that are suited to accommodating a significant element of urban generated housing demand, with necessary controls in place to ensure that local demand can also be met. Rural towns should aim to attract smaller local type investment, in primarily 'product' type or manufacturing based industries. Retail services and community facilities shall provide for the local needs of the immediate population and its catchment.

**Q. Is the role and function of Shillelagh, as a Level 6 'rural town', in line with future aspirations for the town for the period 2016-2022 and beyond?**

The following table sets out information on historic population trends and current future population targets of Shillelagh:

Population	2006	2011	2016	2022
Shillelagh	311	426	600	750

In recent years the population of Shillelagh has increased at a strong rate. The current growth targets for the town indicate that the population is targeted to grow to 600 people by 2016 and 750 people by 2022. The new CDP



will review these existing targets and set out new population growth targets up to 2028.

**Q. How big should Shillelagh be allowed to grow? Are the current growth targets appropriate and reasonable? What should the growth target for 2028 be? Would it be prudent to plan for a slower rate of future growth than that envisaged under the current CDP?**





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## THE CORE AREA - SHOPS AND SERVICES

The town centre of Shillelagh comprises a number of terraced stone cottages alongside a small number of local service providers. Retail services provide for the local convenience needs of the local population. Higher order retail services are provided in the larger towns close by. An expanding population will generate increased demand for shops and retail services.

**Q. How can the attractiveness and vitality of Shillelagh's core area be improved?**

**Q. What types of shops and retail services should be provided in Shillelagh?**

**Q. Are there opportunity sites within the core area that should be identified for future development?**

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## COMMUNITY

Community facilities in Shillelagh include the existing GAA field located to the east of Station Road, the soccer field, the local park and the community playground situated within the core area. It is important that community and recreational facilities are provided apace with future population growth.

**Q. What community and recreational facilities are required to provide for the needs of existing and future populations?**



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## EMPLOYMENT

Analysis of employment within the existing Shillelagh plan area (excluding the Kerry Group) indicates that c. 80 people stated that their place of work was within the Shillelagh plan boundary. While the Kerry Group along the R725 road provides for a significant number of additional jobs in this area, a key challenge facing the plan will be how to increase the number of jobs on offer within the town itself in order to meet present and future population demand and reduce the need to travel outside the area. Key challenges in this regard relate to the provision of key infrastructure such as high speed broadband, water/sewerage and the identification of key sites capable of accommodating new employment generating development.

**Q. What types of employment opportunities should be provided in Shillelagh?**

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## TOURISM

Tourism can make a significant contribution to the economic well being of rural towns. Shillelagh is well located to take advantage of opportunities arising for the development of tourism associated with local tourist attractions including the Olde Shillelagh Stick Makers, Aghowle church, Rathgall Hillfort and Tomnafinnogue Wood. In addition, opportunities exist to develop tourism associated with recreational walking, in conjunction with the nearby settlement of Tinahely.



**Q. How can tourism be developed in the area?**

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## HERITAGE

Shillelagh has a rich and diverse built and natural heritage. The village itself is a seventeenth-century, planned estate village with appealing terrace stone houses and a handsome courthouse with clock tower. From a natural heritage perspective the stretch of the River Derry (a tributary of the Slaney River System) passing through Shillelagh is designated a candidate Special Area of Conservation (cSAC).

**Q. What opportunities exist to safeguard the heritage of the town?**

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## INFRASTRUCTURE

While the water supply infrastructure for Shillelagh should be sufficient to meet demand, wastewater infrastructure requires improvement. This has implications for the future development of the town.

## TINAHELY

### VISION AND DEVELOPMENT STRATEGY

The 'vision' sets out the strategy for the future development of the town. The 'vision' underpins all other objectives in the plan. The key elements of the current 'vision' for Tinahely are to:

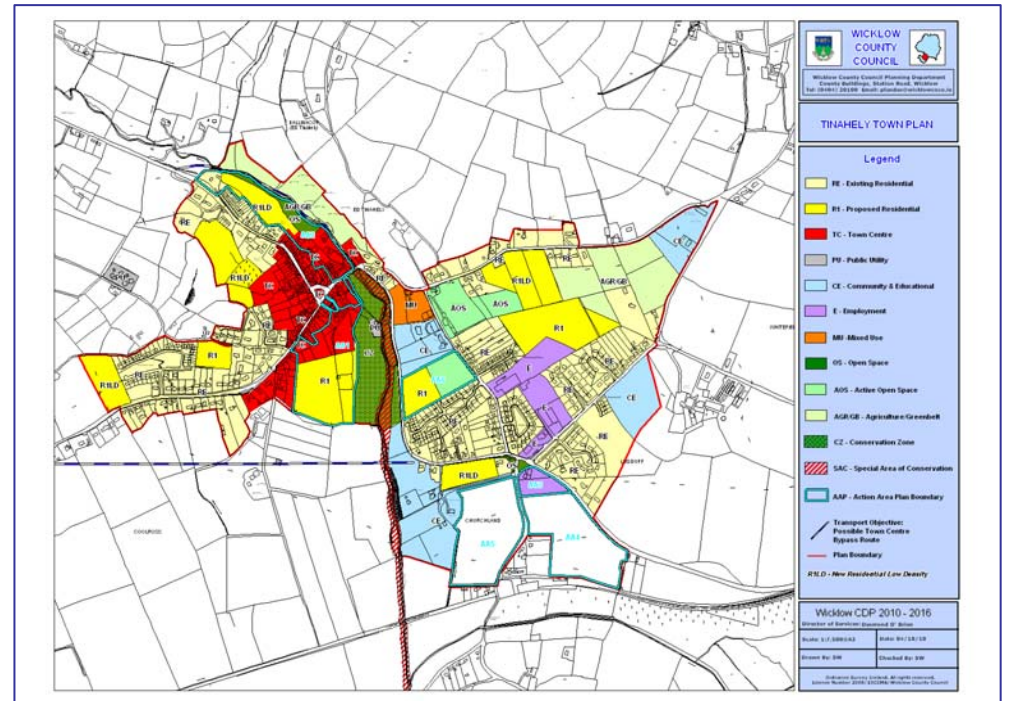
- *Improve the quality of life of the citizens of Tinahely by planning for and encouraging the provision of employment opportunities, social and community facilities, and a range of recreational options, in a quality environment.*
- *Regulate pressures from both urban and rural development, in particular sporadic development in rural areas, by providing a sustainable settlement and growth strategy to create a compact urban form and to enhance the physical, economic and social profile of Tinahely.*
- *Protect and develop the identity of Tinahely as a self contained settlement with a unique character, but with strong links to its hinterland and neighbouring settlements.*

**Q. Is this 'vision' for Tinahely still appropriate for the forthcoming plan period 2016 to 2022 and beyond?**

### POPULATION AND TOWN DEVELOPMENT

Under the current CDP Tinahely is designated a Level 5 'small growth town'. Within this category of towns there are a range of settlement types, including local commuter type towns close to larger settlements and small commercial towns, remote from core commuting areas that have a strong trading tradition serving a large rural hinterland. Given Tinahely's distance from a major centre, off major commuter routes, it is considered to fall into the second category and the development policies for the town must be framed in that context.

Small growth towns should primarily aim to mainly attract smaller local type businesses and in particular target 'product intensive industries' with some 'people' or office type emphasis. Retail facilities are to be provided to meet the needs of the town and its local catchment and are likely to be mainly in the convenience category, with a small supermarket. Community facilities generally provide for the local population and are likely to include a primary school and health clinic, and sometimes a secondary school. Level 5 settlements shall absorb demand for new housing from inside and outside the county.



**Q. Is the role and function of Tinahely, as a Level 5 'small growth town', in line with future aspirations for the town for the period 2016-2022 and beyond?**

The following table sets out information on historic population trends and existing future population targets of Tinahely:

Population of Settlement				Growth Targets (CDP 2010-2016)	
1996	2002	2006	2011	2016	2022
630	692	965	956	1250	1550

Despite significant growth in the years since 1996, the population of the town has stagnated between 2006 and 2011. This is likely to be attributed to factors such as outmigration, the economic downturn and lack of new housing development. The growth targets set out in the current CDP indicate that the population is targeted to grow to 1250 by 2016 and 1550 by 2022. The new CDP will review these existing targets and set out new population growth targets up to 2028.

**Q. Are the growth targets set out in the current CDP appropriate and realistic? Would it be prudent to plan for a slower rate of future growth than that envisaged under the current CDP? What should the target for 2028 be?**

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## SHOPS, SERVICES AND FACILITIES

Considering the relatively small population of Tinahely, it is a strong and resilient town that is very well served by local shops, services, community and educational facilities. The strength of the town is attributed to a number of factors, including its distance from other major centres, a large and attractive town centre, its large rural hinterland, a strong community spirit and an increase in population related to the development of a number of new housing estates in recent years.

While the town is served by small and medium sized convenience stores, there are limited opportunities for shopping in a large convenience store, with the closest large stores being located at a distance away in Arklow and Gorey. The opening up and development of Action Area 1 'Fair Green' lands could bring significant additional benefits to the town.

The town is well served with community and educational facilities, with the recent opening of the playground, multi-use games area and adult gym, bringing a boost to the level of facilities.

**Q. Bearing in mind the role and function of the settlement, what shops, services and facilities are needed for the existing and future population of the settlement?**



**Q. How could the vitality and appearance of the town centre be improved further?**

**Q. How can connectivity be improved between the community and housing areas to the east of the River Slaney and the town centre area to the west?**

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## EMPLOYMENT

Two hundred and sixty-nine people stated that their place of work was Tinahely in 2011. These jobs were mostly provided in shops, services and manufacturing industries. A large number of people commute to larger towns and to other local employment opportunities such as Kerry Foods in Shillelagh. Within the hinterland, farming remains an important industry. Challenges to the creation of employment opportunities in the area include (i) a small labour force, (ii) a greater reliance on

traditional rural employment sectors, which are in long term decline, (iii) poorer quality roads and broadband infrastructure, which reduces connectivity to key markets and the N81/M11 corridors, and (iv) lack of sewerage infrastructure.

**Q. What employment/ industries should Tinahely aim to attract? What can address the challenges to employment creation in the town?**

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## TOURISM

Tourism is a growing industry in Tinahely. The town is increasingly associated with recreational walking, due to its location near the end of the Wicklow Way, in addition to a number of local trails such as the Tinahely Railway Walk. The Tinahely Agricultural Show brings large numbers of visitors to the town. Other attractions include the Courthouse Arts Centre and Tinahely Farm Shop.

**Q. How can Tinahely further capitalise on opportunities for the development of tourism?**

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## INFRASTRUCTURE

At times, the town can suffer from some traffic congestion. The current plan includes a number of roads objectives, including plans for two by-passes of the town centre. Consideration will be given to the possible omission of these objectives.

The wastewater infrastructure of Tinahely is deficient. This has implications for future development in the area.

**Q. How can traffic, pedestrian and cyclist movements be better managed in Tinahely?**

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## HERITAGE

The plan includes objectives for the protection and enhancement of natural and built heritage, which includes archaeological sites, natural habitats and protected structures. A review will be undertaken of these objectives.

**Q. What objectives are required to safeguard the heritage of the town?**





## SECTION 10 OF THE PLANNING ACT – CONTENT OF DEVELOPMENT PLANS

**(1)** A development plan shall set out an overall strategy for the proper planning and sustainable development of the area of the development plan and shall consist of a written statement and a plan or plans indicating the development objectives for the area in question.

**(1A)** The written statement referred to in subsection (1) shall include a core strategy which shows that the development objectives in the development plan are consistent, as far as practicable, with national and regional development objectives set out in the National Spatial Strategy and regional planning guidelines.

**(1B)** A planning authority shall prepare a core strategy, other than where subsection (1C) applies, as soon as practicable and in any event not later than a period of one year after the making of regional planning guidelines under Chapter III which affect the area of the development plan, and shall accordingly vary the development plan under section 13 to include the core strategy.

**(1C)** Where a period of more than 4 years has expired since the making of the development plan when regional planning guidelines under Chapter III which affect the area of the development plan are made, the planning authority shall prepare a core strategy for inclusion in the new development plan under section 11 and 12.

**(1D)** The written statement referred to in subsection (1) shall also include a separate statement which shows that the development objectives in the development plan are consistent, as far as practicable, with the conservation and protection of the environment.

**(2)** Without prejudice to the generality of *subsection (1)*, a development plan shall include objectives for—

**(a)** the zoning of land for the use solely or primarily of particular areas for particular purposes (whether residential, commercial, industrial, agricultural, recreational, as open space or otherwise, or a mixture of those uses), where and to such extent as the proper planning and sustainable development of the area, in the opinion of the planning authority, requires the uses to be indicated;

**(b)** the provision or facilitation of the provision of infrastructure including—

- (i) transport, energy and communication facilities,
- (ii) water supplies and waste water services (regard having been had to the water services strategic plan for the area made in accordance with the Water Services Act 2007),

(iii) waste recovery and disposal facilities (regard having been had to the waste management plan for the area made in accordance with the Waste Management Act 1996), and

(iv) any ancillary facilities or services;

**(c)** the conservation and protection of the environment including, in particular, the archaeological and natural heritage and the conservation and protection of European sites and any other sites which may be prescribed for the purposes of this paragraph;

**(ca)** the encouragement, pursuant to Article 10 of the Habitats Directive, of the management of features of the landscape, such as traditional field boundaries, important for the ecological coherence of the Natura 2000 network and essential for the migration, dispersal and genetic exchange of wild species;

**(cb)** the promotion of compliance with environmental standards and objectives established—

(i) for bodies of surface water, by the European Communities (Surface Waters) Regulations 2009;

(ii) for groundwater, by the European Communities (Groundwater) Regulations 2010;

which standards and objectives are included in river basin management plans (within the meaning of Regulation 13 of the European Communities (Water Policy) Regulations 2003);

**(d)** the integration of the planning and sustainable development of the area with the social, community and cultural requirements of the area and its population;

**(e)** the preservation of the character of the landscape where, and to the extent that, in the opinion of the planning authority, the proper planning and sustainable development of the area requires it, including the preservation of views and prospects and the amenities of places and features of natural beauty or interest;

**(f)** the protection of structures, or parts of structures, which are of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest;

**(g)** the preservation of the character of architectural conservation areas;

**(h)** the development and renewal of areas in need of regeneration;

**(i)** the provision of accommodation for travellers, and the use of particular areas for that purpose;

**(j)** the preservation, improvement and extension of amenities and recreational amenities;

**(k)** the control, having regard to the provisions of the Major Accidents Directive and any regulations, under any enactment, giving effect to that Directive, of—

(i) siting of new establishments,

(ii) modification of existing establishments, and

(iii) development in the vicinity of such establishments,

for the purposes of reducing the risk, or limiting the consequences, of a major accident;

**(l)** the provision, or facilitation of the provision, of services for the community including, in particular, schools, crèches and other education and childcare facilities;

**(m)** the protection of the linguistic and cultural heritage of the Gaeltacht including the promotion of Irish as the community language, where there is a Gaeltacht area in the area of the development plan;

**(n)** the promotion of sustainable settlement and transportation strategies in urban and rural areas including the promotion of measures to—

(i) reduce energy demand in response to the likelihood of increases in energy and other costs due to long-term decline in non-renewable resources,

(ii) reduce anthropogenic greenhouse gas emissions, and

(iii) address the necessity of adaptation to climate change;

in particular, having regard to location, layout and design of new development;

**(o)** the preservation of public rights of way which give access to seashore, mountain, lakeshore, riverbank or other place of natural beauty or recreational utility, which public rights of way shall be identified both by marking them on at least one of the maps forming part of the development plan and by indicating their location on a list appended to the development plan, and

**(p)** landscape, in accordance with relevant policies or objectives for the time being of the Government or any Minister of the Government relating to providing a framework for identification, assessment, protection, management and planning of landscapes and developed having regard to the European Landscape Convention done at Florence on 20 October 2000.

**(2A)** Without prejudice to the generality of subsection (1A), a core strategy shall—

**(a)** provide relevant information to show that the development plan and the housing strategy are consistent with the National Spatial Strategy and regional planning guidelines,

**(b)** take account of any policies of the Minister in relation to national and regional population targets,

**(c)** in respect of the area in the development plan already zoned for residential use or a mixture of residential and other uses, provide details of—

(i) the size of the area in hectares, and

(ii) the proposed number of housing units to be included in the area,

**(d)** in respect of the area in the development plan proposed to be zoned for residential use or a mixture of residential and other uses, provide details of—

(i) the size of the area in hectares,

(ii) how the zoning proposals accord with national policy that development of land shall take place on a phased basis,

**(e)** provide relevant information to show that, in setting out objectives regarding retail development contained in the development plan, the planning authority has had regard to any guidelines that relate to retail development issued by the Minister under section 28,

**(f)** in respect of the area of the development plan of a county council, set out a settlement hierarchy and provide details of—

(i) whether a city or town referred to in the hierarchy is designated as a gateway or hub for the purposes of the National Spatial Strategy,

(ii) other towns referred to in the hierarchy,

(iii) any policies or objectives for the time being of the Government or any Minister of the Government in relation to national and regional population targets that apply to towns and cities referred to in the hierarchy,

(iv) any policies or objectives for the time being of the Government or any Minister of the Government in relation to national and regional population targets that apply to the areas or classes of areas not included in the hierarchy,

(v) projected population growth of cities and towns in the hierarchy,

(vi) aggregate projected population, other than population referred to in subparagraph (v), in—

(I) villages and smaller towns with a population of under 1,500 persons, and

(II) open countryside outside of villages and towns,

(vii) relevant roads that have been classified as national primary or secondary roads under section 10 of the Roads Act 1993 and relevant regional and local roads within the meaning of section 2 of that Act,

(viii) relevant inter-urban and commuter rail routes, and

(ix) where appropriate, rural areas in respect of which planning guidelines relating to sustainable rural housing issued by the Minister under section 28 apply,

**(g)** in respect of the development plan of a city or a town council, provide details of—

(i) the city or town centre concerned,

(ii) the areas designated for significant development during the period of the development plan, particularly areas for which it is intended to prepare a local area plan,

(iii) the availability of public transport within the catchment of residential or commercial development, and

(iv) retail centres in that city or town centre.

**(2B)** The information referred to in subparagraphs (vii) to (ix) of paragraph (f) and in paragraph (g) shall also be represented in the core strategy by a diagrammatic map or other such visual representation.

**(2C)** In subsection (2A)(f) 'settlement hierarchy' means a rank given by a planning authority to a city or town in the area of its development plan, with a population that exceeded 1,500 persons in the census of population most recently published before the making by the planning authority of the hierarchy, and given on the basis of—

- (a) its designation as a gateway city or town or as a hub town, as the case may be, under the National Spatial Strategy,
- (b) the assessment by the planning authority of—
  - (i) the proposed function and role of the city or town, which assessment shall be consistent with any regional planning guidelines in force, and
  - (ii) the potential for economic and social development of the city or town, which assessment shall be in compliance with policy directives of the Minister issued under section 29, have regard to guidelines issued by the Minister under section 28, or take account of any relevant policies or objectives of the Government, the Minister or any other Minister of the Government, as the case may be.

**(3)** Without prejudice to *subsection (2)*, a development plan may indicate objectives for any of the purposes referred to in the *First Schedule*.

**(4)** The Minister may prescribe additional objectives for the purposes of *subsection (2)* or for the purposes of the *First Schedule*.

**(5)** The Minister may, for the purposes of giving effect to Directive 2001/42/EC of the European Parliament and Council of 27 June 2001 on the assessment of the effects of certain plans and programmes on the environment (No. 2001/42/EC, O.J. No. L 197, 21 July 2001 P. 0030-0037), by regulations make provision in relation to consideration of the likely significant effects on the environment of implementing a development plan.

**(5A)** Where required, a strategic environmental assessment or an appropriate assessment of a draft development plan shall be carried out.

**(6)** Where a planning authority proposes to include in a development plan any development objective the responsibility for the effecting of which would fall on another local authority, the planning authority shall not include that objective in the plan except after consultation with the other local authority.

**(7)** A development plan may indicate that specified development in a particular area will be subject to the making of a local area plan.

**(8)** There shall be no presumption in law that any land zoned in a particular development plan (including a development plan that has been varied) shall remain so zoned in any subsequent development plan.

**(9)** Nothing in this section shall affect the existence or validity of any public right of way.

**(10)** No objective included in a development plan under this section shall be construed as affecting the power of a local authority to extinguish a public right of way under section 73 of the Roads Act 1993.

## FIRST SCHEDULE OF THE PLANNING ACT

### PURPOSES FOR WHICH OBJECTIVES MAY BE INDICATED IN DEVELOPMENT PLAN IN DEVELOPMENT PLAN

#### PART I - LOCATION AND PATTERN OF DEVELOPMENT

1. Reserving or allocating any particular land, or all land in any particular area, for development of a specified class or classes, or prohibiting or restricting, either permanently or temporarily, development on any specified land.
2. (deleted)
3. Preserving the quality and character of urban or rural areas.
4. Regulating, restricting or controlling retail development.
5. Regulating, promoting or controlling tourism development.
6. Carrying out flood risk assessment for the purpose of regulating, restricting and controlling development in areas at risk of flooding (whether inland or coastal).
7. Regulating, restricting and controlling the development of coastal areas and development in the vicinity of inland waterways.
8. Regulating, restricting and controlling development on the foreshore, or any part of the foreshore.
9. Giving effect to the European Spatial Development Perspective towards balanced and sustainable development of the territory of the European Union, adopted by the meeting of Ministers responsible for Regional/Spatial Planning of the European Union at Potsdam, 10 and 11 May, 1999.
10. Regulating, restricting or controlling development in order to reduce the risk of serious danger to human health or the environment.
11. Regulating, promoting or controlling the exploitation of natural resources.
12. Regulating, restricting and controlling development in areas at risk of erosion and other natural hazards.
13. Reserving land for use and cultivation as allotments and regulating, promoting, facilitating or controlling the provision of land for that use.



## PART II - Control of Areas and Structures

1. Regulating and controlling the layout of areas and structures, including density, spacing, grouping and orientation of structures in relation to roads, open spaces and other structures.
2. Regulating and controlling the design, colour and materials of structures and groups of structures, including streets and townscapes, and structures and groups of structures in rural areas.
3. Promoting design in structures for the purposes of flexible and sustainable use, including conservation of energy and resources.
4. Limiting the number of structures, or the number of structures of a specified class, which may be constructed, erected or made on, in or under any area.
5. Regulating and controlling, either generally or in particular areas, all or any of the following matters:
  - (a) the size, height, floor area and character of structures;
  - (b) building lines, coverage and the space about houses and other structures;
  - (c) the extent of parking places required in, on or under structures of a particular class or size, or services or facilities for the parking, loading, unloading or fuelling of vehicles;
  - (d) the objects which may be affixed to structures;
  - (e) the purposes for and the manner in which structures may be used or occupied, including, in the case of a house, the letting thereof in separate units.
6. Regulating and controlling, in accordance with the principles of proper planning and sustainable development, the following:
  - (a) the disposition or layout of land and structures or structures of any specified class, including the reservation of sufficient open space in relation to the number, class and character of structures in any particular development proposal, road layout, landscaping and planting;
  - (b) the provision of water, waste water, waste and public lighting facilities;
  - (c) the provision of service roads and the location and design of means of access to transport networks, including public transport;
  - (d) the provision of facilities for parking, unloading, loading and fuelling of vehicles on any land.
7. The removal or alteration of structures which are inconsistent with the development plan.

## PART III - Community Facilities

1. Facilitating the provision and siting of services and facilities necessary for the community, including the following:

- (a) hospitals and other healthcare facilities;
  - (b) centres for the social, economic, recreational, cultural, environmental, or general development of the community;
  - (c) facilities for the elderly and for persons with disabilities;
  - (d) places of public worship and meeting halls;
  - (e) recreational facilities and open spaces, including caravan and camping parks, sports grounds and playgrounds;
  - (f) shopping and banking facilities.
2. Ensuring the provision and siting of sanitary services.
  3. Reserving of land for burial grounds.

## PART IV - Environment and Amenities

1. Protecting and preserving the quality of the environment, including the prevention, limitation, elimination, abatement or reduction of environmental pollution and the protection of waters, groundwater, the seashore and the atmosphere.
2. Securing the reduction or prevention of noise emissions or vibrations.
3. Prohibiting, regulating or controlling the deposit or disposal of waste materials, refuse and litter, the disposal of sewage and the pollution of waters.
4. Protecting features of the landscape which are of major importance for wild fauna and flora.
5. (a) Preserving and protecting flora, fauna and ecological diversity.  
(b) Preserving and protecting trees, shrubs, plants and flowers.
6. Protecting and preserving (either *in situ* or by record) places, caves, sites, features and other objects of archaeological, geological, historical, scientific or ecological interest.
7. Preserving the character of the landscape, including views and prospects, and the amenities of places and features of natural beauty or interest.
8. Preserving public rights of way other than those referred to in section 10(2)(d).
9. Reserving land as open spaces, whether public or private (other than open spaces reserved under *Part II* of this Schedule) or as a public park, public garden or public recreation space.
10. Prohibiting, restricting or controlling, either generally or in particular places or within a specified distance of the centre line of all roads or any specified road, the erection of all or any particular forms of advertisement structure or the exhibition of all or any particular forms of advertisement.
11. Preventing, remedying or removing injury to amenities arising from the ruinous or neglected condition of any structure or from the objectionable or neglected condition of any land.

## PART V - Infrastructure and Transport

1. Reserving land for transport networks, including roads, rail, light rail and air and sea transport, for communication networks, for energy generation and for energy networks, including renewable energy and for other networks, and for ancillary facilities to service those networks.
2. Facilitating the provision of sustainable integrated transport, public transport and road traffic systems and promoting the development of local transport plans.
3. Securing the greater convenience and safety of users of all transport networks and of pedestrians and cyclists.
4. Establishment of public rights of way and extinguishment of public and private rights of way.
5. Construction, alteration, closure or diversion of roads, including cycleways and busways.
6. Establishing—
  - (a) the line, width, level and construction of,
  - (b) the means of access to and egress from, and
  - (c) the general dimensions and character of, roads, including cycleways and busways, and, where appropriate, other transport networks, whether new or existing.
7. Providing for the management and control of traffic, including the provision and control of parking areas.
8. Providing for works incidental to the making, improvement or landscaping of any transport, communication, energy or other network.

## PLANNING GUIDELINES AFFECTING PREPARATION OF THE PLAN

- A Guide to Planning Enforcement in Ireland
- Architectural Heritage Protection for Places of Worship
- Best Practice Urban Design Manual
- Childcare Facilities Guidelines
- Design Standards for New Apartments
- Design Manual for Urban Roads and Streets
- Development Contribution Guidelines for Local Authorities
- Development Contributions Guidelines for Planning Authorities
- Development Plans Guidelines
- Funfair Guidance
- Guidelines for Planning Authorities & An Bord Pleanála on carrying out Environmental Impact Assessment
- Implementing Regional Planning Guidelines - Best Practice Guidance
- Implementation of new EPA Code of Practice on Waste Water Treatment and Disposal Systems Serving Single Houses
- Landscape and Landscape Assessment
- Local Area Plans Guidelines for Planning Authorities
- Provision of Schools and the Planning System
- Quarries and Ancillary Activities
- Retail Planning Guidelines
- Retail Design Manual
- Rural Housing Policies and Local Need Criteria in Development Plans
- Section 261A of Planning & Development Act 2000 Guidelines
- Spatial Planning and National Roads Guidelines
- Strategic Environmental Assessment (SEA)
- Sustainable Rural Housing Development Guidelines
- Sustainable Residential Development in Urban Areas
- Taking in Charge of Housing Estates / Management Companies
- Telecommunications Antennae and Support Structures
- The Planning System and Flood Risk Management - Guidelines for Local Authorities
- Tree Preservation Guidelines
- Wind Energy Development
- Draft Guidance for Planning Authorities on Drainage and Reclamation of Wetlands





# HAVE YOUR SAY!

Forward Planning Section,  
Wicklow County Council,  
County Buildings,  
Station Road,  
Wicklow Town,  
County Wicklow.