

VOLUME 2

Town Plans and Settlement Plans

# WICKLOW COUNTY DEVELOPMENT PLAN

2016-2022

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## LEVEL 5 TOWN PLANS

### Ashford, Aughrim, Baltinglass, Carnew, Dunlavin, Enniskerry, Tinahely

This volume of the Wicklow County Development Plan 2010-2016 comprises land use plans for Level 5 towns in the County.

The purpose of these plans is to put in place a structure that will guide the future sustainable development of each settlement. These plans, in conjunction with the County Development Plan will inform and manage the future development of the town.

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.

Level 5 settlements in County Wicklow are the smaller towns of the County that provide important economic and social services to their populations and immediate hinterland. Such towns normally have a good range of infrastructural services and are suited to accommodating urban generated housing demand.

In the past, Local Area Plans would have been adopted for most Level 5 towns. However, changes to the Planning Act in 2010 allow the Planning Authority to incorporate development plans for towns with a population of less 5,000 into the County Development Plan. This County Development Plan therefore includes the development plans for **Ashford, Aughrim, Baltinglass, Carnew, Dunlavin, Enniskerry and Tinahely**, while Local Area Plans are being maintained for **Kilcoole** (the plan for Kilcoole having been combined with the Greystones – Delgany LAP in 2013) and **Rathdrum**, given their planned population targets and / or their acknowledged higher order function in the settlement hierarchy.

All efforts shall be made to minimise repetition of County Development Plan objectives in Town Plans, unless it is considered necessary to emphasise assets or restate objectives that have particular relevance and importance to that town. Development standards, retail strategies etc that are included in the County Development Plan shall not be repeated. Any specific policies / objectives or development standards required for a particular town will be stated as precisely that, and in all cases will be consistent with the County Development Plan. Thus development standards will be the same across the entire County, and any differences for specific settlements would be clear and transparent, to both those adopting the plans, and the general public alike.

Furthermore, Town Plans shall only include objectives that are settlement specific and achievable, and avoid those that are aspirational or are best dealt with in the annual budget, road works programme, etc. The role of land use plan is to put in place framework within which development can occur, but does not decide what works actually get done by either private individuals or public bodies. The delivery of objectives will be determined by the initiation of private development or by the allocation of public funding through the annual budgetary process, which is a separate process to any land use plan.

Therefore this volume shall take the following format:

**Section 1:** Sets out the high level strategies and objectives that are common to all Level 5 towns

**Section 2:** Sets out the common zoning objectives for all Level 5 towns

**Section 3:** Sets out detailed plans for Level 5 settlements (including a land use map, a heritage map and any other maps considered necessary for that town).

## SECTION 1

### 1.1 Core Strategy

Level 5 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 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.

Table 1 below sets out the key elements of the Wicklow County Development Plan 'Core Strategy', as it applies to Level 5 settlements.

Core Strategy of the CDP	Application to Level 5 Settlements
Settlement, Population & Housing Strategies	Level 5 settlements are designated 'Small Growth Towns' and generally have population targets in the range 1,500 – 5,000
Economic Development Strategy	The economic function of 'Small Growth Towns' is to be attractors for local investment and to target investment in the form of product and some 'people' intensive industries.
Retail Strategy	<p>Level 5 settlements are identified as either 'Level 3' or 'Level 4' in the County retail hierarchy, the majority being in 'Level 4'.</p> <p>Level 3 retail centres (Baltinglass, Rathdrum) are defined as 'sub County town centres'. Such centres will vary both in the scale of provision and the size of catchment, due to proximity to a Major Town / County Town centre. Generally where the centre has a large catchment (e.g. market town in a rural area) and is not close to a larger centre, there will be a good range of comparison shopping though no large department stores or centres, with a mix of retail types, leisure and cultural facilities and a range of cafes and restaurants. At least one supermarket and smaller scale department store are required to meet local needs. Such towns / centres would generally range in size from 10-25,000sqm of lettable retail space catering for a population of 10,000- 40,000.</p> <p>Level 4 retail centres are defined as 'local centres / small towns' where the retail needs would be expected to include one supermarket / two medium sized convenience stores (up to 1,000sqm aggregate) and c. 10-20 smaller shops.</p>
Community Development Strategy	In accordance with the County community facilities hierarchy, Level 5 settlements generally fall into the 2,000-7,000 population range and should be ideally should be serviced by the following community infrastructure: community/parish hall, multi purpose community space and / or meeting rooms, local town park and open spaces/nature areas, outdoor multi-use games areas, playgrounds, playing pitches and a library.
Infrastructure Strategy	<p>In accordance with the County Development Plan:</p> <p>Sufficient wastewater treatment capacity is required to cater for the projected population within the plan area</p> <p>Sufficient water supply is required capable of meeting the demands of projected population within the plan area.</p> <p>Measures to improve the capacity and efficiency of local roads and connections to national routes in close proximity to the plan area are required.</p>
Environmental Strategy	To ensure the objectives of the plan are consistent with the conservation and protection of the environment.

## 1.2 Population and Housing

The 2022, 2025 and 2028 population targets for Level 5 towns are provided in the Core Strategy of this County Development Plan.

The duration of those Level 5 plans included in this County Development Plan is 2016-2022<sup>1</sup>. Therefore housing needs are on the basis of facilitating the achievement of the 2022 target.

In their zoning provisions, these plans also provide for "headroom" or "market factor" which is 'extra' land that is zoned over and above the minimum amount needed to accommodate the 2022 population target. Headroom is provided so as to allow for greater location choice and deal with any land supply inflexibility which may arise. The basis for calculating the necessary 'headroom' for the plan period i.e. up to 2022, has been the housing unit requirement over the period 2022-2025 i.e. plus 3 years.

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.

The number of housing units required in 2022 is based on an assumed average household size of 2.41 in 2022 and the 'excess factor' of 6.5% as set out in the 'Core Strategy' of the County Development Plan.

Plan Type	Settlement	Population 2011	Housing Stock 2011	Core Strategy Population Target 2022	Total Housing Unit Requirement 2022	Housing Unit Growth Requirement 2011-2022	Housing Unit Growth Requirement + headroom
Level 5 Town Plan	Ashford	1,484	531	2,675	1,182	651	858
	Aughrim	1,315	592	1,758	777	185	278
	Baltinglass	1,786	769	2,572	1,136	367	521
	Carnew	1,145	491	1,698	750	259	365
	Dunlavin	793	313	2,134	943	630	840
	Enniskerry	1,940	642	2,302	1,017	375	470
	Tinahely	956	419	1,308	578	159	231

<sup>1</sup> As the Local Area Plans for Kilcoole and Rathdrum will not be adopted until the 2017-2019 period, the duration of these future plans will be up to 2025.

## Population and Housing Objectives

- To adhere to the objectives of the Wicklow County Development Plan in regard to population and housing as are applicable to Level 5 towns
- Notwithstanding the zoning of land for residential purposes, the Planning Authority shall monitor and implement the population targets as set out in the County Development Plan and shall phase and restrict, where necessary, the granting of residential planning permissions to ensure these targets are not exceeded.
- **Housing occupancy controls:** As 'small growth towns', these settlements should provide for the housing demands generated from people from across the County and region. As such, there should be no restriction on the occupancy of housing within these settlements.

The plans for these towns include details regarding the capacity of zoned lands for housing. The estimated potential number of additional units indicated for each piece of land is indicative only. The actual amount of units that may be permitted on a site will be determined having regard to all normal planning considerations, such as access, site services, topography, flooding, heritage issues etc.

### 1.3 Economic Development and Employment

Depending on their degree of accessibility and their economic function, the hinterland towns (i.e. those outside the metropolitan area) have varying roles to play in acting as attractors for foreign and local investment. Level 5 and 6 settlements generally perform a lesser function in terms of attracting investment than Level 1-4 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.

The factors that make a town economically viable and attractive to investors and visitors are numerous and often hard to predict and influence, but for the purpose of this land use plan, the strategy for economic development will be based around (a) providing a land-use framework for each town, which makes the Council's requirements and expectations with respect to the location and type of new development abundantly clear, (a) supporting and facilitating, to the highest degree possible (subject to environmental and other relevant planning considerations) all forms of employment generation appropriate to such small towns, (c) protecting and enhancing the heritage and environment of the town, including historic street pattern and buildings / features of heritage and environmental value and (d) encouraging a varied mix of uses in the core area.

An established measure of the employment 'health' of a settlement is a measure called the 'jobs ratio'. This is the relationship between the number of people in the labour force and the number of jobs in any defined area. A healthy area is considered to be one where the jobs ratio is around 70%. The County Development Plan sets out an objective to increase the average 'jobs ratio' in the County to c. 60% in 2028 (from a 2011 rate of 42%). Not all towns / areas will of course be able to reach this level and it is considered reasonable that the plan should aim to increase the jobs ratio proportionately in each area according to its characteristics and level in the County settlement / employment hierarchy.

For Level 5 towns, it is an objective to increase the 2011 jobs ratio by 50% by 2028.

Settlement	Population 2011	Labour Force 2011	Jobs in that settlement 2011	Jobs ratio 2011	Increase JR by 50%	Labour Force 2028	Jobs required 2028	Growth 2011-2028
Ashford	1484	712	245	34%	52%	1250	645	400
Aughrim	1315	631	165	26%	39%	833	327	162
Baltinglass	1786	857	596	70%	104%	1250	1304	708
Carnew	1145	550	318	58%	87%	833	723	405
Dunlavin	793	381	240	63%	95%	1042	985	745
Enniskerry	1940	931	206	22%	33%	1250	415	209
Kilcoole	4063	1950	836	43%	64%	2083	1340	504
Rathdrum	1638	786	438	56%	84%	1458	1219	781
Tinahely	956	459	270	59%	88%	625	552	282

### Economic Development and Employment Objectives

- Increase the quality and range of employment opportunities by facilitating developments that involve local investment in a variety of forms, including 'people' and 'product' intensive industries. The Council will allow for the development of 'people' intensive employment generating developments that provide for the local convenience and social service needs of the area and that provide for the needs of tourists and visitors. The Council will allow for the development of a limited amount of small scale 'product' intensive industries, and will particularly support developments based on the use of a local rural resource.
- Promote tourist developments at suitable locations that are of an appropriate scale and design, particularly developments that are associated with the tourism products or themes associated with that settlement and maximise each town's location as a destination and gateway between the tourism assets.
- To facilitate home-working and innovative forms of working which reduce the need to travel but are subordinate to the main residential use of the dwelling and do not result in a disamenity in an area.
- To ensure sufficient zoned land is available in appropriate locations capable of facilitating the development of appropriate employment opportunities in accordance with the provisions of the County Development Plan.

### 1.4 Town Centre and Retail

While the settlements in Level 5 are the smallest of the 'growth towns' they are nonetheless key towns in the rural hinterlands that most of them serve. To ensure the continued vibrancy and life of these towns, the provision of a mix of residential, business, retail, leisure, entertainment and cultural uses will be encouraged. The priority shall be for the regeneration of under-utilised or derelict sites in the town core, followed by the development of new streets and squares, visually and functionally linked to the historic centre

The retail function of the Level 5 settlement is as set out in the County Retail Strategy (which is set out in Section 1.1 above). Retail is a key function of these towns, most of which provide retail and retail services to a wide rural hinterland, and a thriving retail sector is essential to main vitality and vibrancy in the core areas of these towns and to maintain the town as the focal point for the wider rural area in which it is located. The retail provision in these small towns would be expected to include one supermarket / two medium sized convenience stores (up to 1,000sqm aggregate) and perhaps 10-20 smaller shops.

A number of town plans identify key 'town centre' opportunity sites, which would if developed, contribute to the enhancement of both the environment and the retail / services offer in each location. Such sites are identified where relevant in each plan and the Council's objectives for such sites will be clearly set out. Where



necessary, an indicative sketch plan, representing these objectives, will also be included; however these should not be rigidly interpreted as there may be a number of options for achieving the optimal layouts in accordance with the objectives set out.

### **Town Centre and Retail Objectives**

- Encourage the redevelopment and regeneration of vacant, underutilised and derelict sites.
- To protect features that contribute to the towns' overall appearance and heritage value.
- To encourage higher residential densities in the towns' centres and the concept of 'living over the shop'.
- To allow a relaxation in certain development standards in the town centres in the interest of achieving the best development possible, both visually and functionally.
- Provide for an expansion in the variety of retail and retail services facilities so that the town includes a range of retail outlets that provide for the day to day needs of the local population and the needs of other businesses and tourists, in accordance with the provisions of the "Retail Planning Guidelines for Planning Authorities" (DOEHLG 2012), and any subsequent Ministerial Guidelines or directives and the Wicklow County Retail Strategy.
- The redevelopment of lands within the town core areas, particularly those sites with frontage onto the main streets and squares of the town, shall provide for a street fronting building of a high quality design or for a high quality urban space, including hard and soft landscaping, and appropriate street fixtures and furniture, in order to enhance and create a more attractive streetscape.

## **1.5 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. High quality social and community services in an area can also make a place more attractive for the establishment of new businesses and to encourage long stay visitors. In particular, new community facilities will be required to be provided in tandem with the development of significant new residential developments and new neighbourhoods.

### **Community Infrastructure and Open Space Objectives**

- To facilitate the development of a range of high quality community and recreational facilities that meet the needs of the local population, and in particular to require that new community and recreational facilities are developed in tandem with new housing, through the implementation of the objectives of Chapter 8 of Volume 1 of this County Development Plan.

## **1.6 Service 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. The County Development Plan, and various programmes of the Council's Roads and Environmental Services Departments, provide detailed strategies and objectives for a whole range of service infrastructure. As these provisions apply directly to towns in Level 5 it is not considered necessary to restate all of these objectives; however, each plan will address specific local infrastructural issues where deficiencies are identified.

### **Service Infrastructure Objectives**

- Promote the development of a safe and accessible pedestrian, cycling and traffic routes.
- Facilitate and promote the delivery of reliable and effective water, drainage, energy, waste

management and communications infrastructure to service the existing and future development needs of the settlement

## **1.7 Built Heritage and Natural Environment**

The protection and enhancement of heritage and environmental 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. Each settlement is provided with a heritage map in this volume to indicate the key natural and built heritage features.

### **Heritage Objective**

- To protect the natural, architectural and archaeological heritage of each town, in accordance with the objectives set out in Chapter 10 of the County Development Plan, as are applicable to each town.

## **1.8 Strategic Environmental Assessment**

Each plan, in conjunction with the overall County Development Plan, has been subject to a Strategic Environmental Assessment. The 'Environmental Report' accompanying the overall County Development Plan sets out the environmental consequences of making the plan, including the town plans and provides measures to address any potential adverse impacts.

## **1.9 Appropriate Assessment**

Each plan, in conjunction with the overall County Development Plan, has been screened for the need to carry out an 'Appropriate Assessment' under the Habitats Directive. Where Appropriate Assessment cannot be screened out, each plan is accompanied by a 'Habitats Directive Assessment'.

## **1.10 Flood Risk Assessment**

As part of each plan, a Flood Risk Assessment (FRA) has been carried out. A flood risk map is provided for each settlement with the exception of Carnew and Dunlavin as both of these settlements are identified as being within Flood Zone C. The assessment is presented as part of the Strategic Flood Risk Assessment appendix of the County Plan and the flood risk map is provided along with the individual plan documents. All applications shall be assessed in accordance with the provisions of *'The Planning System and Flood Risk Management'* Guidelines (DoEHLG 2009) and the flood management objectives of the County Development Plan.

## SECTION 2 ZONING AND LAND USE

Each plan map indicates the boundary of the settlement plan. All lands located outside the settlement boundary are considered to be within the rural area. Within these areas planning applications shall be assessed having regard to the objectives and standards for the rural area, as set out in Volume 1 of this Wicklow County Development Plan.

The purpose of land use zoning objectives is to indicate the Council's intentions for land uses in the town.

With respect to **Level 5** plans, land use zoning objectives and the associated vision for each zone are as follows:

ZONING	OBJECTIVE	DESCRIPTION
<b>RE: Existing Residential</b>	To protect, provide and improve residential amenities of existing residential areas	To provide for house improvements, alterations and extensions and appropriate infill residential development in accordance with principles of good design and protection of existing residential amenity. In existing residential areas, the areas of open space permitted, designated or dedicated solely to the use of the residents will normally be zoned 'RE' as they form an intrinsic part of the overall residential development; however new housing or other non-community related uses will not normally be permitted.
<b>R20: New residential</b>	To protect, provide and improve residential amenities at a density up to 20 units/ha.	To facilitate for the provision of high quality new residential developments at appropriate densities with excellent layout and design, well linked to the town centre and community facilities. To provide an appropriate mix of house sizes, types and tenures in order to meet household needs and to promote balanced communities.
<b>R15: New residential Low Density</b>	To protect, provide and improve residential amenities at a lower density not exceeding 15 units/ha.	To facilitate for the provision of high quality new residential environments with excellent layout and design, reflecting the low-medium density character of the surrounding area.
<b>R10: New residential Rural Fringe</b>	To protect, provide and improve residential amenities at a lower density not exceeding 10 units/ha.	
<b>R Special: Special Residential</b>	To protect, provide and improve residential amenities in a format and a density specified in the relevant plan.	To facilitate for the provision of high quality new residential environments with excellent layout and design, reflecting the density and character of the surrounding area.
<b>CE: Community &amp; Education</b>	To provide for civic, community and educational facilities	To facilitate the development of necessary community, health, religious, educational, social and civic infrastructure.

ZONING	OBJECTIVE	DESCRIPTION
<b>TC: Town Centre</b>	To provide for the development and improvement of appropriate town centre uses including retail, commercial, office and civic use, and to provide for 'Living Over the Shop' residential accommodation, or other ancillary residential accommodation.	To develop and consolidate the existing town centre to improve its vibrancy and vitality with the densification of appropriate commercial and residential developments ensuring a mix of commercial, recreational, civic, cultural, leisure, residential uses, and urban streets, while delivering a quality urban environment which will enhance the quality of life of resident, visitor and workers alike. The zone will strengthen retail provision in accordance with the County Retail Strategy, emphasise town centre conservation, ensure priority for public transport where applicable, pedestrians and cyclists while minimising the impact of private car based traffic and enhance and develop the existing centres fabric.
<b>LSS – Local Shops &amp; Services</b>	To provide for small scale local neighbourhood shops and services	To facilitate the limited development of small scale local neighbourhood shops and retail services and other local service uses that meet only the retail or service needs of residents in the immediate catchment and are not of such a scale or type that would detract or draw trade from lands designated town centre.
<b>MU – Mixed Use</b>	To provide for mixed use development	The nature of the mixed use development envisaged for any particular site will be set out in each individual town plan.
<b>E: Employment</b>	To provide for the development of enterprise and employment	To facilitate the further development and improvement of existing employment areas and to facilitate opportunities for the development of new high quality employment and enterprise developments in a good quality physical environment.
<b>T: Tourism</b>	To provide for tourism related development	To provide for the sustainable development of tourism related structures, uses and infrastructure. To provide for the development of tourism facilities including accommodation of an excellent sustainable design and aesthetic quality. Tourism related office, civic and cultural and commercial development will be facilitated.

ZONING	OBJECTIVE	DESCRIPTION
<b>AOS: Active Open Space</b>	To protect and enhance existing and provide for new active open space	To facilitate the further development and improvement of existing active open spaces, formal exercise areas, sports grounds, playing pitches, courts and other games areas and to facilitate opportunities for the development of new high quality active recreational areas
<b>OS: Open Space</b>	To protect and enhance existing and provide for recreational open space	To facilitate the further development and improvement of existing parks and casual play areas, to facilitate opportunities for the development of new high quality amenity open areas and to restrict developments / activities (such as the use or development of such lands for formal sports grounds for organisations that are not available for a broad range of the public) that would reduce the opportunities for use by the wider public.
<b>POS: Passive Open Space</b>	To protect existing open, undeveloped lands	To protect, enhance and manage existing open, undeveloped lands that comprise flood plains, buffer zones along rivers and EU protected sites, green and ecological corridors and areas of natural biodiversity
<b>PU: Public Utility</b>	To maintain lands providing services infrastructure	To allow for lands to be designated for public utilities such as waste water treatment plants, large ESB sub-stations, gasworks etc
<b>SLB: Strategic Land Reserve</b>	To provide a land bank for future development of the settlement after the lifetime of this plan, if and when the need arises.	These are lands that are identified as being within the potential built envelope of the settlement with regard to proximity and accessibility to infrastructure. However, these lands are not suitable or necessary for development during the lifetime of this plan and may only be considered for detailed zoning and development after 2022. Any development proposals within the lifetime of the plan will be considered under the County Development Plan rural objectives

A zoning use table is not included in these plans. The planning authority shall determine each proposal on its merits, and shall only permit the development of uses that enhance, complement, are ancillary to, or neutral to the zoning objective. Uses that are materially inconsistent with and detrimental to the zoning objective shall not be permitted.

Uses generally appropriate for **residential** zoned areas include houses, apartments, residential open space, education, community facilities, retirement homes, nursing homes, childcare, health centres, guest house, bed and breakfast, places of public worship, home based economic activity, utility installations and ancillary development and other residential uses in accordance with the CDP.

Uses generally appropriate for **town centres** include retail, retail services, health, restaurants, public house, public buildings, hotels, guest houses, nursing/care homes, parking, residential development, commercial, office, tourism and recreational uses, community, including provision for religious use, utility installations and ancillary developments for town centre uses in accordance with the CDP.

Uses generally appropriate for **employment** zoned land include general and light industry, office uses, enterprise units, appropriate warehousing, petrol filling stations (as deemed appropriate), public transport depots, open space, community facilities, utility installations and ancillary developments for employment and industry uses in accordance with the CDP.

Uses generally appropriate for **community and educational** zoned land include community, educational and institutional uses include burial grounds, places of worship, schools, training facilities, community hall, nursing homes, health related developments, sports and recreational facilities, utility installations and ancillary developments for community, educational and institutional uses in accordance with the CDP.

Uses appropriate for **active open space** zoned land are sport and active recreational uses including infrastructure and buildings associated with same.

Uses appropriate for **open space** zoned land are formal / informal landscaped parks with off-road walking / cycling paths, as well as playgrounds, skate parks, Mixed Use Games Areas and outdoor gyms.

Uses appropriate for **passive open space** zoned land are uses that enhance the function of these areas as flood plains, buffer zones and ecological corridors.

Uses generally appropriate for **public utility** zoned land are for the provision of necessary infrastructure and services such as water and waste water treatment plants, large ESB sub-stations, gasworks.

Any development proposals on land within the **strategic land reserve**, within the lifetime of the plan, will be considered under the County Development Plan rural objectives.

Uses generally appropriate for **tourism** zoned land are tourism accommodation and tourism / recreational uses such as Bed & Breakfast, cultural uses, holiday homes, hotels, recreational facilities.

Many uses exist where they do not conform to the designated zoning objective. When extensions to, or improvements of premises accommodating such uses are proposed, each shall be considered on its merits and permission may be granted where the development does not adversely affect the amenities of properties in the vicinity and does not prejudice the proper planning and development of the area.

Whilst the land-use zoning will give an indication of the acceptability or otherwise of particular uses in particular areas, proposed development will also be assessed in terms of compatibility with the development control guidelines and standards outlined in the Wicklow County Development Plan and the relevant town plan. Factors such as density, height, massing, traffic generation, public health regulations, design criteria, visual amenity, availability of services and potential nuisance by way of noise, odour and air pollution are also of importance in establishing whether or not a development proposal conforms to the proper planning and sustainable development of an area.

## Phasing

It is an objective of the Council that development is undertaken in an orderly and sustainable manner. The development of zoned land should generally be phased in accordance with the sequential approach:

- Development should extend outwards from centres with undeveloped land closest to the centres and public transport routes (if available) being given preference, i.e. 'leapfrogging' to peripheral areas should be avoided;
- A strong emphasis should be placed on encouraging infill opportunities and better use of under-utilised lands; and
- Areas to be developed should be contiguous to existing developed areas.

Only in exceptional circumstances should the above principles be contravened, for example, where a barrier to development is involved. Any exceptions must be clearly justified by local circumstances and such justification must be set out in any planning application proposal.

The Council may, in certain cases, phase permitted development where this is considered necessary for the following:

- (i) the promotion of an appropriate balance of employment, residential and service facilities (schools, shopping, community facilities etc.) and other uses that are required to increase the self sufficiency of the settlement, or
- (ii) ensuring the delivery of infrastructural services in tandem with development, including water, sewerage and road infrastructure, that is required to safeguard the environmental quality and public safety of the area.

## 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. Separate applications for sections of each Action Area will not be considered until an overall Action Area Plan has been agreed in writing with the Planning Authority unless it can be shown that any application will not undermine the achievement of the overall objectives for that Action Area.

The position, location and size of the land use zonings shown on plan maps are indicative only and may be altered in light of eventual road and service layouts, detailed design and topography, subject to compliance with the criteria set out for the Action Areas.

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.

By time related conditions, agreements or otherwise, the Council will regulate the building programme to ensure that the needs of the population do not exceed the provision of essential support systems and the Council will use its powers under the Planning & Development Acts to effect this control.

## Strategic Land Reserve

Some previous plans for Level 5 settlements provided for a surplus of zoned housing land, having regard to the population and housing targets set out in this County Development Plan 2016-2022. In order to be consistent with the provisions of the County Development Plan 'Core Strategy' and Ministerial guidelines with regard to the zoning of land, the plans herewith provided shall only provide for sufficient zoned land to meet the growth targets as set out in the 'Core Strategy' for 2022 plus 3 years 'headroom'. In accordance with the 'Core Strategy' guidelines issued by the Department of the Environment, Community and Local Government, where a surplus of zoned land is identified, it will be necessary to select the most appropriate land to zone in the plan and then implement one of the following options:

1. Designate the surplus land as a 'strategic land reserve' for the future that will not be allowed to develop within the plan period, or
2. Change the zoning of the surplus residential land to some other land use that is required during the lifetime of the plan, or
3. Remove the zoning from the surplus land.

For the most part, 'Option 1' above has been utilised in these Level 5 plans as the preferred alternative.

### Strategic Land Reserve Objective

These are lands that are identified as being within the potential built envelope of the settlement with regard to proximity and accessibility to infrastructure. However these lands are not necessary for development during the lifetime of this plan and may only be considered for detailed zoning and development after 2022, if the need arises. Any development proposals within the lifetime of the plan will be considered under the Wicklow County Development Plan rural objectives.

## Conservation Areas

There are a number of Natura 2000 sites located in or in close proximity to the settlements in Level 5. The sites themselves are protected from inappropriate development through the legal provisions of the Habitats and Birds Directives, as well as the Planning Act. Such sites, where they are located within the plan boundary of a Level 5 settlement, are shown on the heritage map associated with the plan as 'Natura 2000' site and on the land use map as a 'conservation area', which is not a land-use 'zoning' but an objective to signify that these are areas where the goal is to conserve and enhance habitats and attributes for which the site was selected for EU protection.

In a number of locations, there are lands adjoining Natura 2000 sites, which while not being included in the legally designated site, are linked to the site in terms of similar or supporting habitats, water flows or other characteristics which render them important to protect from inappropriate development which may have a direct or indirect affect on the designated site itself<sup>2</sup>. The extent of any such 'buffer zone' has been determined through both desktop and field assessment by the plan team and a professional ecologist, as well as consultation with the National Parks and Wildlife Service. This 'buffer zone' has similarly been identified as being within the 'conservation area'.

<sup>2</sup> In accordance with Article 10 of the Habitats Directive, the aim is to protect and maintain linear landscape features which act as ecological corridors, such as watercourses (rivers, streams, canals, ponds, drainage channels, etc), woodlands, hedgerows and road and railway margins, and features which act as stepping stones, such as marshes and woodlands, which taken as a whole help to improve the coherence of the Natura 2000 network



The approach to zoning in the 'conservation area' has been as follows:

1. No lands within the actual Natura 2000 site have been zoned;
2. Where the Conservation Area coincides with existing developed areas, the lands have been zoned for their existing use, which will essentially allow for the continuation of the existing use and its enhancement. Where permission is sought for development in such zones, the purpose of the Conservation Area objective is to flag at the earliest possible stage (which is the adoption of the development plan) that development on such lands may have the potential to give rise to impacts on the Natura 2000 site. In accordance with the provisions of the EU Habitats Directive 1992 and the Planning & Development Act, any proposed development with potential to impact upon a Natura 2000 site shall be subject to an Appropriate Assessment;
3. Where the Conservation Area coincides with existing undeveloped lands, the lands will only be zoned for new development where it can be justified that such zoning and development arising therefrom is essential for the town to achieve its development vision and strategic objectives. In accordance with the provisions of the EU Habitats Directive 1992 and the Planning & Development Act, any proposed development with potential to impact upon a Natura 2000 site shall be subject to an Appropriate Assessment;
4. Where the Conservation Area coincides with existing undeveloped lands, and the development of these lands is not essential for the achievement of the development vision and strategic objectives for the town, the land will be zoned 'OS' – **passive open space**. The only developments that will be considered in such area are those which contribute to the objective of the Passive Open Space zone (detailed in this plan) and that can be shown to not diminish the role and function of such areas, will not result in significant adverse impacts on any EU protected site and will not diminish the biodiversity value of the lands or the ability of plants and animals to thrive and move through the area.

#### **Conservation Area Objective**

To protect Natura 2000 sites and a suitable buffer area from inappropriate development.

# 1. Ashford Town Plan

## 1.1 Context

Ashford is situated on the eastern side of County Wicklow, approximately 21km south of the Wicklow – Dublin border, c. 6km northwest of Wicklow town, the county town and c. 4km inland of the coast. The regional road R772 passes north-south through the centre of the town, this road formerly being the N11, the national primary route from Dublin to Rosslare. This road now connects the town, via interchanges to the north and south of the town, to the new M11, which now by-passes the town (opened in 2004), and to Wicklow town via Rathnew to the southeast.

The town is also connected by regional roads R763 and R764 to Roundwood and Annamoe to the west and by local roads to the surrounding rural areas and the village of Glenealy to the south west. Due to these links, the town has strong connections to Wicklow, Rathnew and Glenealy in terms of shared services, parish affiliations and schools.

The River Vartry passes through the town from west to east, which drains to the Murrough, a EU protected wetlands site running along much of the northern coastline of County Wicklow. The river forms a valley through the centre of the town, with higher lands surrounding the valley to the southwest, northwest and northeast. The flow in the river is constrained further upstream by the Vartry Dam, and rarely experiences serious flood events.

Historically the settlement developed in two poles around Ballinalea and Nun's cross, avoiding the central valley along the river. During the 20<sup>th</sup> century, the town grew in three main areas – along the main road (N11), at Ballinalea (such that these two areas effectively combined), and around Nun's Cross. A GAA pitch was developed in the centre of the town on the west side of the main road, just south of the bridge. Commercial and retail development was focussed on the N11 – Roundwood Road junction (route out towards Nun's Cross) and along both sides of the main street. Due to the location on the N11, a number of petrol stations were developed. The town was by-passed to the east in 2004, with Inchanappa House, Mount Usher and Rosanna House now located to the west of the motorway. The old N11 was redesignated a regional road, which carries significantly reduced traffic volumes.

On the steeper lands around the town, development has generally been limited to lower density housing, while the denser housing areas are now found around Ballinalea and to a lesser extent around Nun's Cross.

To the southwest of the town core, Ballymacahara's steep topography and woodland accommodate low-density one-off housing. The town core of Ashford has developed in a disjointed manner overtime with a lack of a distinct main street due mainly to the presence of large undeveloped sites being situated within this area.

In recognition of the above this plan has aimed to consolidate the existing built pattern in Ashford by maximising the potential of large sites within the town core in order to create a distinct streetscape capable of meeting Ashford's function as a town serving its immediate and wider hinterland population. The designation of specific lands for residential development has been provided in a manner that facilitates greater connectivity between the village core and the existing developed lands within the plan area. Sufficient lands have been zoned in order to meet the projected population targets as set out in the Wicklow County Development Plan 2016 – 2022.

## 1.2 Overall Vision and Development Strategy

A key aim of a Town Plan is to set out the vision and development strategy for the future development of a settlement and from this vision, all policies and objectives can be developed and implemented with the overall aim of achieving this vision. The vision and development strategy must be consistent with the 'Core Strategy' of the County Development Plan and reflect the characteristics, strengths and weaknesses of Ashford.

### The 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.
- Create increased connectivity between a revitalised town core and the existing and proposed residential areas within the town.
- 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.
- 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 the east and southeast of the County and the Wicklow Mountains.
- Protect the built and natural heritage of the area.

In recognition of the historical pattern of development, the profile of the settlement, the demands of higher order strategies and the vision for the town set out above, the development strategy is as follows:

- To reinforce and improve the visual appearance of the central area of the town and encourage development that will enhance the town's vitality and vibrancy.
- To identify key sites suitable for development in the town centre and set out design criteria capable of meeting the overall vision for the town core area.
- To plan for and encourage the provision of high quality housing, concentrated principally around Ashford town centre and lands within 500m of the town centre.
- To improve linkages between Ashford Town Centre and the Nun's Cross area and in particular, to designate lands for new housing in this area, subject to substantial improvement to access routes, for vehicles and pedestrians/cyclists.
- To plan for and encourage the development of new employment opportunities, in the form of both new mixed use developments in the town centre and office / light industrial / warehousing development on greenfield lands to the north of the town centre.
- To facilitate and support the film industry
- To identify and address deficits in social, community and recreational services; to require developers to provide such facilities in tandem with new housing development where appropriate and to require the payment of development levies for the provision of such facilities by the local authority
- To ensure that only appropriate land uses are provided on lands identified as being at risk of flooding.
- To create functional public spaces and pedestrian routes linked to new development that maximise the natural features of the area.
- To ensure the protection and enhancement of natural habitats, cultural heritage, ecological resources and biodiversity. In particular, to safeguard the integrity of streams and watercourses which are hydrologically linked to The Murrrough Natura 2000 site downstream.

### 1.3 Residential Development

This plan shall provide for sufficient zoned land and residential development objectives in order to achieve the population and housing objectives set out in the 'Core Strategy' of the County Development Plan and as detailed in Part 1 of this plan 'Introduction to Level 5 Town Plans'.

Table 1.1 below sets out the land proposed to be zoned for residential development in this plan, while Table 1.2 sets out details of lands to be included within the 'Strategic Land Reserve'.

Table 1.1 Residential zoning provisions

Location/Description	Zoning	Potential No. of Units
Lands to west/rear of Ashford House	TC	8
Lands to the south of Ballinahinch Park	R20	30
Inchanappa SLO 1	R20	235
Lands at Ballinalea AA1	R20	142
Lands at Ballinalea SLO5	R20	56
Lands north of Ballinalea Cottages	R20	11
Lands at Nun's Cross SLO4	R10	40
Lands South of Ballinahinch Farm	R20	4
Lands at Ballinahinch SLO3	R20	162
Lands west of Ashford NS at Ballinahinch SLO2	R20	102
Infill Lands	RE/TC	68
<b>Total</b>		<b>858</b>

Table 1.2 Strategic Land Reserve

Location/Description	Zoning	Potential No. of Units
Lands along the Vartry River (Mount Alto)	SLB	128
Lands at Inchanappa	SLB	156
<b>Total</b>		<b>284</b>

#### Residential Development Objectives

**ASH1** To reserve lands for future development beyond the lifetime of the plan in the form of a 'Strategic Land Reserve'. These are lands that are identified as being within the potential built envelope of the settlement with regard to proximity and accessibility to infrastructure. However these lands are not suitable or necessary for development during the lifetime of this plan and may only be considered for detailed zoning and development after 2022. Any development proposals within the lifetime of the plan will be considered under the Wicklow County Development Plan rural objectives.

**ASH2** In existing residential areas, the areas of open space permitted, designated or dedicated solely to the use of the residents will normally be zoned 'RE' as they form an intrinsic part of the overall residential development; however new housing or other non-community related uses will not normally be permitted.

## 1.4 Economic Development and Employment

As set out in Part 1 of this plan, it is an objective of the County Development Plan to increase the job ratio in Ashford by 50% by 2028. The strategy of this plan is to take advantage of the existing economic assets in order to stimulate employment within the area. The key assets the town has to offer are:

- proximity to the N11/M11 and the higher order town of Wicklow and Rathnew;
- the established film industry adjoining the plan area and the potential spin off tourism benefits;
- the availability of Local Authority lands earmarked for employment and enterprise;
- a large hinterland population offering a wide variety of skills;
- a strong agricultural sector;
- sufficient waste water infrastructure; and
- Sufficient water supply.

Given the town's location, situated in close proximity to the higher order settlement of Wicklow town, it is unlikely that the town can act as an attractor for a large scale employer to locate over the lifetime of the plan. Therefore it is considered likely that most new employment creation will be generated by smaller and medium sized local enterprises / service providers. Opportunities particularly exist to develop 'product based'<sup>1</sup> intensive industries given the town's proximity to the national primary route, while the town's proximity to Wicklow Town offers further opportunities to foster employment linkages and spin off industries from this large employment centre. With the recent construction of a state of the art film studio in north Ashford, which has hosted a number of international productions, the potential to develop related and spin off enterprises arises.

With respect to 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.

This plan will therefore make provision for lands to be reserved which will be capable of accommodating both local service employment in the form of light industry / small start up units and heavier industry types / a large stand alone employment development alongside the provision of a number of specific employment / tourism objectives aimed at maximising the potential of this industry in Ashford. Section 1.5 to follow addresses the development strategy for the town centre and retail.

This plan provides 13ha of greenfield zoned 'employment' land that would be suitable for various types of industries and start up businesses requiring purpose-built premises.

### Economic Development and Employment Objectives

**ASH3** To facilitate and support the growth of the Town Centre of Ashford in accordance with the provisions set out in Section 1.5 of this plan and to encourage the development of new retail / retail services and business support services (such as solicitors, accountants, architects etc) within the TC zone.

**ASH4** To facilitate and support the development of the tourism industry in Ashford and maximise the town's location as a gateway between the tourism assets within Co. Wicklow and the east coast of Ireland.

<sup>1</sup> The development of this type of industry by reason of the product based nature of the traded commodity, is dependent on ease of access to the main transportation networks

- ASH5** To facilitate spin-off film related industries on appropriately zoned lands within the plan area that complement the existing and proposed expanded film studios to the north of the plan area.
- ASH6** To promote the development of employment lands within Ashford in accordance with the provisions of Action Area 2 as set out in Section 1.9 of this plan.
- ASH7** To improve, as funding allows, the principal access routes and junctions linking Ashford town centre to surrounding tourist attractions and strategic transport corridors.
- ASH8** To support and facilitate in co-operation with relevant bodies and landowners, the provision of tourism amenity routes around the town.

### 1.5 Town Centre and Retail

The commercial core of Ashford extends from a cluster of shops, cafes and other businesses at the old N11 – Roundwood Road junction, down along the main street over the Varry Bridge, as far south as the junction up to Ballinalea. The pattern of development within the town core is quite disjointed with large sites remaining undeveloped or underutilised. This has led to the town lacking a distinct street frontage and core for urban activity where residential, commercial and community functions can take place side by side.

The existing retailing services within the town currently fall below what is envisaged by the County Plan for an area of Ashford's size with only a small number of buildings within the town core area actively being used for retail purposes. The plan must therefore address this shortfall and be capable of facilitating the future retailing needs of the projected population.

In accordance with the above this plan identifies two key opportunity sites, which alongside the objectives for the town centre below (and as set out in Part 1 of this Volume and in the County Plan), shall facilitate the overall strategy for the development of Ashford town centre.

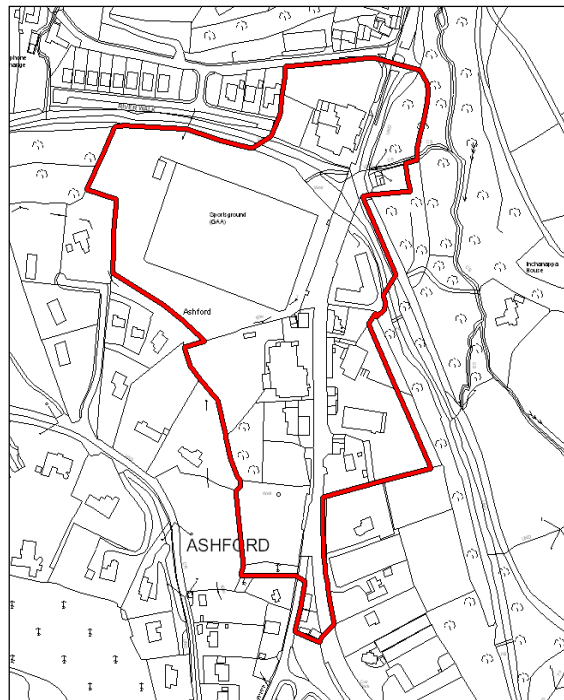
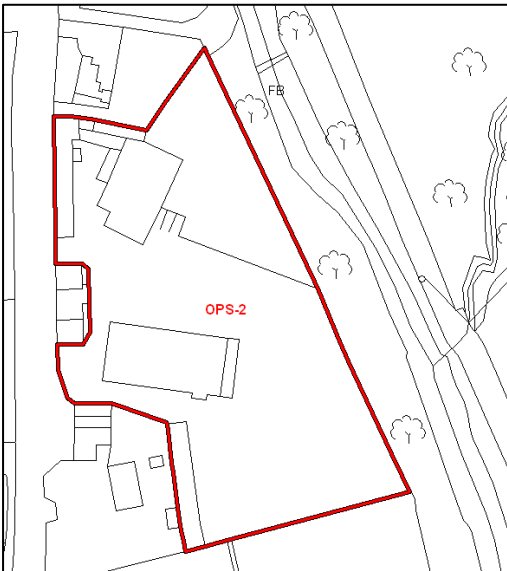


Figure 1.1 Ashford Core Area

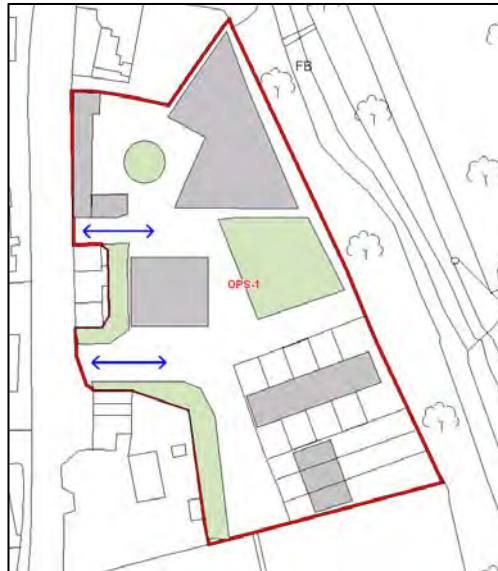
## Opportunity Sites

### OP1: The Mart Site

This site measures 0.95ha and provides an opportunity to develop a large area of back lands within the town centre of Ashford, while maintaining / providing a new street fronting building.



*Existing Site Layout*



*Indicative Block Layout*

## Objectives

- To provide for a mix of uses capable of accommodating retail/commercial/residential development. The development of the northern half of the site should provide for an active retail street frontage with ancillary retail units to the rear centred around a hard and soft landscaped public square/civic space.
- The overall development proposal for the site shall include a detailed landscaping plan. The proposed landscaping plan shall place a specific emphasis on the eastern and southern boundaries of the site in order to screen the proposed development site from Mount Usher Gardens.

## OP 2: Lands at Inchanappa adjoining the former Garda Station

This site measures 0.32ha and adjoins the former Garda Station building and provides an opportunity to further enhance the street frontage opposite Ashford House, while also linking southern half of the town centre to the proposed new public park and Inchanappa residential development.



*Existing Site Layout*



*Indicative Block Layout*

### Objectives

- To provide for a mixed use development including commercial/retail units, whilst also providing for a 'Multi-Use Games Area' of at least 300sqm.
- The subject lands shall be developed as an extension to the main street and provide for an active street frontage, designed in a manner that is in keeping with the surrounding developments in this area.
- The development of these lands shall include the provision of a pedestrian/cycle crossing, and the overall layout and design shall be laid in a manner that facilitates a passively supervised pedestrian/cycle route to the adjoining open space lands to the immediate north, forming part of SLO1 and the community park.
- Having regard to the location of these lands within Flood Zone 'B' only appropriate 'Less Vulnerable' or 'Water Compatible' development as defined in the 'Planning System and Flood Risk Management: Guidelines for Planning Authorities' may be developed on this site.



## 1.6 Social and Community Development

In order to meet the needs of the existing and future residents of Ashford and its hinterland, there is a need to enhance community facilities in the town. In particular, this plan must make provisions for the growth of existing schools and sports / recreational facilities and also to provide for more indoor community space

Within the plan area, the following lands are zoned for social and community infrastructure:

Table 1.3 Provision of Community and Recreation Infrastructure

Use Group	Specific Use	Zoning	Location	Area (ha)
<b>Education/Community</b>	Primary Education	CE	SLO4 Lands at Nun's Cross	1.15 <sup>2</sup>
	Primary Education	CE	SLO2 Lands at Inchanappa South	2 <sup>3</sup>
	Community Use	CE	SLO2 Lands at Inchanappa South	
	Community Use	CE	Former Garda Station	0.08
<b>Open space</b>	Active Open Space	AOS	Ashford GAA existing playing field	3.1
		AOS	Ashford Rovers existing playing field	1.4
		AOS	Lands at Ballinalea (AA1)	3.8
		AOS	Action Area 2	2
	Equipped Play Spaces	CE	Lands within SLO2	0.05
		OS	SLO1 (Ashford Community Park at Inchanappa)	0.4
	Casual Play Space	OS	SLO1 – Informal Park/Walk	3.8

## 1.7 Service Infrastructure

To ensure that Ashford can fulfill its role within the Wicklow Core Strategy, the adequate provision of services infrastructure is essential in order for the town to grow.

### Water Services

**Wastewater:** Ashford is served by the Wicklow Sewerage Scheme. This waste water treatment system has a capacity of 34,000pe (population equivalent) and is operating at 17,500pe capacity. Therefore there is adequate capacity to meet the needs of the plan area alongside the projected populations for Wicklow and Rathnew up to 2022.

**Water Supply:** Ashford is served by the Wicklow Water Supply Scheme from Cronroe Reservoir. The water at Cronroe is a combination of water from the Dublin Regional Scheme at the Vartry Reservoir and groundwater abstracted and treated at the Cronroe Water Treatment plant. Ashford Town will have sufficient water supply

<sup>2</sup> 1.15ha has been reserved for community and educational use the exact use of which shall be agreed in accordance with the details set out for SLO4.

<sup>3</sup> 2ha has been reserved for community and educational use the exact use of which shall be agreed in accordance with the details set out for SLO2.

to meet the needs of projected population growth. Notwithstanding the availability of water supply, improvements may be required in the watermain distribution system within Ashford to serve all zoned lands.

### Transportation and Movement

**Public transport:** Public transport to / from Ashford is provided by Bus Eireann, which provide three routes Dublin – Rosslare, Dublin – Waterford and Dublin – Wicklow Town, with stops located along the R772. The proximity of the town to Wicklow Train Station (c. 6km) also offers opportunities to avail this rail service linking the area to Dublin and Wexford.

**Walking and cycling:** While the majority of the main routes in the town have footpaths, these are in need of enhancement to width and overall quality. A number of peripheral locations do not have a complete footpath routes to the town centre. The vast majority of the town's roads are dedicated to the needs of motorists, in terms of width dedicated to the road carriageway and car parking. Therefore there is scope to carry out footpath widening and to provide cycleways in some locations.

**Vehicular movement:** The main street in Ashford is generally of good quality and reasonably wide, with no bottlenecks; however the R763/R764 junction has been identified as an area in need of improvement. This plan includes a number of objectives for new roads in this area (in SLO-3 and AA2) which could provide for alternative routes for traffic circulation in and out of the town from the R763 (Annamoe Road) and R764 (Roundwood Road), thereby reducing traffic at the existing junction and allowing for the development of proposals to improve this junction.

### Service Infrastructure Objectives

**ASH9** To provide for a new through road linking the R763 and the R764 in SLO-3 and upon opening of this link, to improve / reconfigure the existing R763 – R764 junction to improve safety for both vehicles and pedestrians / cyclists.

**ASH10** To provide for a new through road linking the R764 to the R772 (old N11) through and serving employment lands designated as Action Area 3.

**ASH11** To improve / provide new footpaths, cycleways and traffic calming on existing roads where required and to require the provision of new link roads, footpaths and cycleways as specified in this plan in 'Action Areas' and 'Specific Local Objective' areas.

## 1.8 Built and Natural Heritage

There are limited buildings and items in Ashford town centre recorded for heritage value – there is only one building on the Record of Protected Structures or the National Inventory of Architectural Heritage (the same building – the former Garda Station). However, surrounding the centre, are a number of important demesne houses, their grounds and their associated ancillary buildings (such as gate lodges) and architecturally and socially important historical features such as old schools houses, churches, thatched cottages and bridges.

There are few identified archaeological sites (national monuments) in the plan area; in the main, any features that have been identified are on the grounds of the demesne houses, other than on lands just north of the national school.

In terms of natural heritage, the key feature in the settlement is the Vartry River, which is an EU protected salmonid river. This river flows to The Murrough, a protected wetland on the coast. There are no designated Natura 2000 or NHA sites in the settlement or very close by.

The landscape within and around Ashford is highly attractive, particularly due to its valley topography and numerous mature trees. More in depth development is nestled well into the topography, and in more elevated areas, densities have tended to be very low which allows for excellent integration of development into the landscape.

The landscape around Ashford is designated a 'corridor area' in the Wicklow County landscape assessment, which is considered to be of 'low vulnerability'.

In formulating policies for the protection of natural heritage in the Ashford plan area, the Council will be required to give consideration to the potential impacts of development on all such sites, and the plan is accompanied by the required environmental assessments as separate documents.

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

### **Heritage Objectives**

**ASH12** In the interests of the protection and enhancement of biodiversity in Ashford, it is an objective of this plan to:

- protect trees, hedgerows and wooded areas (particularly those containing indigenous species), watercourses and other features of the natural landscape - development that requires the felling of mature trees of conservation and/or amenity value, even though they may not be listed in the Development Plan, will generally be discouraged; and
- require the planting of indigenous plant and tree species in new developments and along new vehicular and pedestrian routes.

**ASH13** To maintain and protect the demesne settings of Inchanappa House, Mount Usher House and Rosanna House, and to require all development proposals within or directly adjoining these demesnes to fully evaluate and address any impacts of the setting and character of these demesnes.

**ASH14** To safeguard the integrity of streams and rivers in the plan area, in particular all watercourses that are hydrologically linked to The Murrough Natura 2000 site, including the use of adequate buffer zones between watercourses and proposed developments.

## 1.9 Action Area Plans and Specific Local Objectives

### Action Area 1

This Action Area is situated at Ballinalea and comprises of c. 11.5ha of lands, zoned for residential development (c. 7.7ha) and Active Open Space (c. 3.8ha) as shown on Figure 2. Access to the AOS lands shall be provided through the residential land from the R772. Only 50% of the proposed residential element may be developed prior to the AOS lands being levelled and drained suitable for sports use and devoted to an agreed sports body.

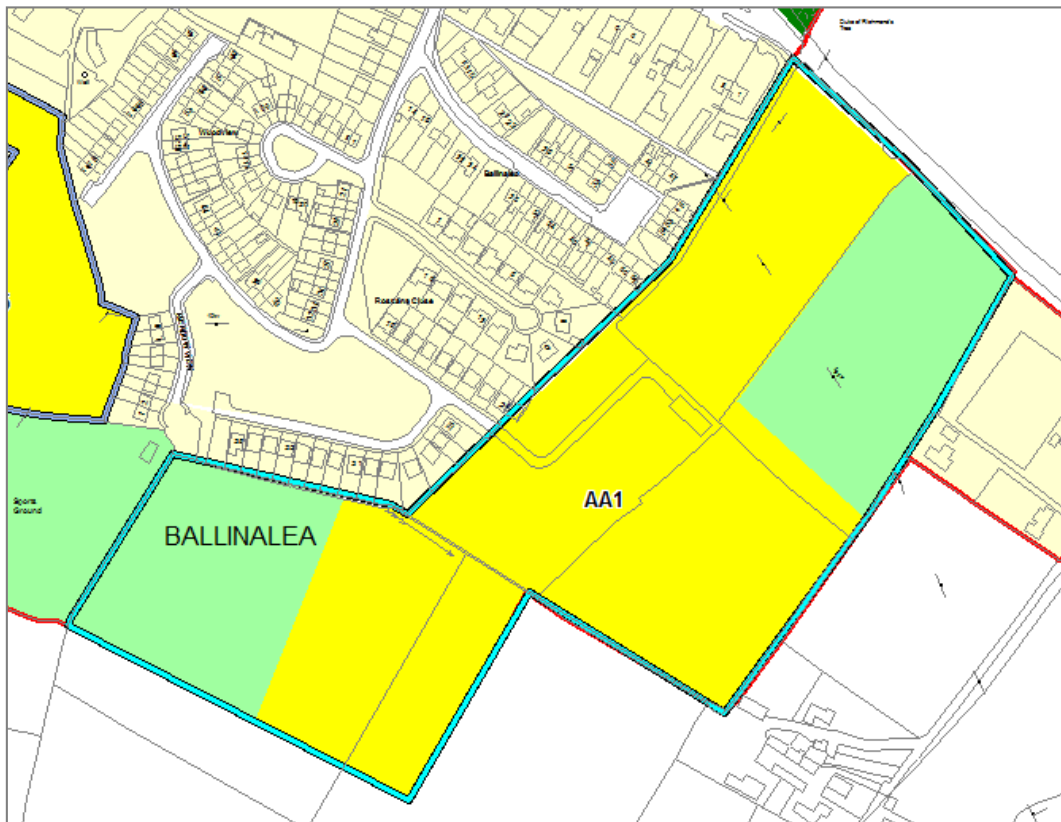


Figure 1.2 Action Area 1

## Action Area 2

This Action Area is located on lands at Inchanappa South, west of the existing Glanbia premises and north of Ashford national school. The overall action area measures c. 16.5ha, as shown in Figure 3. This action area shall be delivered as an employment and community open space zone in accordance with the following criteria:

- Development of these lands shall provide a new public road linking the R764 to the R772, which will service development of the employment zoned lands. A branch of this new road shall be developed providing an alternative access to the lands within SLO 2.
- Any buildings proposed along the eastern boundary of this action area shall address the R772 and be of a high quality design and finish providing for both hard and soft landscaping in order to provide an attractive northern entrance to the town of Ashford.
- The existing stream running through these lands shall be incorporated in the overall design and layout of the action area, but it shall be left in a natural condition with a minimum set back of any development (including landscaped areas) of at least 10m on both sides.
- A minimum area of 2ha shall be developed as a sports ground (the location shown below is for indicative purposes only with the overall layout subject to detailed design), including the laying out of pitches and the construction of appropriate parking and changing room facilities. The future management / maintenance arrangements and use of this facility shall be agreed with Wicklow County Council prior to the commencement of its use.
- Only 50% of the proposed employment lands may be developed prior to the completion of the required sports facilities.

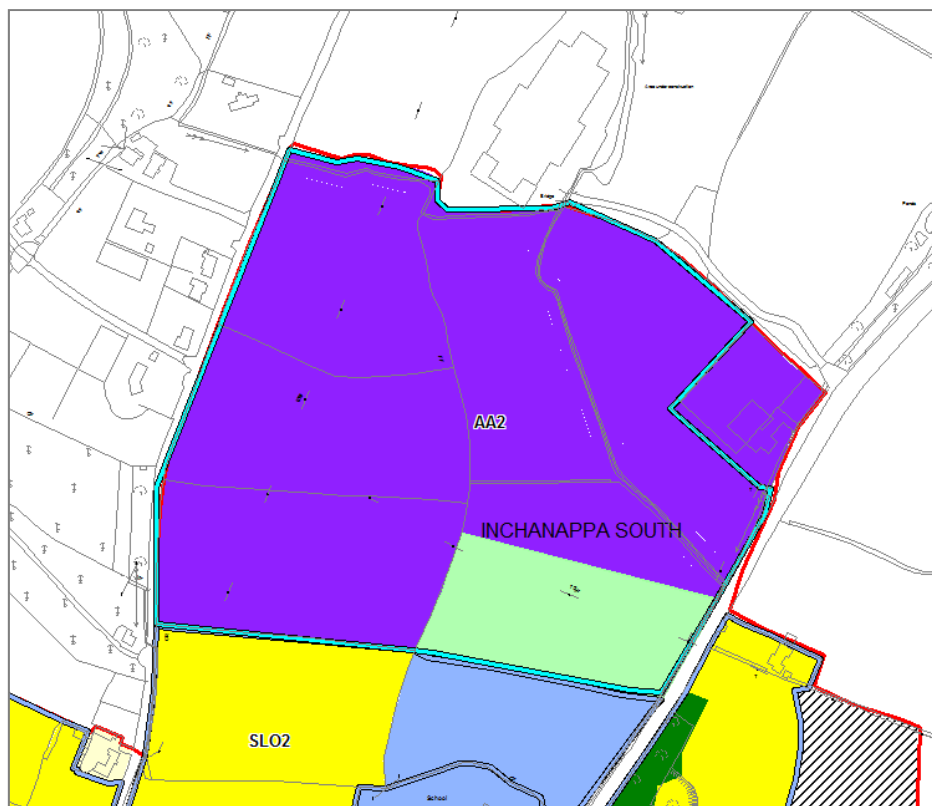


Figure 1.3 Action Area 2

## Specific Local Objectives

### SLO 1: Inchanappa House

This SLO is located on part of the grounds of Inchanappa House that adjoin the M/N11 to the east, the R772 to the west and bounded by Inchanappa House and outbuildings to the south. The overall SLO measures c. 16.2ha, as shown in Figure 4.

This Specific Local Objective shall be delivered as a residential and open space/public park area in accordance with the following criteria:

- The lands zoned 'AOS' in this SLO shall be developed as a 'community park' open to all (not just residents of this action area) comprising woodland walks, landscaped areas, seats etc and a playground, teenage zone and adult gym (minimum 0.4ha in area) at an easily accessible and safe location.
- Only 50% of the proposed residential element may be developed prior to the open space lands being laid out in manner to be agreed with Wicklow County Council and devoted to the public
- The design and layout of the overall SLO, in particular the residential element, shall address and provide for passive supervision of the community park and amenity walks. At no point should the design or layout allow for housing backing onto this proposed public open space area.
- A pedestrian walk linking the residential area of this SLO to land designated as Opportunity Site 2 shall be provided as part of the development.
- The minimum set back of new housing development from the M11 in this SLO shall be 50m. Where housing development is proposed within 100m of the M11, the developer shall be responsible for designing, providing and maintaining suitable noise and light pollution mitigation measures.

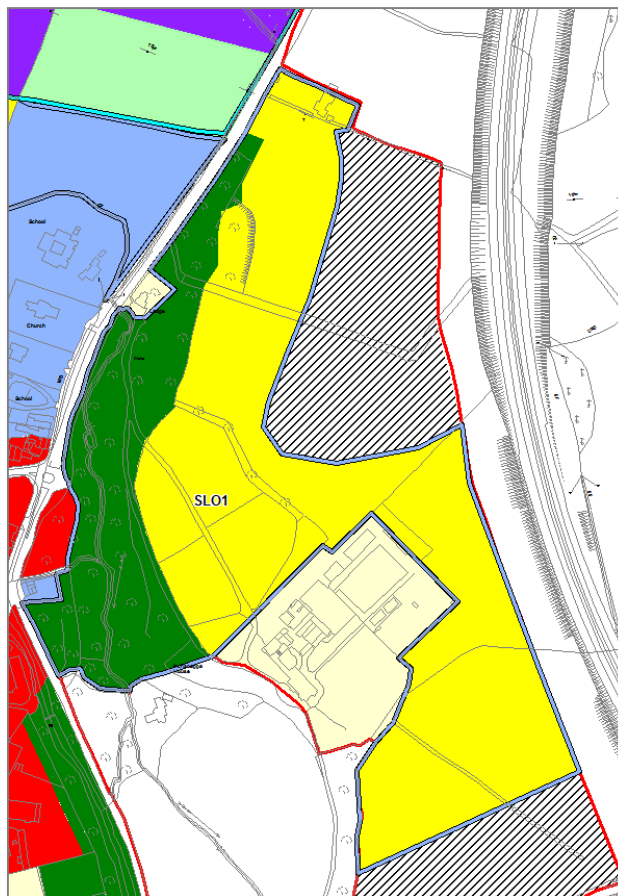


Figure 1.4 SLO1

**SLO 2: Inchanappa South**

SLO 2 lands measure c. 7ha, are located to the north and west of the school as shown on Figure 5 below and are zoned for residential (c. 5ha) and community / education use (c. 2ha). The development of these lands shall include straightening/widening along the R764. The exact use of the CE lands shall be subject to agreement with Wicklow County Council. The design of any development on the eastern part of the site shall address any potential flood risk from the Killiskey stream. No more than 50% of the residential lands may be developed in advance of the community lands being developed or devoted to a community and / or educational user.

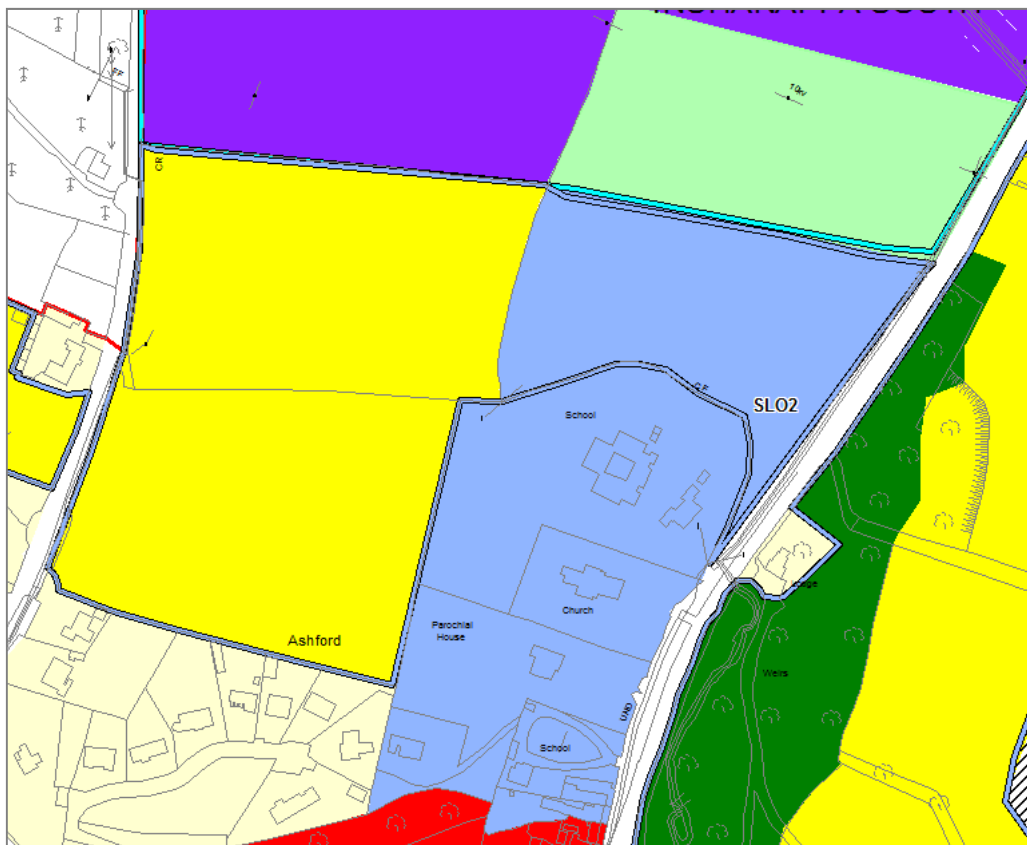


Figure 1.5 SLO2

**SLO 3: Ballinahinch**

SLO 3 lands measure c. 8.5ha, are generally located to the north of regional road R763 as shown on Figure 1.6 below and are zoned for residential development. The development of these lands shall include the provision of a through road from the R763 to the R764 and improvements to the width and alignment of the R763 along the site frontage. No more than 50% of the site may be developed in advance of the completion of this road.

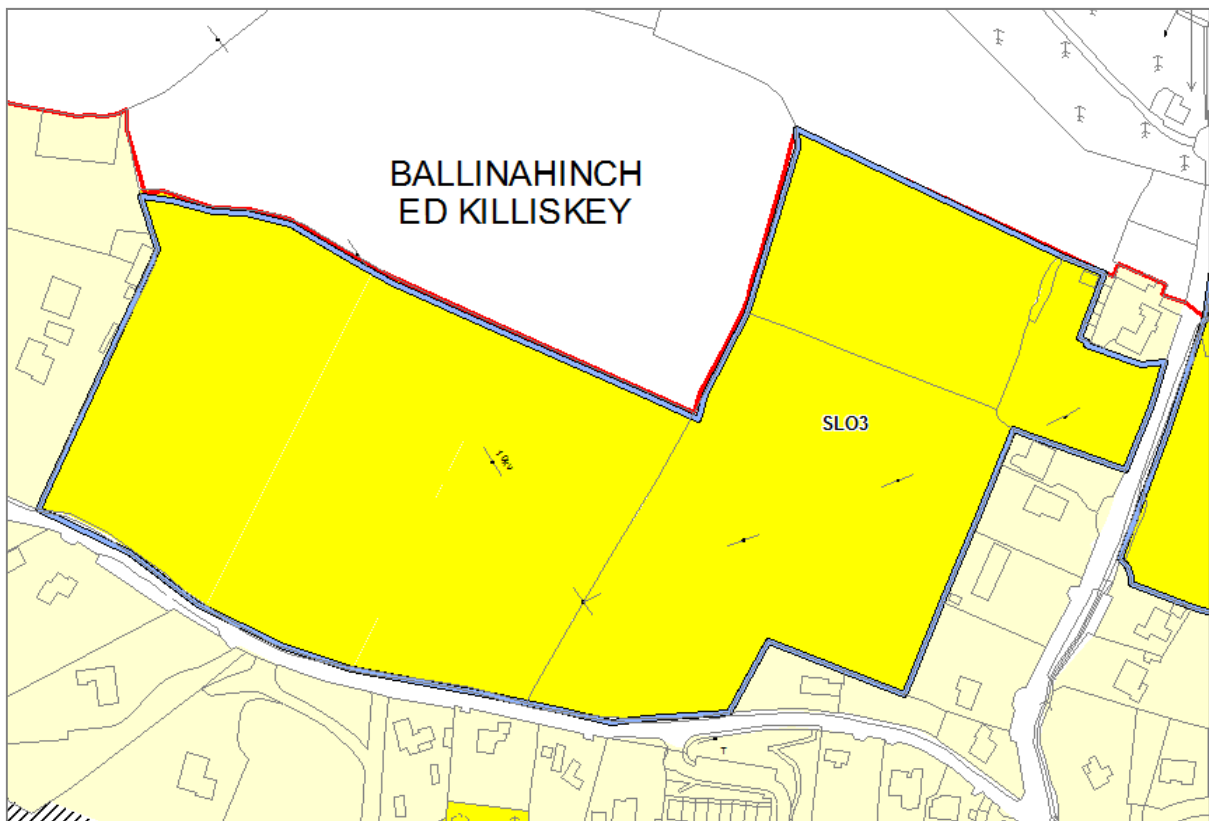


Figure 1.6 SLO3



#### SLO 4 Nun's Cross

This SLO is located to the north west of the town centre at Nun's Cross. The overall SLO measures c.5.5ha, as shown in Figure 7 below. This SLO shall be delivered as a residential and community zone in accordance with the following criteria:

- A minimum of 1.15ha shall be reserved for community and education use on lands immediately adjoining the existing school. Parking facilities and bus turning facilities for the existing school shall be provided by the developer of the SLO area on CE lands, accessed via the R763. The exact use of the remainder of the lands shall be subject to agreement with Wicklow County Council.
- Not more than 50% of the residential element may be developed prior to the completion of the required car park and bus turning area. The remaining 50% may only be commenced when the remaining CE lands have been developed or devoted to a community and / or educational user.

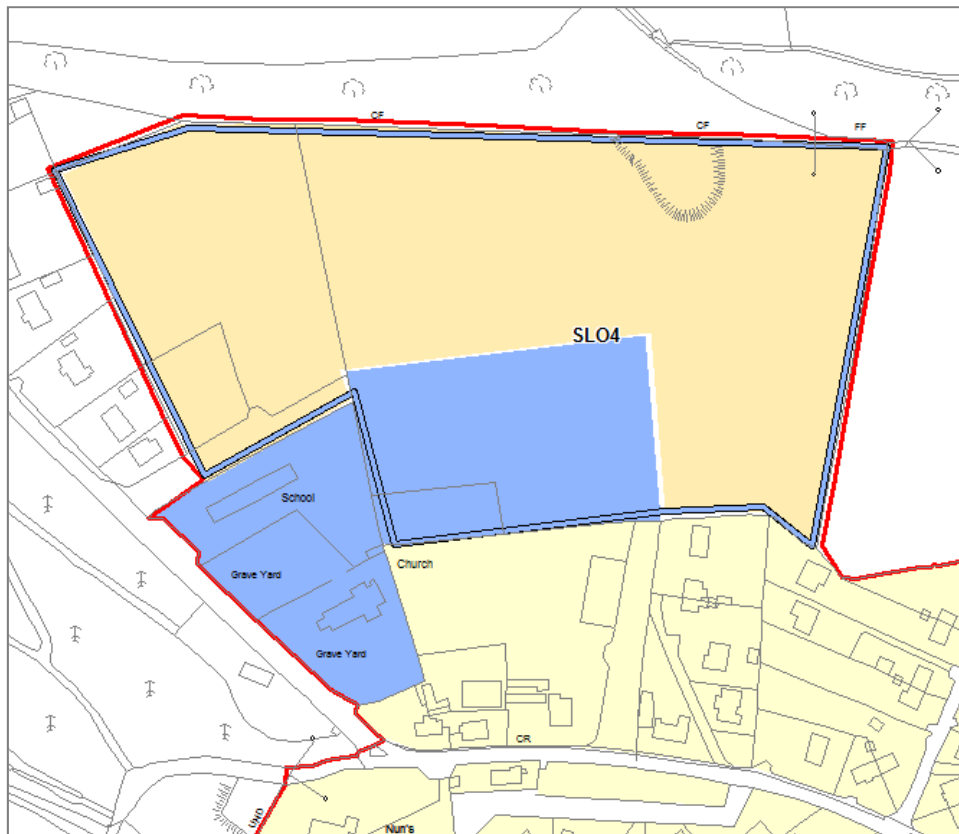


Figure 1.7 SLO4

**SLO 5      Ballinalea**

SLO 5 is situated at Ballinalea between the Grangelea and Woodview estates fronting onto the L-1096 as shown in Figure 8 below and measures 2.6ha. These lands shall be developed for residential purposes with the main access road being designed in a manner that facilitates a through access to the existing Ashford Rovers football grounds.

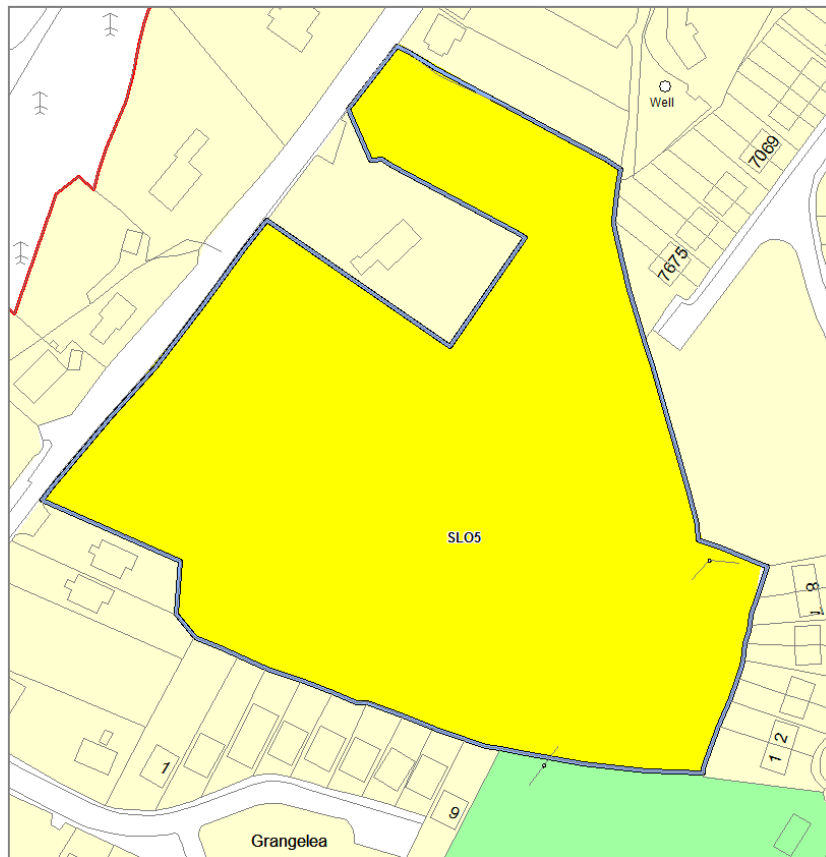
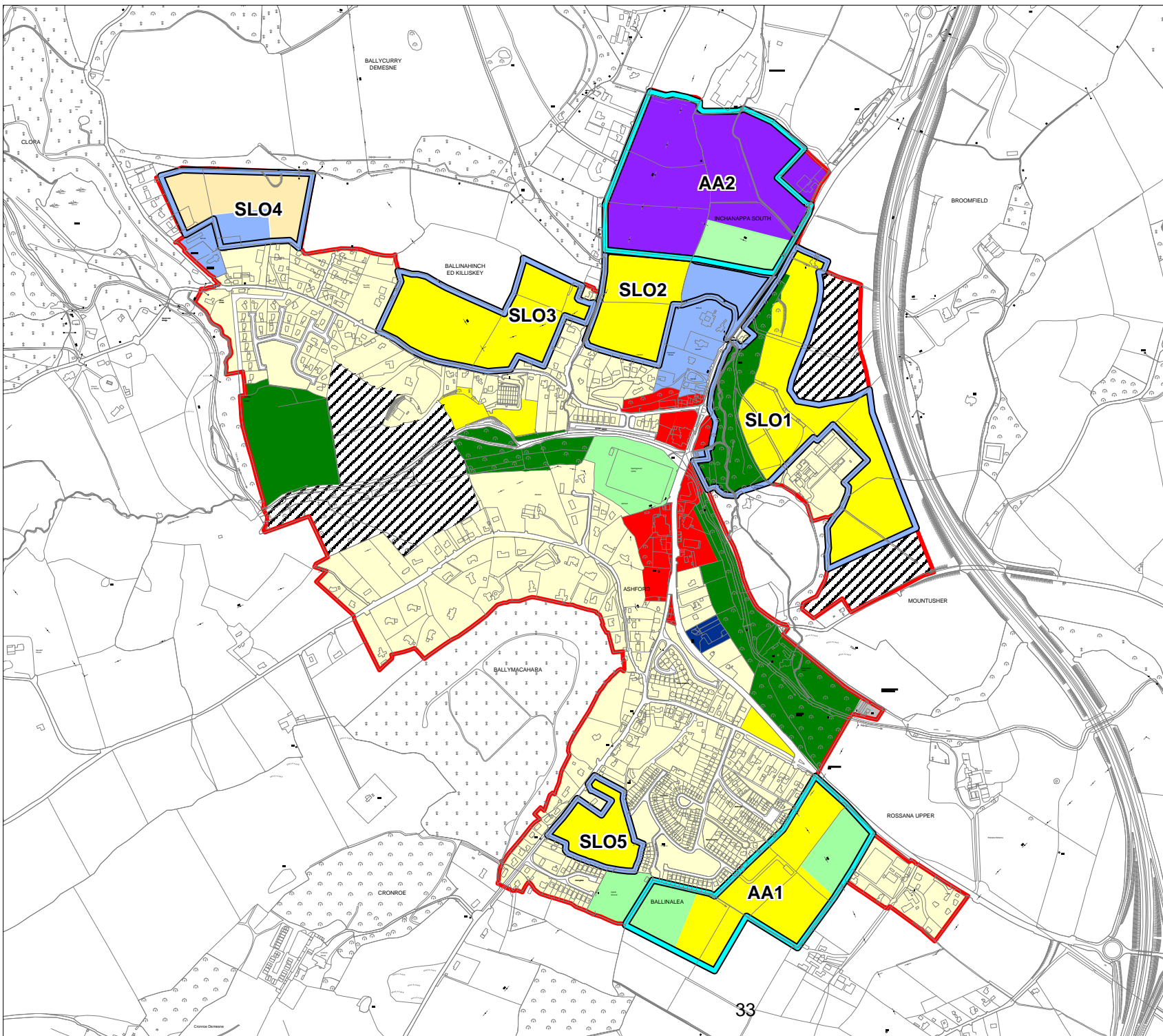


Figure 1.8 SLO5

# Ashford Town Plan

## WICKLOW COUNTY DEVELOPMENT PLAN 2016-2022




- Settlement Boundary
- RE Existing Residential
- R10 Residential
- R20 Residential
- AOS Active Open Space
- OS Open Space
- CE Community & Educational
- TC Town Centre
- T Tourism
- E Employment
- SLB Strategic Land Reserve
- PU Public Utility
- Action Area Plan Boundary
- Specific Local Objective Boundary


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




# Ashford Town Plan

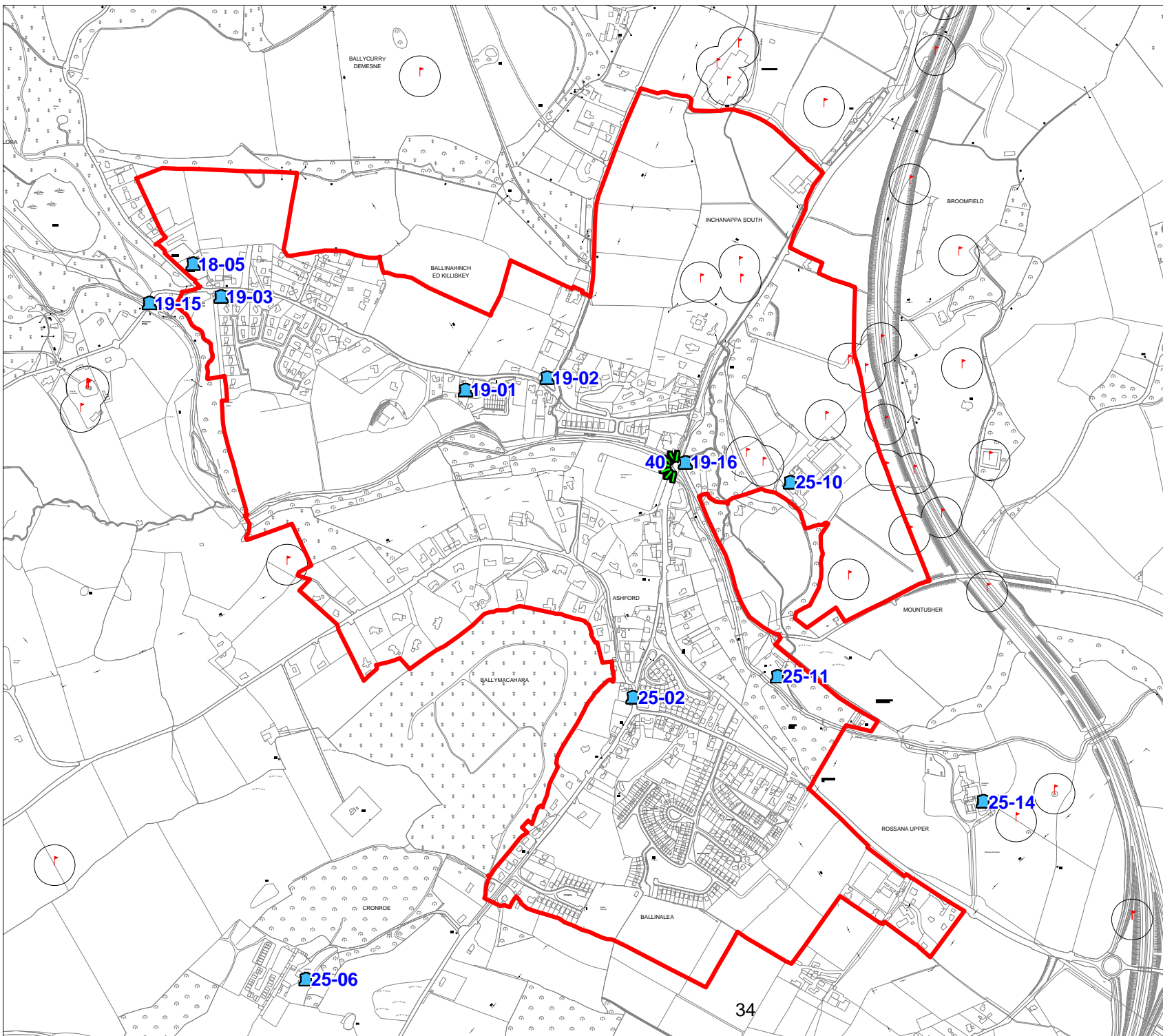
## WICKLOW COUNTY DEVELOPMENT PLAN 2016-2022

 Settlement Boundary

 Protected Structures

 View

 National Monument



**Title: Heritage Objectives  
Map No. : 2**

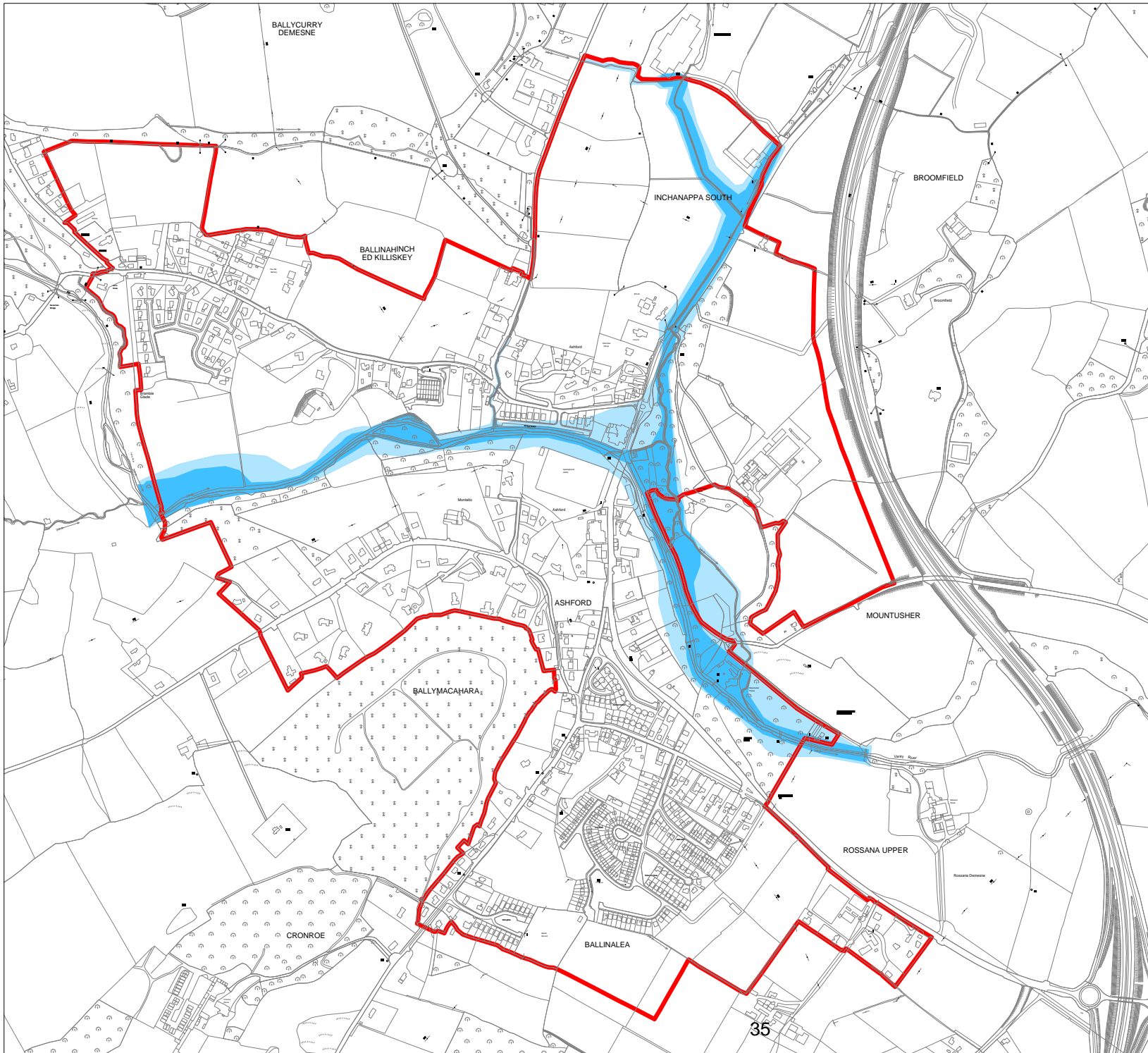





Maps are not to scale

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**Ashford Town Plan**  
**WICKLOW COUNTY**  
**DEVELOPMENT PLAN 2016-2022**



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

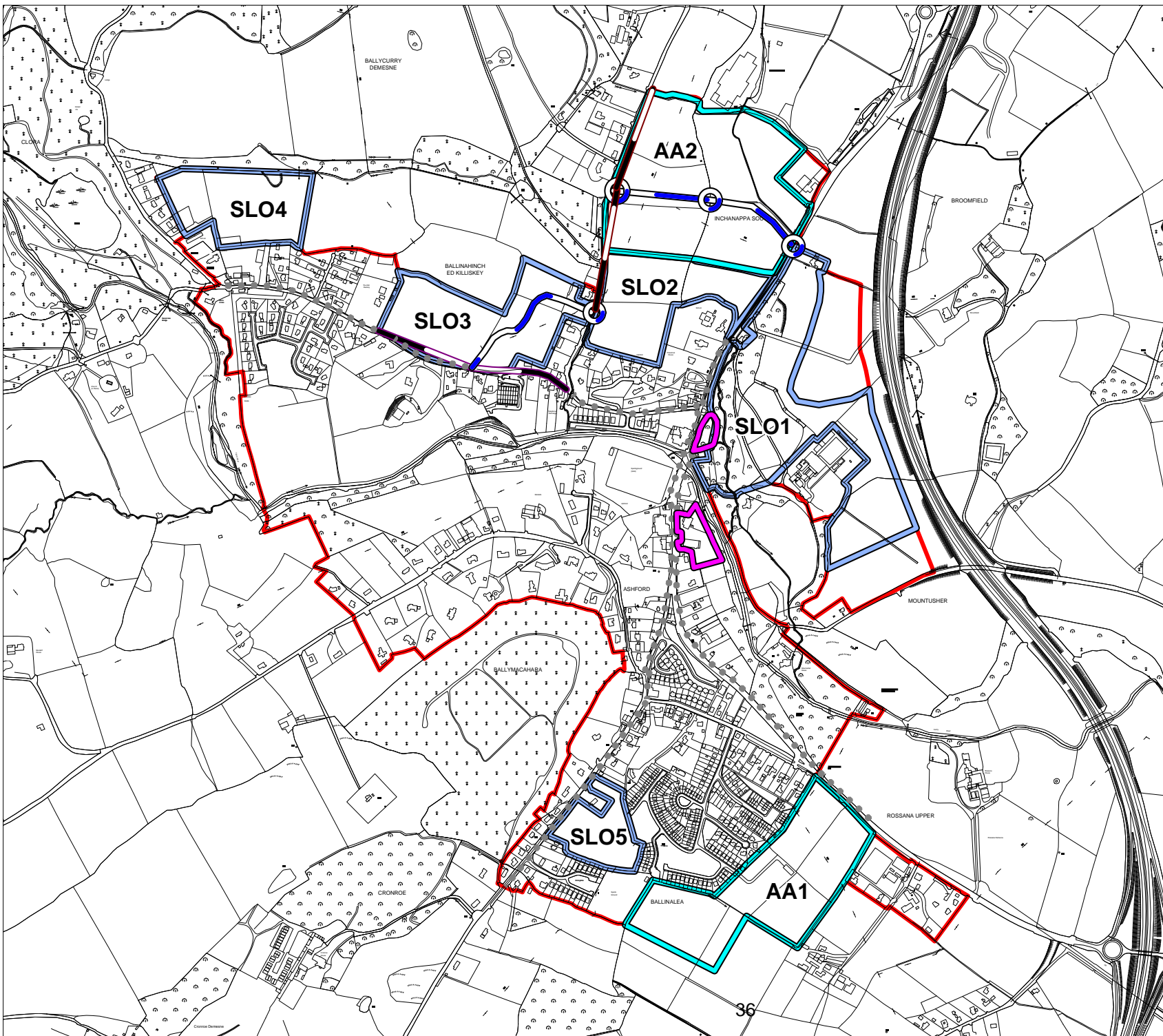
**Disclaimer**

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

Full Disclaimer is included in SFRA

**Title: Indicative Flood Zones**  
**Map No.: 3**





Settlement Boundary

Existing Footpaths

Proposed New Roads/Footpaths

Road Improvement Objectives

Opportunity Site Outline

Action Area Plan Boundary

Specific Local Objective Boundary

Title: Key Transportation Objectives  
Map No. : 4



Maps are not to scale

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## 2. Aughrim Town Plan

### 2.1 Context

Aughrim is a small attractive town in south County Wicklow. It lies in a scenic valley where the Ow and Derry rivers meet to form the Aughrim River. The town is on the R747 regional road between Arklow and Baltinglass, and is located some 32km from Wicklow town and 14km from Arklow. The town is located at the access point to the southern flank of the Wicklow Mountains and Aughavannagh.

Aughrim was laid out in the early years of the 19<sup>th</sup> century, by the Earl of Meath, at a bridge over the Aughrim River. Historically, the town is largely built along the northern bank of the river. Today, the expansion of the town to the south is restricted by the R747 regional road which provides an important link between the east and west of the county.

Aughrim was once known as the 'Granite City' and this material is widely used through the town, giving it a distinctive and coherent architecture. This includes individual houses, terraced houses and single storey cottages, which were given brick surrounds to the door and window openings, dormer windows, as well as high pitched decorated roof gables and chimneys. Notable public buildings and structures include Lawless' Hotel, the former forge, former market house, Aughrim Bridge and churches. Landscape and open spaces play a significant part in the character of the town. This includes Rednagh Park, the county GAA grounds, a large angling facility and a number of small landscaped public open spaces. The private gardens of the town's houses with their use of stone and planting complete the landscape character of town. The town has a milling tradition dating back several centuries, as evidenced by the millrace and large mill building located at the eastern approach to the town.

The town includes a number of popular recreational walkways. The Sean Linehan Way starts by Tinakilly Bridge on the east side of the village, while to the west, the Ciaran Shannon Way can be accessed via Rednagh Road or by parking at Annacurragh village. Both walks offer a mix of woodland and riverside, along well-maintained forestry trails and walkways.

The town is attractive and is well kept. This has been recognised in the achievement of many awards, including the Irish Tidy Towns award for tidiest village in County Wicklow from 1996 – 2007, and the overall winner of the Irish Tidy Towns Competition in 2007.

Aughrim's accessibility to Dublin and to larger towns in the county, in combination with its charm, beautiful setting and small size, puts it under development pressure, which must be managed into the future.

## 2.2 Overall Vision and Development Strategy

A key aim of a Town Plan is to set out the vision and development strategy for the future development of a settlement and from this vision, all policies and objectives can be developed and implemented with the overall aim of achieving this vision. The vision and development strategy must be consistent with the 'Core Strategy' of the County Development Plan and reflect the characteristics, strengths and weaknesses of Aughrim.

### The vision for Aughrim 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.
- To ensure the effective management of future development in order to maintain the distinct rural character and setting of the area.
- Sustain a revitalised town centre with commercial, residential and community developments including the expansion of the existing town centre core area.
- Create increased connectivity between a revitalised town core and the existing and proposed residential areas within the plan area.
- Facilitate and encourage the integration of the Aughrim River as a key feature in the future development of the town, maximising its potential as a local amenity.
- Promote and foster economic development and linkages to surrounding larger settlements within and outside the County.
- Expand the tourism potential of the area as a visitor/ tourist destination.
- Protect the built and natural heritage of the area.

In recognition of the historical pattern of development, the profile of the settlement, the demands of higher order strategies and the vision for the town set out above, the development strategy is as follows:

- To reinforce and improve the visual appearance of the central area of the town and encourage development that will enhance the town's vitality and vibrancy.
- To identify key site(s) suitable for development on zoned town centre lands and set out design criteria capable of meeting the overall vision for the town core area.
- To plan for and encourage the provision of high quality design housing in keeping with the character of the area.
- To plan for and encourage the development of new employment/tourism opportunities, in the form of both new mixed use development on lands within and adjoining the town core area.
- To identify and address deficits in social, community and recreational services; to require developers to provide such facilities in tandem with new housing development where appropriate and to require the payment of development levies for the provision of such facilities by the local authority.
- To ensure that only appropriate land uses are provided on lands identified as being at risk of flooding.
- To create functional public spaces and pedestrian routes linked to new development that maximise the natural features of the area.
- To ensure the protection and enhancement of natural habitats, cultural heritage, ecological resources and biodiversity.



## 2.3 Residential Development

This plan provides for sufficient zoned land and residential development objectives in order to achieve the population and housing objectives set out in the 'Core Strategy' of the County Development Plan and as detailed in Part 1 of this plan 'Introduction to Level 5 Town Plans'.

Table 2.1 Residential zoning in Aghrim

Location/description	Zoning	Potential number of units
North Rathmore, Aghrim Lower (4.28ha)	R10	43
Aghrim Lower (nurseries) (2.2ha)	R10	22
SLO2 Aghrim Lower	R15	66
SLO3 Aghrim Lower	R15	52
SLO4 Aghrim Lower	R15	71
Killacloran (south Millwood) (2.3ha)	R Special (AUG1)	4
Killacloran (1.6ha)	R Special (AUG2)	4
Killacloran (1.6ha)	R Special (AUG3)	5
Infill	RE/TC/MU	20
<b>Total</b>		<b>287</b>

### Residential Development Objectives

- AUG1** On land zoned R Special at Killacloran (2.3ha) to provide for residential development for a maximum of 4 additional units.
- AUG2** On land zoned R Special at Killacloran (1.6ha) to provide residential development for a maximum of 4 additional units.
- AUG3** On land zoned R Special at Killacloran (1.94ha) to provide residential development for a maximum of 5 additional units.

## 2.4 Economic Development and Employment

The introduction to Level 5 towns sets out the broad strategy and strategic objectives for the promotion and management of economic development and employment. It is the aim of the employment strategy to increase the jobs ratio in Aghrim by 50% by 2028. The strategy of this plan is to take advantage of the existing economic assets in order to stimulate employment within the area. The key assets the plan area has to offer are:

- A large hinterland population offering a wide variety of skills;
- a strong agricultural sector;
- the potential for the town to develop as a key tourist destination; and
- location of a key cross County regional road from Arklow to the south and west of the County (R747) which may form part of a future 'Leinster Outer Orbital Route'

While employment opportunities within Aghrim are relatively limited, most jobs that are provided are in the commercial and professional services industry. Employment based on the rural resources of the area is provided in the local timber processing, horticultural and fish-farm industries. However these sectors employ a relatively small amount of the local labour force. The town is on the fringes of the Dublin commuter belt and residents commute to local larger towns and Dublin area to work.

There are opportunities for the further expansion of the local economy through an expanded tourism offer. The presence of existing natural amenities and visitor facilities, alongside spill over revenue associated with destinations in the area such as the Brooklodge hotel, provide a base from which the tourism industry potential of the area can be developed. In addition to this there are a number of significant opportunities for the area to generate tourist revenue in its own right by tapping into the tourist walking and cycling industry. Potential sources of investment and job creation include projects such as the planned extension of the Railway Walk from Tinahely and the 'Old Mill Site' which could be developed as a mixed use / tourist development located on the edge of the town core.

This plan zones land for 'employment' use which would be suitable for various types of industries and start up businesses. Brownfield employment zoned land is available at the old train station/ Aughrim Motors site. In addition, town centre and community zoned lands can deliver jobs in services and administration.

### **Economic Development and Employment Objectives**

**AUG4** To facilitate and support economic growth and job creation through facilitating the delivery of appropriate developments including those that may relate to the following:

- industries based on the use or manufacture of local natural resources relating to timber processing, fish/aquaculture, horticulture, agriculture etc;
- tourism, hospitality and recreation uses that support the needs of visitors who undertake tourist activities such as walking and outdoor recreational activities, having regard to Aughrim's location on the foot of the Wicklow mountains and near local walking trails;
- capitalise on opportunities associated with Aughrim's location on the Aughrim River and links to milling tradition – e.g. angling, opportunities to redevelop the Old Mill and millrace; and
- retailing, service and administrative industries which provide services and facilities for the local population and visitors.

**AUG5** To facilitate the redevelopment of the 'Old Mill' site adjacent to the village core in accordance with the development criteria set out in SLO1 within Section 2.9.

## **2.5 Town Centre and Retail**

The commercial core of Aughrim is centred along the R753 and to a lesser extent to part of the L2137. The pattern of development within the area, alongside the natural restriction imposed by the proximity of this area to the Aughrim River, has left limited opportunities for further expansion or re-development of any significant new or infill sites within the core area. A knock on effect of this has been that there is no dedicated car parking within the plan area, with only a limited level of on street parking to serve the existing retail and commercial units within this area.

The town is well served by a range of shops and retail services to a level that is akin with its status as a Retail Level 4 Small Town, including a number of small local shops and 2 medium sized foodstores – Londis and Byrne's convenience stores.

This plan identifies one key opportunity site, which alongside the objectives for the Level 5 town centres (and as set out in Part 1 of this Volume and in the County Plan) and the objectives for the redevelopment of the Old Mill Site, can facilitate the overall strategy for the development and expansion of Aughrim's commercial and retail offer.

### OP1 Town Centre - Macreddin Road

This site is zoned 'town centre' and provides an opportunity to develop a significant area of land in close proximity to the existing retail and commercial activities in the town. The development of this site has the potential to provide a new gateway / street leading into residential zoned lands to the north, while also providing the potential for additional car parking.

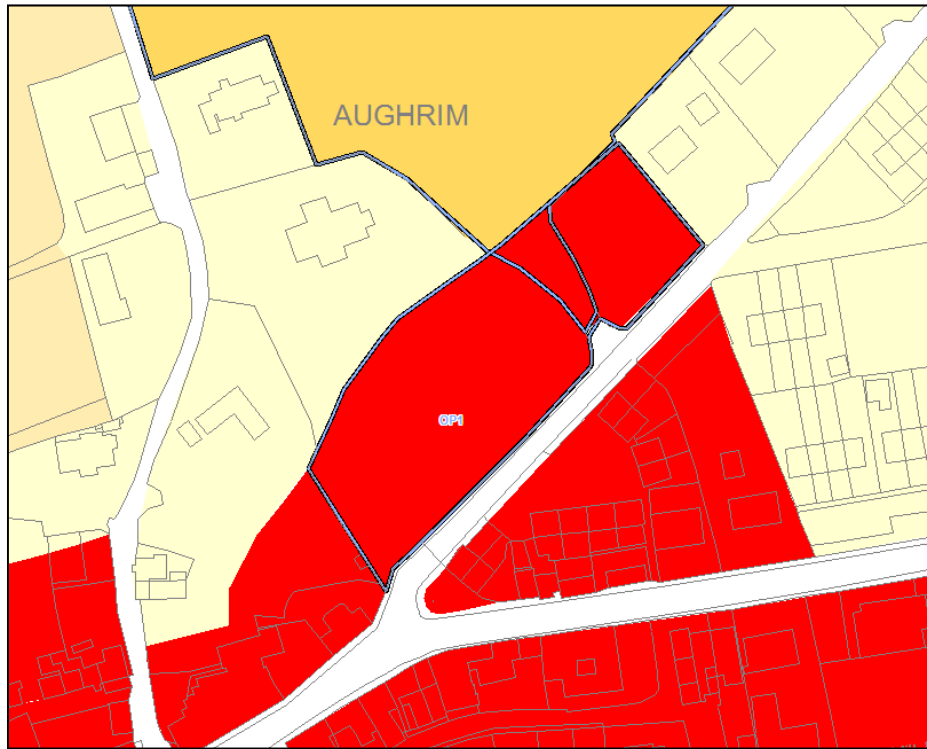


Figure 2.1 Opportunity Site 1

#### Objectives for OP 1

- To create a new streetscape along local road L2140 (Aughrim town centre – Macreddin) for a distance of c.90m from the monument.
- A landscaped public parking area capable of accommodating a minimum of 15 car parking spaces.
- The design and layout of the proposed retail / commercial element of the opportunity site shall reflect the character of the existing town centre in Aughrim.
- To provide a link between the town centre and residential zoned land to the north.

## 2.6 Social and Community Infrastructure

In order to meet the needs of the existing and future residents of Aughrim and its hinterland, there is a need to enhance community facilities in the town. While the town is served by existing schools, sports / recreational facilities and indoor community space, there are opportunities to further enhance the social and community infrastructure in the area. In particular, the town would benefit from the development of a MUGA (multi use games area).

Within the plan area, the following lands are zoned for social and community infrastructure:

Table 2.2 Provision of Community and Recreation Infrastructure

Use Group	Specific use	Zoning	Location	Area (ha)
Community/ education	Sacred Heart National School (existing)	CE	Main Street	1.2
	MUGA	R15	SLO2	To be determined
Open Space	GAA grounds (existing)	AOS	Rednagh Road	5.8
	Aughrim community hall and sports grounds (existing)	AOS	Rednagh Road	3
	Local Authority land – no user specified	AOS	Rednagh Road	0.65
	Rednagh Park Pavilion (existing)	OS	Rednagh Road	3.4

## 2.7 Service Infrastructure

To ensure that Aughrim can fulfil its role within the Wicklow Core Strategy, the adequate provision of services infrastructure is essential in order for the town to grow.

### Flooding

Parts of Aughrim are at flood risk. Lands at a high and moderate risk of flooding are identified on the attached flood risk maps.

### Water Services

**Wastewater:** Aughrim is served by an aeration wastewater treatment plant located between the river and the R747 on the south east side of the town. The plant has a design capacity of 1,200pe and has a current loading of 949<sup>1</sup>. Improvements may be required during the course of this plan. No new development shall be permitted unless there is adequate capacity in the wastewater collection and treatment system. An Asset Need Brief was submitted to Irish Water in April 2014 for upgrades to increase capacity and to achieve compliance with EPA standards.

**Water Supply:** The public water supply in Aughrim and Annacurragh is abstracted from the Tinakilly River at Threewells to the north-east of the town. This supply is unlikely to be sufficient to meet the needs of increased population up to 2022. In 2014 Asset Need Briefs were submitted to Irish Water for upgrades to comply with drinking water quality standards and for the provision of a new Regional Water Scheme. The delivery of a new

<sup>1</sup> 2014 Annual Environmental Report - Aughrim, Irish Water

Mid-Wicklow Regional Water Supply Scheme (Roundwood, Laragh, Rathdrum, Avoca/Ballinaclesh, Aughrim/Annacurragh and Redcross) is being considered by Irish Water and would resolve the water supply constraints in the area into the future.

### Transportation and Movement

**Public Transport:** There are no public transport facilities within the town and limited public transport connections to other towns (rural transport scheme). The closest Bus Eireann services run from Avoca or Rathdrum. Aughrim is relatively close to Rathdrum where mainline train services to Wicklow, Dublin and Arklow are provided and opportunities to provide public transport links from Aughrim to this train station will be supported and facilitated.

**Walking and cycling:** The local authority will aim to improve pedestrian, cyclist and traffic safety and accessibility throughout the town and to provide safe and high quality links between residential areas and the town centre, community/sports facilities and the school.

In addition the planning authority will facilitate the development of the extension of the Railway Walk from Tinahely to Aughrim and on to Woodenbridge/ Arklow.

**Vehicular movement:** The town centre would benefit from the introduction of additional off street public parking. The south side of the settlement is served directly by the R747, which carries high volumes of regional and heavy traffic and no pedestrian crossing to the town centre. Having regard to the current road arrangements, no significant further development on the south side of the road can be supported but into the future, with significant infrastructural improvements, the future development of this area may become feasible.

### Service Infrastructure Objectives<sup>2</sup>

**AUG6** To facilitate the delivery of works to improve pedestrian, cyclist and traffic safety and accessibility throughout the town, including the following:

- additional off street public parking;
- footpath enhancements particularly at Aughrim Bridge, Main Street and Chapel Lane;
- pedestrian crossings – Main street and Aughrim Bridge;
- additional on street disabled parking; and
- provision of footpath along south side of Rednagh Road.

**AUG7** To facilitate development for the extension of the Railway Walk through Aughrim, and to reserve lands free from development to facilitate the extension of the walk. The Railway Walk is planned to extend from Tinahely, south to Shillelagh and east to Woodenbridge and Arklow.

**AUG8** To resist significant new development on the south side of the R747.

**AUG9** To ensure that only 'water compatible' uses are permitted on the employment zoned lands that are at flood risk and which are identified for such use on the land use zoning objectives map (refer Table 3.1: Classification of vulnerability of different types of development, Flood Risk Management Guidelines, DoEHLG/OPW, 2009).

<sup>2</sup> The Planning Authority may require the delivery of all or some of these objectives as part of a development proposal

## 2.8 Built and Natural Heritage

The protection and enhancement of heritage assets throughout the area will help to safeguard the local character and distinctiveness of Aughrim and its surroundings, providing local economic, social and environmental benefits.

The protection of such heritage features shall be ensured through the implementation of the heritage objectives of the County Development Plan.

With respect to natural heritage, there are no areas of European or national importance within or adjoining the plan area; however the Aughrim River, which flows from confluence of the Derry Water and River Ow, south forms a significant natural feature south of the town centre area.

## 2.9 Specific Local Objectives

**SLO1** To promote the redevelopment and regeneration of Aughrim Mill (as shown in Figure 2.2 below) for mixed use development including, for example, commercial/residential/ employment/tourism uses, in accordance with the following objectives:

- Any development proposals shall include restoration of the Mill and associated structures/items of heritage value.
- Any retail use proposed shall be directed at the tourism sector and shall comply with the plan objectives for tourist retail. No retail use shall be allowed that would undermine the core retail function for the existing town centre.
- The overall development of these lands shall facilitate pedestrian movements between the redeveloped Mill and the town centre and the proposed Railway Walk.

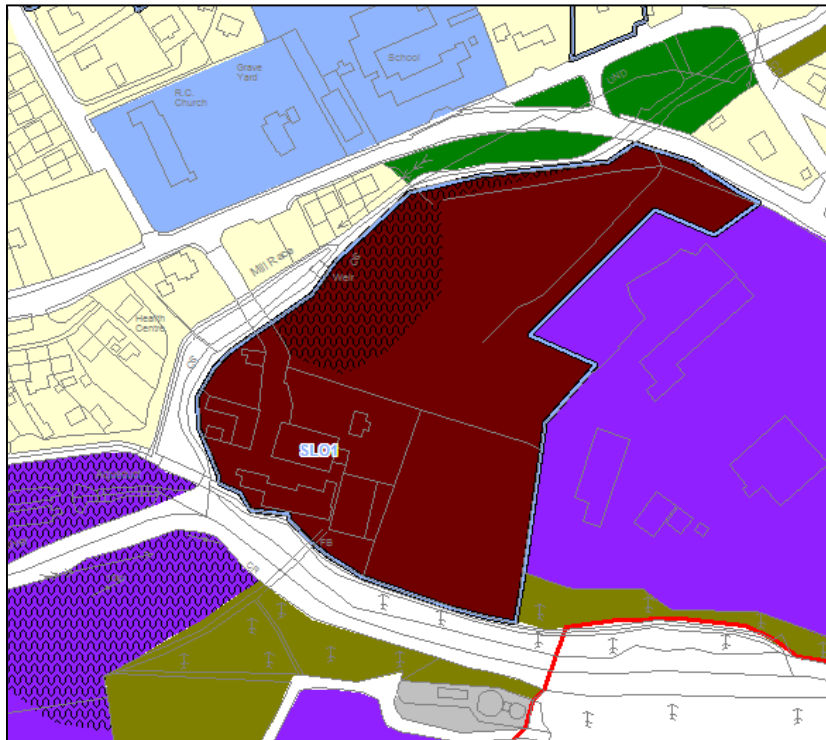


Figure 2.2 SLO1 Aughrim Mill

**SLO2** This SLO is located on lands at Aughrim Lower currently in agricultural use. The overall SLO measures c. 4.48ha, as shown in Figure 2.3.

The development of these lands shall be in the form of residential development with community facilities in accordance with the following criteria:

- The development of the residential component of these lands shall be contingent on the delivery of a Multi Use Games Area (or other appropriate community facility or use, as may be determined in consultation with the Community, Cultural and Social Development Section of Wicklow County Council), which shall be located at the southern part of the site.
- The design and layout of development shall be appropriate to the elevated nature of the site and the existing character of Aughrim.
- The design and layout of the development shall provide for links between SLO2 and SLO3.

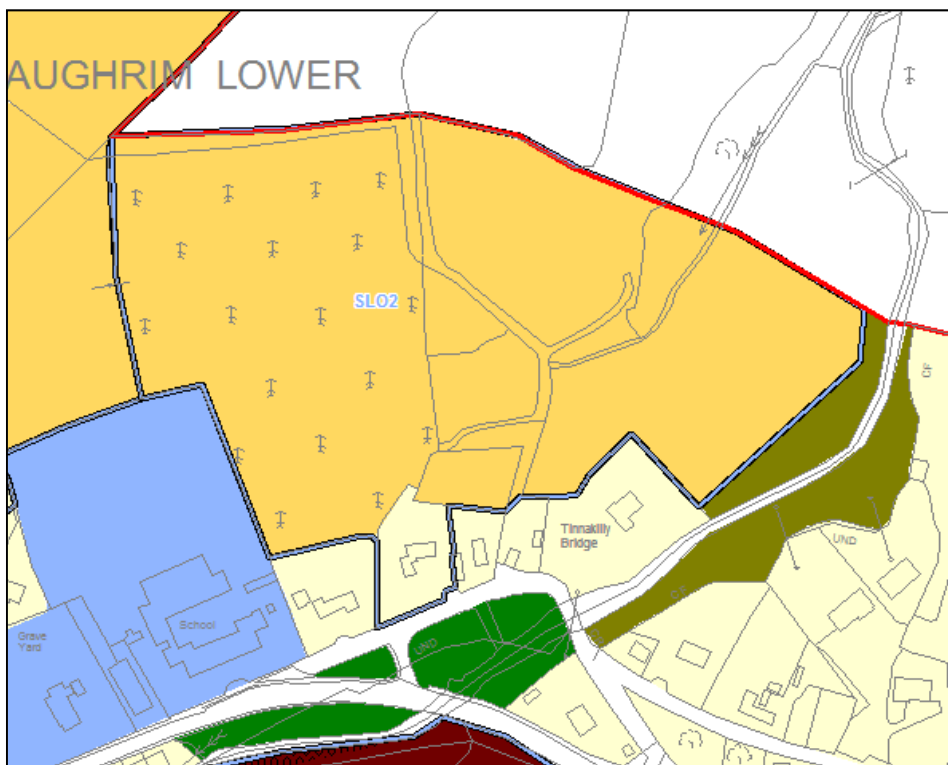


Figure 2.3 SLO2



**SLO3** This SLO is located on lands at Aughrim Lower to the north of SLO2 and is currently in agricultural use with part of the western portion of the site containing two existing dwellings accessed via Chapel Lane. The overall SLO measures c. 3.5ha, as shown in Figure 2.4.

The development of these lands shall be in accordance with the following criteria:

- SLO3 shall be accessed via Chapel Lane
- The road frontage of this site onto Chapel Lane shall maintain the existing stone wall in so far as possible and provide for a landscaped area of open space along this boundary.
- The design and layout of development shall be appropriate to the elevated nature of the site and the existing character of Aughrim.
- The design and layout of the development shall facilitate links between SLO3 and SLO2.

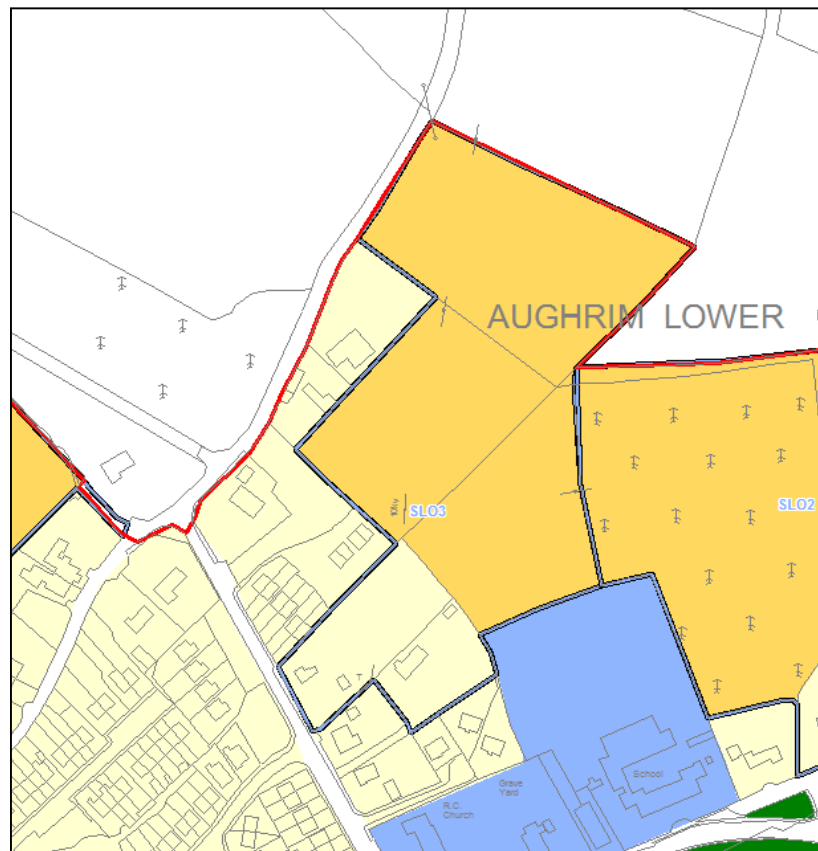


Figure 2.4 SLO3

**SLO4** This SLO is located on lands to the north of Opportunity Site 1 as identified in section 2.5 and is currently in agricultural use. The overall SLO measures c. 4.7ha, as shown in Figure 2.5.

The development of these lands shall be in the form of residential development in accordance with the following criteria:

- Design and layout shall have regard to the objectives for Opportunity Site 1. Links shall be provided through Opportunity Site 1 to the town centre.
- Links to be provided to north of Chapel Lane.
- The design and layout of development shall be appropriate to the elevated nature of the site and the existing character of Aughrim.

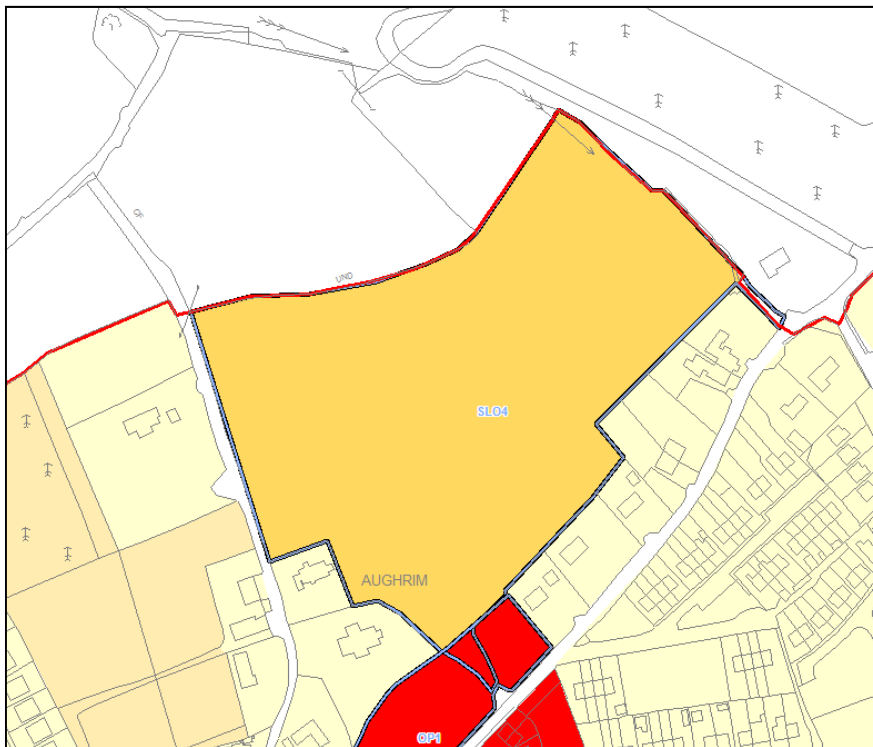
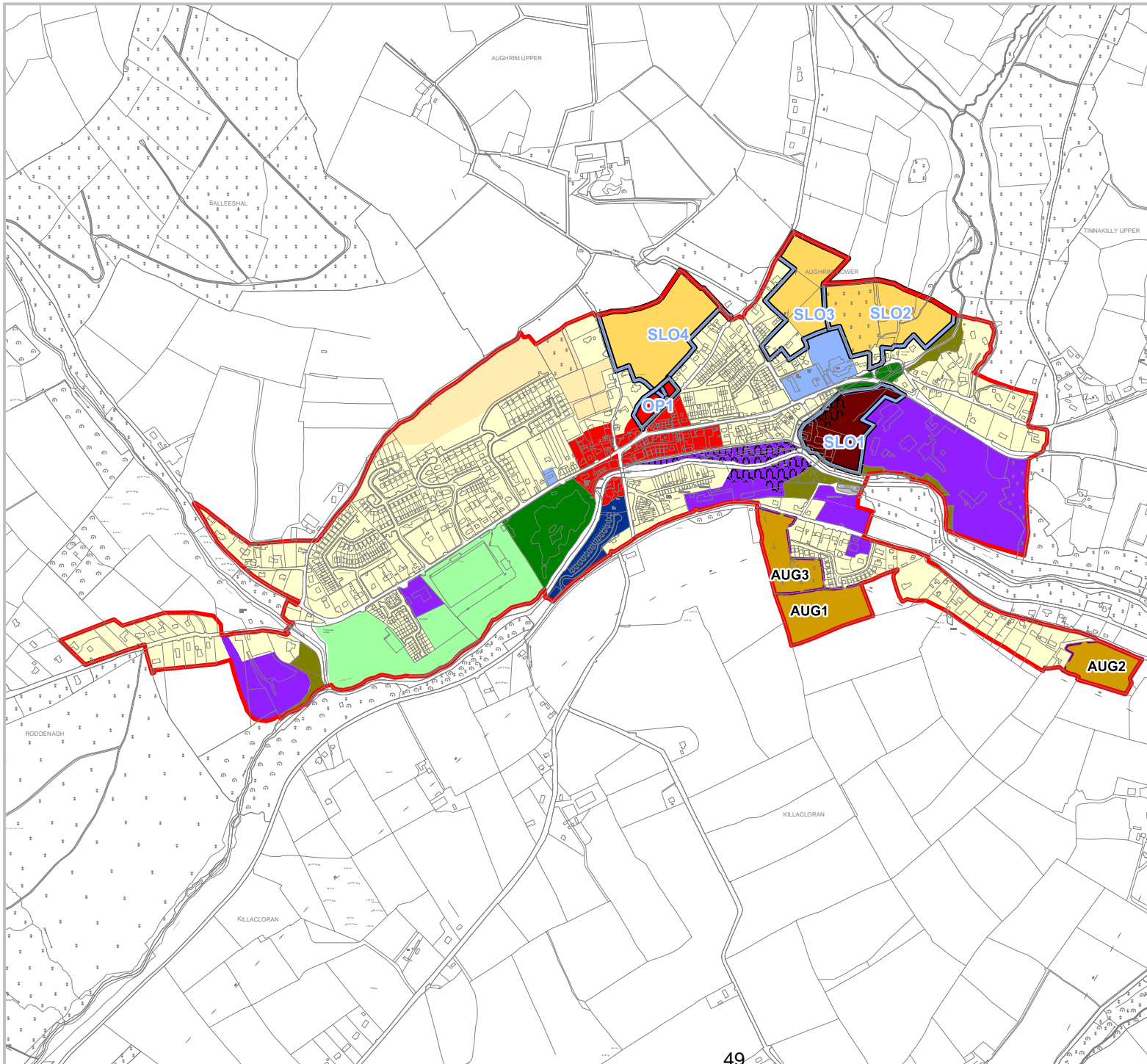


Figure 2.5 SLO4



# Aughrim Town Plan

## WICKLOW COUNTY DEVELOPMENT PLAN 2016-2022

- RE Existing Residential
- R15 Residential 15/ha
- R10 Residential 10/ha
- R Special
- TC Town Centre
- E Employment
- CE Community & Education
- AOS Active Open Space
- POS Passive Open Space
- OS Open Space
- T Tourism
- MU Mixed Use
- SLO Specific Local Objective/  
OP Opportunity Site
- "Water-compatible" development
- Settlement Boundary

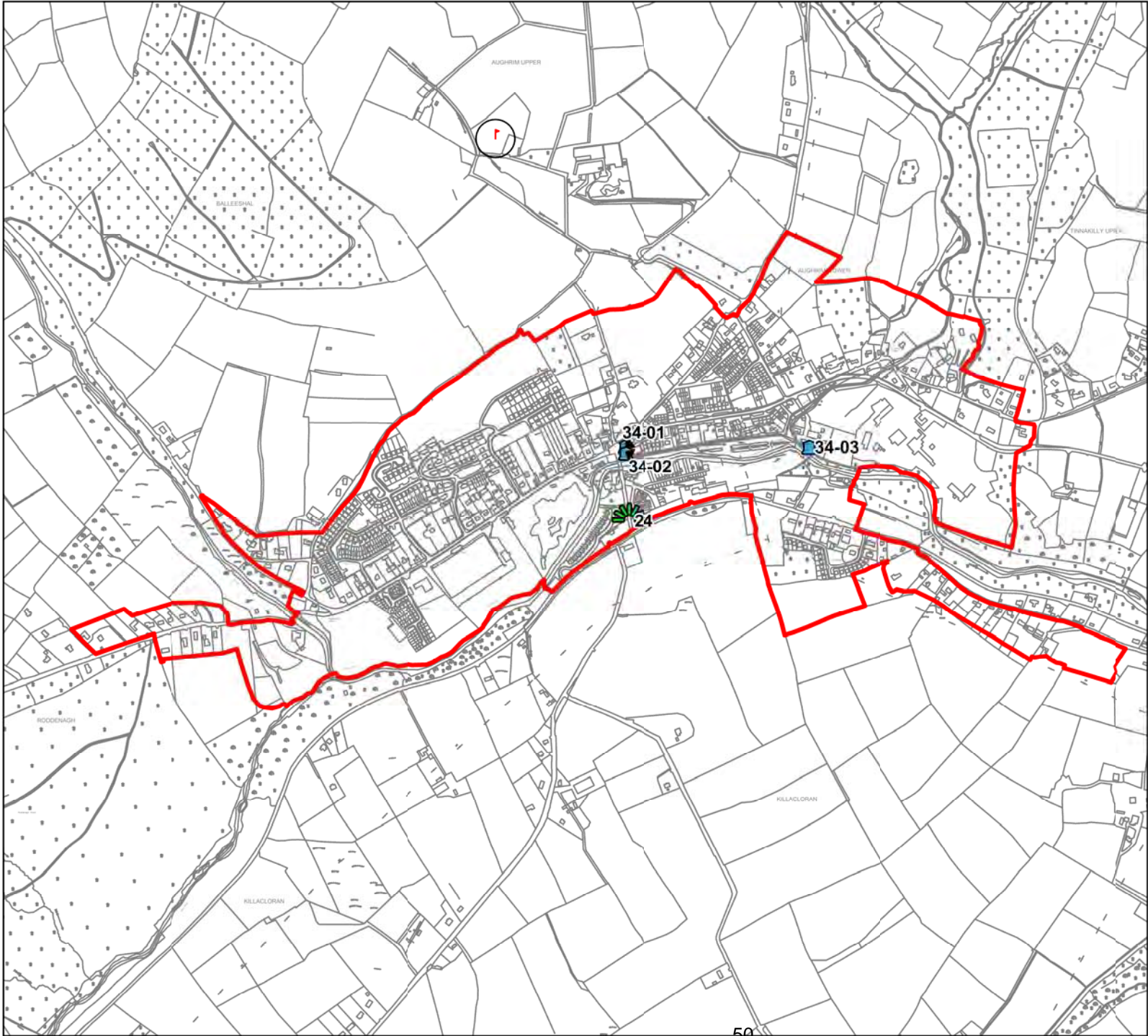
**Title: Land Use Zoning Objectives**



Maps are not to scale




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**Aughrim Town Plan**

**WICKLOW COUNTY  
DEVELOPMENT PLAN 2016-2022**

-  Protected Structures
-  National Monument
-  View

 Settlement Boundary

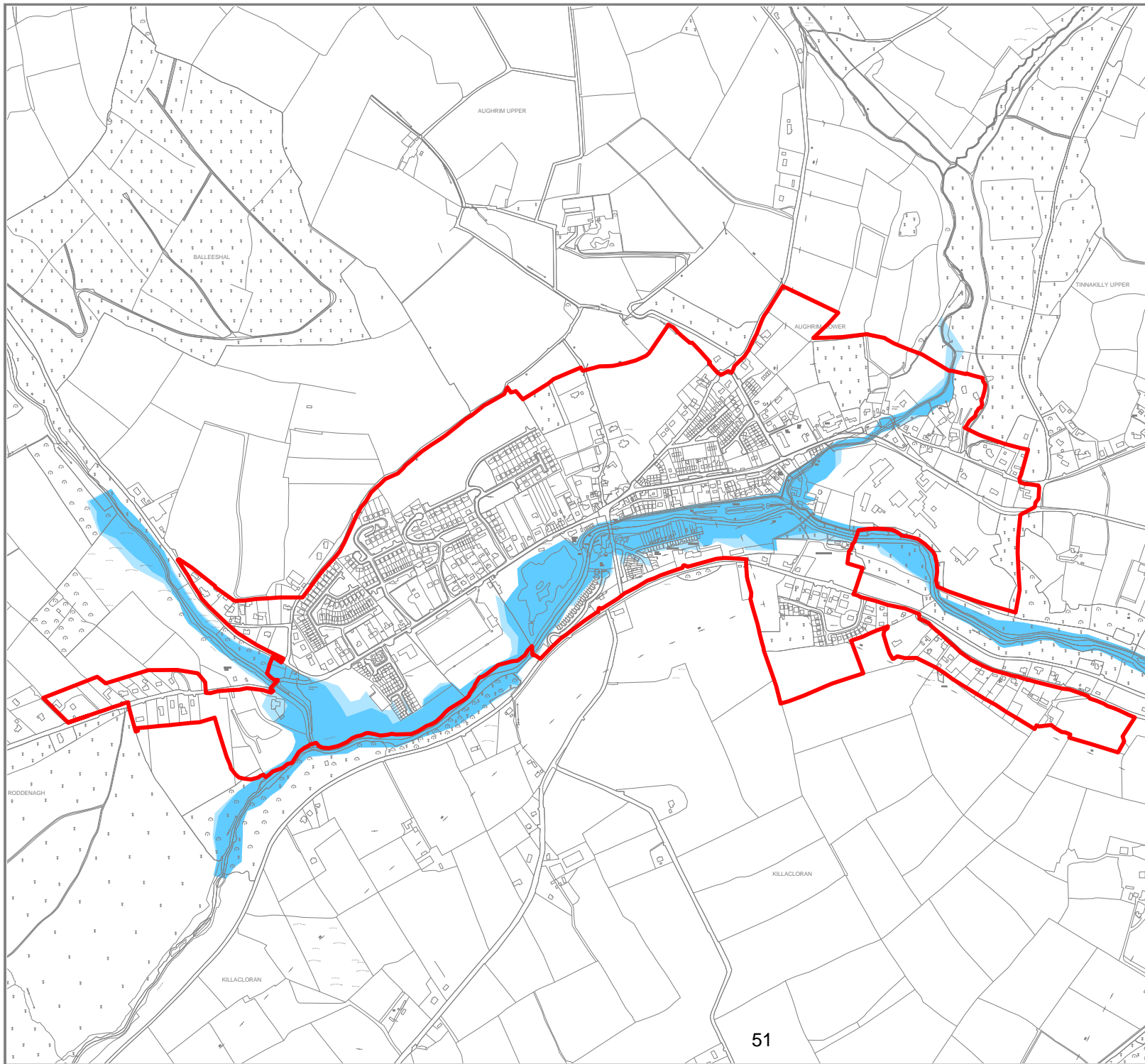
**Title: Heritage Objectives**



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Planning Department

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# Aghrim Town Plan


## WICKLOW COUNTY DEVELOPMENT PLAN 2016-2022

 Flood Zone A: High likelihood of flooding

Where the probability of flooding from rivers and the sea is highest (greater than 1% or 1 in 100 for river flooding or 0.5% or 1 in 200 for coastal flooding)

 Flood Zone B: Moderate likelihood of flooding

Where the probability of flooding from rivers and the sea is moderate (between 0.1% or 1 in 1000 and 1% or 1 in 100 for river flooding and between 0.1% or 1 in 1000 year and 0.5% or 1 in 200 for coastal flooding)

 Settlement Boundary

### Disclaimer

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Full Disclaimer is included in the SFRA

### Title: Indicative Flood Zones



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Planning Department

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## 3. Baltinglass Town Plan

### 3.1 Context

Baltinglass is located on the western fringes of the Wicklow Mountains, in west Co. Wicklow, near the Kildare and Carlow borders. The town is located in the Wicklow rural hinterland, approximately 30km south of Blessington, on the N81 Dublin-Tullow Road. It is also traversed by the R747, from Arklow to Kildare. The town is located on the River Slaney, a protected Natura 2000 site and is located just west of the Baltinglass Hills, a protected archaeological landscape.

Historically the settlement developed around the market square, with development spreading out to the east and west along the R747, forming the existing town centre. The town centre is focussed mainly east of the River Slaney, along Main Street and ending at Market and Weavers Square. West of the river, the town centre is focused around the N81/R747 crossroads, along Edward Street, Mill Street and Belan Street. The majority of residential estates and community and employment developments have been developed along the R747, with residential development west of the town mainly in the form of ribbon development along the main road network. A particularly important landmark is Quinn's Mart Site on Mill Street to the north of the town.

The town has grown considerably in recent years to a 2011 population of 1,786 people. Although employment can be sourced locally from activities pertaining to farming, industry and the services sector, a considerable proportion of people commute to Dublin for employment. The town serves the local town and hinterland population, providing mainly local convenience based shopping and service opportunities. Local community and recreation facilities are provided in the form of two primary schools, a post-primary school, a hospital, GAA and soccer playing fields, an adult learning centre, ecclesiastical facilities, an Outdoor Activity Centre, a public park along the River Slaney and Stratford Lodge Golf Club.

The town contains a significant amount of natural, archaeological and built heritage; including the archaeological sites of the Baltinglass Hills, Baltinglass Abbey and St.Mary's Church, the River Slaney Special Area of Conservation (SAC) and buildings of architectural and historical merit, many of which are located in the town centre. The town's rich and historic heritage makes a significant contribution to its distinct character.

Despite the town's strengths, the town's development is somewhat constrained by its relatively isolated location within the Greater Dublin Area hinterland, a shortfall of retail services and employment opportunities, a large number of derelict buildings and under-utilised sites (particularly around the outskirts of the town centre along the N81 Rathvilly road), traffic congestion along the Main Street and the N81/R747 intersection and the potential for flooding arising from the presence of the River Slaney.

### 3.2 Overall Vision and Development Strategy

A key aim of a Town Plan is to set out the vision and development strategy for the future development of a settlement and from this vision, all policies and objectives can be developed and implemented with the overall aim of achieving this vision. The vision and development strategy must be consistent with the 'Core Strategy' of this County Development Plan and reflect the characteristics, strengths and weaknesses of Baltinglass.

#### The vision for Baltinglass 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 core town centre with commercial, residential and community developments being consolidated and promoted within this area.
- Create increased connectivity between a revitalised town core and the existing and proposed residential areas within the town.
- Facilitate and encourage the integration of the River Slaney as a key feature in the redevelopment of the town centre, maximising its potential as a local amenity.
- 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 the west of the County to the Wicklow Mountains
- Protect the built and natural heritage of the area.

In recognition of the historical pattern of development, the profile of the settlement, the demands of higher order strategies and the vision for the town set out above, the development strategy is as follows:

- To reinforce and improve the visual appearance of the central area of the town and encourage development that will enhance the town's vitality and vibrancy.
- To identify key sites suitable for development in the town centre and set out design criteria capable of meeting the overall vision for the town core area.
- To plan for and encourage the provision of high quality housing, concentrated principally around Baltinglass town centre and lands within 1km of the town centre.
- To improve linkages between Baltinglass core town centre/existing community infrastructure and lands earmarked for future development west of the N81 at Bawnoge and in particular, to designate lands for new housing in this area, subject to substantial improvements to access routes, for vehicles and pedestrians/cyclists.
- To plan for and encourage the development of new employment opportunities, in the form of both new mixed use developments at the Mart Site and the development of employment lands to the east of the N81 at Bawnoge and along the R747 in the form of office / light industrial / warehousing development.
- To identify and address deficits in social, community and recreational services; to require developers to provide such facilities in tandem with new housing development where appropriate and to require the payment of development levies for the provision of such facilities by the local authority.
- To ensure that only appropriate land uses are provided on lands identified as being at risk of flooding.
- To create functional public spaces and pedestrian routes linked to new development that maximise the natural features of the area.
- To ensure the protection and enhancement of natural habitats, cultural heritage, ecological resources and biodiversity and in particular, to safeguard the integrity of the River Slaney SAC.

### 3.3 Residential Development

This plan provides for sufficient zoned land and residential development objectives in order to achieve the population and housing objectives set out in the 'Core Strategy' of this County Development Plan and as detailed in Part 1 of this plan 'Introduction to Level 5 Town Plans'.

Table 3.1 below sets out the land zoned for residential development in this plan, while Table 3.2 sets out details of lands to be included within the 'Strategic Land Bank'.

Table 3.1 Residential zoning provisions

Location/Description	Zoning	Potential No. of Units
Lands to the north of Belan Street	R20	37
Lands north west of the Parkmore estate (AA2)	R20	26
Lands east of the N81 (SLO1)	R10	15
Lands adjoining Whitehall Park	R20	45
Land at Bawnoge (SLO2)	R20	169
Action Area AA3 at Bawnoge	R20	129
Town Centre/Mart Site/Infill Lands	RE/TC	100
<b>Total</b>		<b>521</b>

Table 3.2 Strategic Land Bank

Location/Description	Zoning	Potential no. of Units
Lands south of Allendale	SLB	20
Lands at Baltinglass West	SLB	32
Lands at within Action Area 3	SLB	84
<b>Total</b>		<b>136</b>

### 3.4 Economic Development and Employment

As set out in the Economic Development and Employment Table of the 'Introduction to Level 5 Town Plans' it is an objective of the County Development Plan to increase the jobs ratio in Baltinglass by 50% in Baltinglass by 2028. The strategy of this plan is to take advantage of the existing economic assets in order to stimulate employment within the area. The key assets the plan area has to offer are:

- a large hinterland population offering a market for goods and services and a wide variety of skills;
- an attractive and accessible town centre, with numerous properties suitable for retail and commercial uses;
- proximity to the N81 and linkages to the N9/M9 and the primary dynamic cluster<sup>1</sup> of Naas/Newbridge/Kilcullen;
- the established agriculture sector and agri business; and
- the availability of Local Authority lands earmarked for employment and enterprise.

Given the town's location, situated in close proximity to the primary dynamic cluster of Naas/Kilcullen and Newbridge in Co. Kildare it is unlikely that the town can act as an attractor for a large scale employer to locate

<sup>1</sup> The Regional Planning Guidelines designate Naas/Kilcullen and Newbridge in Co. Kildare as a primary dynamic cluster. The RPGs state that clusters should be developed in a mutually dependent way so that the amenities and economies of the whole are greater than the sum of the parts.



over the lifetime of the plan. Therefore it is considered likely that most new employment creation will be generated by smaller and medium sized local enterprises / service providers. Opportunities particularly exist to develop 'product based'<sup>2</sup> intensive industries given the town's proximity to the N81 national secondary Route and the N9/M9 in Co. Kildare, while the town's proximity to the above dynamic cluster offers further opportunities to foster employment linkages and spin off industries from this large employment centre.

With respect to tourism, the proximity of Baltinglass to the western ends of the Wicklow Gap and Glen of Imaal roads, Kilcullen – Naas - Newbridge and the M9 to the west mean that Baltinglass could provide a tourism 'gateway' role between the Wicklow Mountains and visitors coming from / going to South Kildare / the south west of Ireland.

The plan will therefore make provision for lands to be reserved which will be capable of accommodating both local service employment in the form of light industry / small start up units and heavier industry types / a large stand alone employment development alongside the provision of a number of specific employment / tourism objectives aimed at maximising the potential of this industry in Baltinglass. Section 5 to follow addresses the development strategy for the town centre and retail.

### **Economic Development and Employment Objectives**

- BALT1** To facilitate and support the growth of the town centre of Baltinglass in accordance with the provisions set out in Section 5 of this plan and to encourage the development of new retail / retail services and business support services (such as solicitors, accountants, architects etc) within the TC zone.
- BALT2** To facilitate and support the development of the tourism industry in Baltinglass and maximise the town's location as a gateway between the tourism assets within Co. Wicklow and the west, including Co. Kildare.
- BALT3** To promote the development of employment lands within Baltinglass in accordance with the provisions of Action Area 3 as set out in Section 9 of this plan.
- BALT4** To improve, as funding allows, the principal access routes and junctions linking Baltinglass town centre to surrounding tourist attractions and strategic transport corridors.
- BALT5** To support and facilitate in co-operation with relevant bodies and landowners, the provision of tourism amenity routes around the town.

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<sup>2</sup> The development of this type of industry by reason of the product based nature of the traded commodity, is dependent on ease of access to the main transportation networks

### 3.5 Town Centre and Retail

The commercial core of Baltinglass is focused along the N81 south of the mart site as far as Edward Street and to the east of the River Slaney extending along the main street and surrounding Weavers Square. The pattern of development within the town core follows the more traditional main street format with Weavers square and the buildings within this area offering significant potential for increased commercial and community functions.

The existing retailing services within the town currently fall below what is envisaged by the County Plan for an area of Baltinglass' size with a number of vacant units within the identified town core and a number of buildings being used for purposes other than retail. The plan must therefore but in place a framework that allow this shortfall to be addressed and be capable of facilitating the future retailing needs of the projected population.

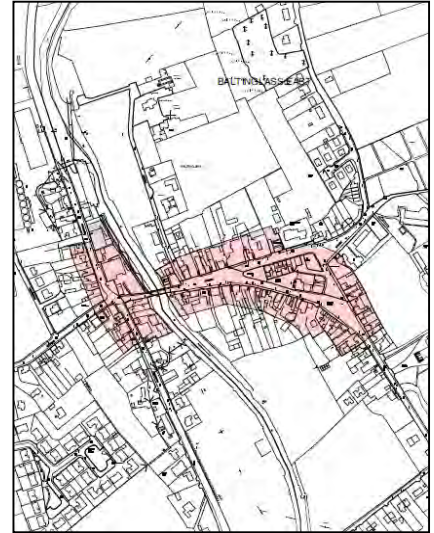


Figure 3.1 Baltinglass Town Centre

In accordance with the above this plan identifies two key opportunity sites within the core area, which alongside the objectives for the town centre below (and as set out in the 'Introduction to Level 5 Town Plans' and in Volume 1 of this County Development Plan), shall facilitate the overall strategy for the development of the town centre of Baltinglass.

#### Opportunity Sites

##### OP1 The Fire Station

This site measures c. 0.12ha located within a prime town centre location and is under-utilised in terms of development potential. The site is suitable for a landmark building of exceptional architectural quality, for a mixed use commercial, office, residential or community development. Any development would be required to provide pedestrian linkages through Market Square and a community element in accordance with the requirements of the Community, Cultural and Social Development Section of the Council. The design of this corner site should complement and address all street frontages and complement opportunity site No. 2 detailed below and the provisions of the Baltinglass Town Centre Refurbishment Scheme 2015.

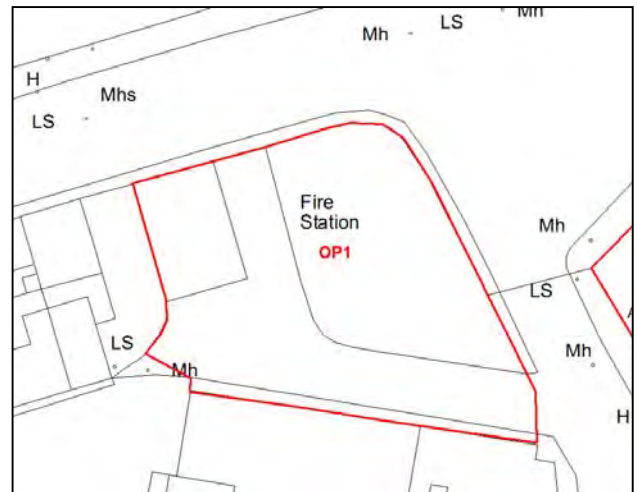


Figure 3.2 OP1

#### Objectives

- To provide for a mix of uses capable of accommodating retail/commercial/residential /community development.
- The development of all frontages of this site should provide for an active street frontage.
- The overall development proposal for the site shall include a detailed landscaping plan including both hard and soft landscaping.

**OP 2 Lands to the east of OP1**

This site measures 0.09ha and is situated off Weaver’s Square comprising a currently derelict site. The development of this area should complement the design and layout of opportunity site No. 1 located to the immediate west, while also respecting the character of the existing adjoining developments. The development of this site shall provide for an active street frontage onto Weaver’s Square/Chapel Hill.

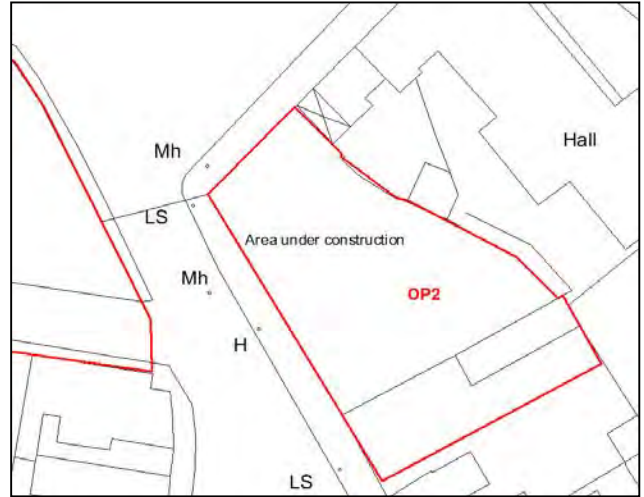


Figure 3.3 OP2

**Objectives**

- To provide for a mixed use development including commercial/retail units at ground level with residential commercial/units above.
- The subject lands shall be re-developed in a manner that addresses the existing character of this area while also complementing the design and layout of opportunity site No. 1.
- The development of these lands shall complement the provisions of the Baltinglass Town Centre Refurbishment Plan 2015.

**3.6 Social and Community Infrastructure**

The town of Baltinglass is currently serviced by a reasonable amount of community facilities, including a GAA pitch, a soccer pitch, a public park and children’s playing facilities (Cois Slaine), a library, a badminton hall and a community hall (Fatima Hall). In order to meets the needs of the existing and future residents of Baltinglass and its hinterland, there is a need to enhance community facilities in the town.

Within the plan area, the following lands are zoned for new social and community infrastructure:

Table 3.3 Provision of new Community and Recreation Infrastructure

Use Group	Specific use	Zoning	Location	Area (ha)
Education/Community	Primary Education	CE	Lands to the rear of Scoil Naomh Íosaf	2
	Community Use	CE	Lands to the east of the existing GAA grounds	7
Open space	Active Open Space	AOS	Lands north of the existing community park at Parkmore	2.75

### 3.7 Service Infrastructure

To ensure that Baltinglass can fulfil its role within the Wicklow Core Strategy, the adequate provision of services infrastructure is essential in order for the town to grow.

#### Water Services

**Wastewater:** Baltinglass is served by the wastewater treatment plant at Lathaleere which discharges to the River Slaney. This waste water treatment system has a design capacity of 3,000pe (population equivalent). Extra capacity in the current plant is limited with works required to increase the capacity to cater for the projected future population of the area.

**Water Supply:** Baltinglass is served by 2 wells (Tinornan and Parkmore) and springs (Clogh Lower springs). Spare capacity regarding water supply is very limited and upgrades are required. Water supply is likely to be sufficient for the short to medium term.

#### Transportation and Movement

**Public transport:** Public transport to / from Baltinglass is provided by Bus Eireann, which provide a daily service connecting Dublin to Bunclody via Baltinglass.

**Walking and cycling:** While the majority of the main routes in the town have footpaths, some are in need of enhancement to width and overall quality. A number of peripheral locations do not have complete footpath routes to the town centre. The vast majority of the town's roads are dedicated to the needs of motorists, in terms of width dedicated to the road carriageway and car parking. Therefore there is scope to carry out footpath widening and to provide cycleways in some locations. Alongside these measures increased connectivity between the east and west of the town over the River Slaney is required.

**Vehicular movement:** The main street in Baltinglass is generally of good quality and reasonably wide, with no bottlenecks; however the R747/N81 junction has been identified as an area in need of improvement in particular the removal of hazardous pedestrian movements on this route. This plan includes an objective for a new road south of the plan area traversing Action Area 3 which could provide for an alternative route for traffic circulation in and out of the town from south of the town along the R747 to the N81 national secondary route.

#### Service Infrastructure Objectives (see Map 4)

**BALT6** To provide for a new road linking the R747 and the N81 south of the town

**BALT7** To provide for a new pedestrian linkages connecting the east and west of the town from the N81 south of Edward Street through SLO 1 and Action Area 2 onto the R747.

**BALT8** To support and facilitate the refurbishment of the town centre area in accordance with the provisions of the 'Baltinglass Town Centre Refurbishment Plan' with the overall aim of improving / providing new footpaths, cycleways and traffic calming on existing roads where required and to require the provision of new link roads, footpaths and cycleways as specified in this plan in 'Action Areas' and 'Specific Local Objective' areas.

### 3.8 Built and Natural Heritage

There are 6 buildings located within the core of Baltinglass recorded for heritage value and listed on the Record of Protected Structures, with a further 7 RPS entries located outside the town core but within the plan area. Within and surrounding the plan area there are a number of recorded monuments including the recorded monuments at Baltinglass Hills which is also listed as a zone of archaeological potential.

In terms of natural heritage, the key feature in the settlement is the River Slaney, which is an EU protected salmonid river (SAC) separating the east and west of the town flowing in a north south direction towards Carlow.

The landscape around the north and east of Baltinglass is identified as an 'Area of High Amenity', the key feature being the Baltinglass Hills and their associated visual and cultural significance while the lands to the south and west are designated 'Rolling Lowlands' due to the presence of more low lying farmlands in this area. There is one listed view within the plan area south of Baltinglass along the R747 'view of Rathnagree and Rathcoran Hillforts' and one listed prospect north of the town 'Prospect of Slaney River valley, Baltinglass Abbey, Rathnagree and Rathcoran Hillforts'.

In formulating additional policies for the protection of natural heritage in the Baltinglass plan area, the Council will be required to give consideration to the potential impacts of development on all such sites, and the plan is accompanied by the required environmental assessments as separate documents.

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

#### Heritage Objectives

**BALT9** In the interests of the protection and enhancement of biodiversity in Baltinglass, it is an objective of this plan to:

- protect trees, hedgerows and watercourses and other features of the natural landscape - development that requires the felling of mature trees of conservation and/or amenity value, even though they may not be listed in the Development Plan, will generally be discouraged; and
- require the planting of indigenous plant and tree species in new developments and along new vehicular and pedestrian routes.

### 3.9 Action Area Plans and Specific Local Objectives

#### Action Area 1

This Action Area is situated at the Mart Site in Baltinglass comprising of 5.65ha of land, zoned for mixed use development providing for residential/office/retail/ civic and community development in accordance with the following objectives:

- Any development shall respect and complement the character and setting of the distinct heritage of the site. Any proposal shall be particularly responsive to the industrial heritage of the site. Elements of such shall be incorporated in design, landscaping and civic features.
- In order to ensure that the role of the Town Centre is not compromised, the only form of retail use permitted shall be retail warehousing, shops (major foodstore only), cash and carry, discount foodstore.
- The residential element of the development shall comprise a maximum of 40% of total floor area over the entire site (up to a maximum of 75 units). Residential development shall be located to the north of the site and comprise a key gateway/landmark building of exceptional architectural quality. Only 50% of the proposed residential element may be developed prior to the delivery of the community facilities required.
- The community element of this action area shall measure a minimum of 0.5ha the use of which shall be agreed with the Community, Cultural and Social Development Section of the Council.

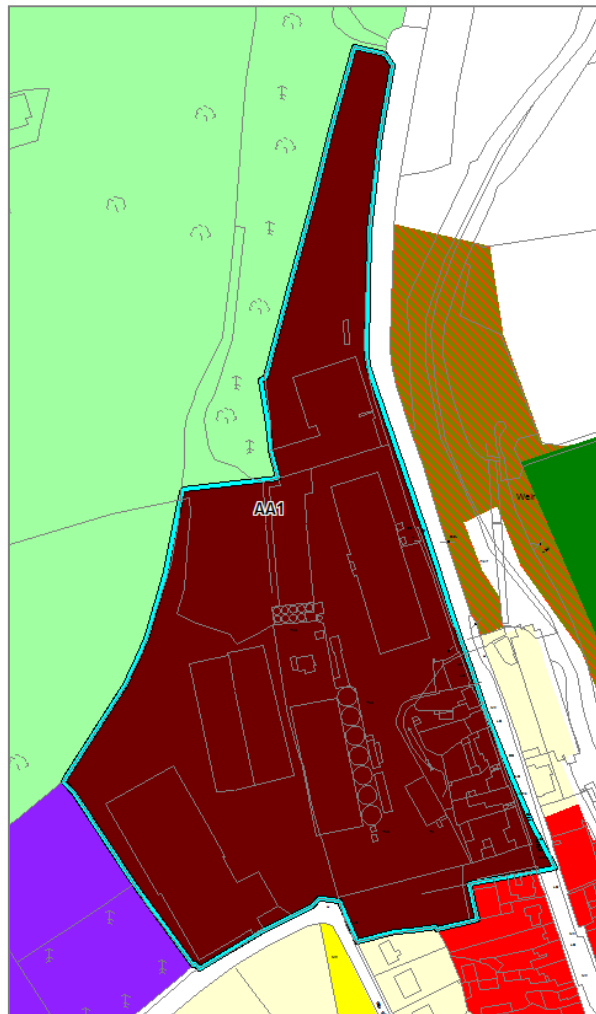


Figure 3.4 Action Area 1

## Action Area 2

This Action Area is located on lands west of the existing fuel station at Parkmore extending west as far as the River Slaney as shown in Figure 2 (measuring c. 4.9ha). The subject lands shall comprise of a Town Centre 'extension', including commercial, residential and open spaces uses. The extreme western section of the lands comprise lands located within the 'conservation zone' following the boundary of the River Slaney Natura 2000 site with further lands identified as open space being located within the 1:1000 flood line.

This action area shall be delivered as a mixed use town centre extension/residential and open space zone in accordance with the following criteria:

- The development of the lands within and adjoining the existing town centre zoning shall provide for pedestrian connectivity between the existing town centre and the residential/open space lands within the action area.
- The development of the town centre extension and residential lands shall be designed and laid out in a manner that facilitates accessibility to and provides passive supervision of the designated open space area.
- The design and layout of development in the Action Area shall facilitate the development of a pedestrian route from the R747 to the N81 (through SLO1) via a new pedestrian bridge over the River Slaney; land shall be reserved for any such future bridge.

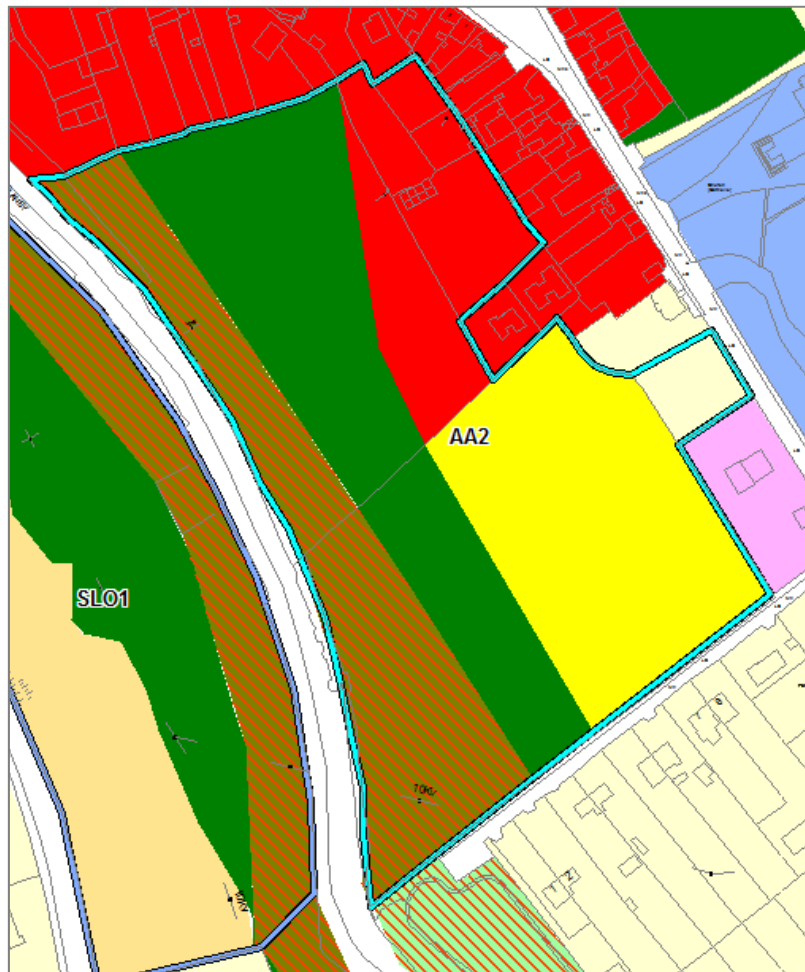


Figure 3.5 Action Area 2

### Action Area 3

This Action Area is located on lands west of the River Slaney, accessed off the N81 national secondary route. The subject lands measure c. 28.12ha and shall be developed for residential/employment and open space purposes in accordance with the following objectives:

- The residential element of the action area shall be designed and laid out in a manner which addresses the N81 national secondary route, providing for an open space green area adjoining the western boundary.
- The internal road network serving this Action Area shall be designed in such a way as to form part of the future R747 – N81 link road and facilitate access to the designated Strategic Land Bank 'SLB' lands and the employment lands. The design/layout and width of this road shall be agreed with the Transportation and Roads section of Wicklow County Council.
- The development of the action area shall ensure adequate protection and enhancement of the open space and conservation area adjoining the River Slaney.

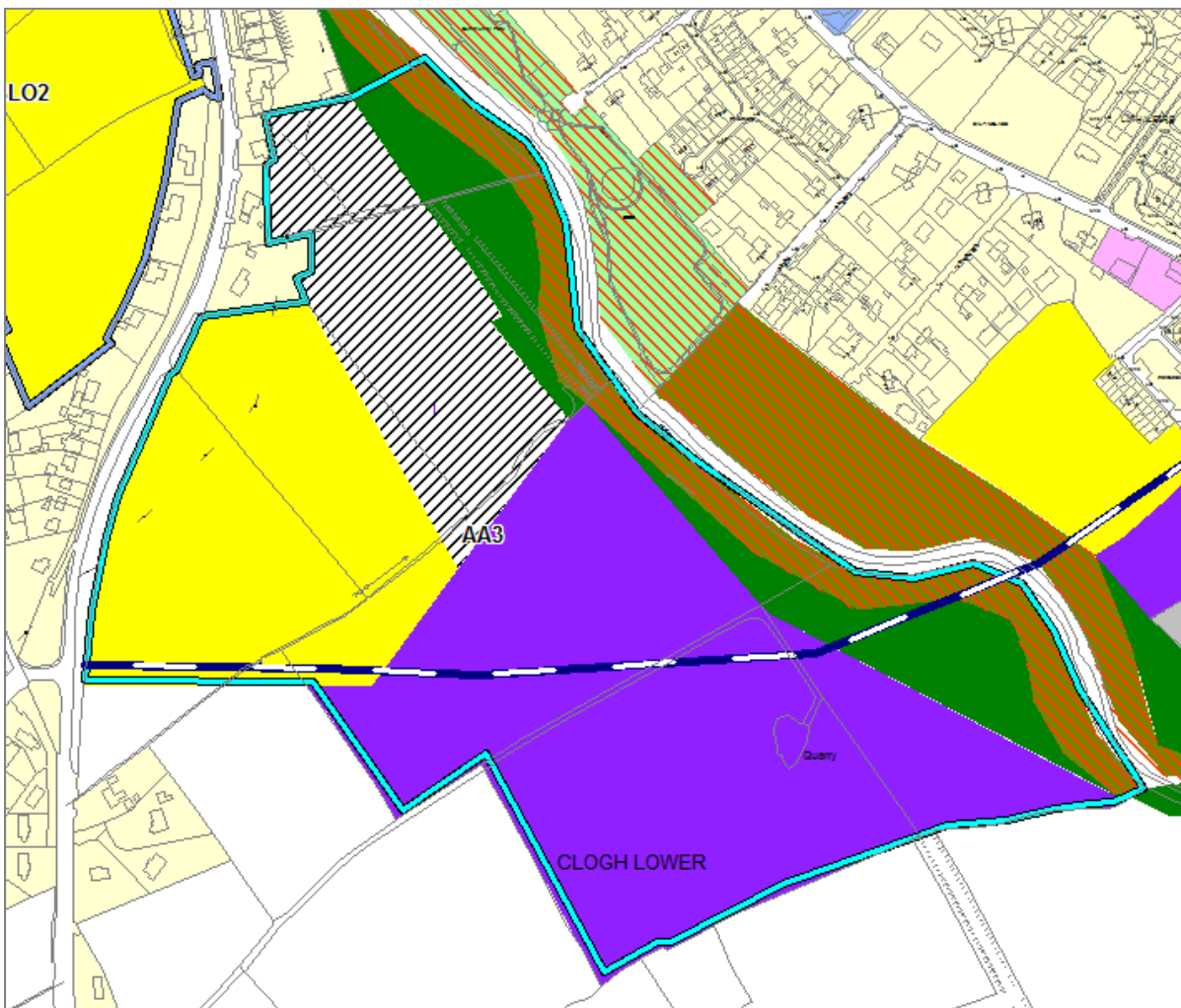


Figure 3.6 Action Area 3



### Specific Local Objectives

**SLO 1** This SLO is located on lands adjoining the N81 south of Edward Street measuring c. 2.3ha and shall be delivered as a residential and open space/public park extension in accordance with the following criteria:

- The design and layout of development in the SLO shall facilitate the development of a pedestrian route from the R81 to the R747 (through AA2) via a new pedestrian bridge over the River Slaney; land shall be reserved for any such future bridge.
- The development of the residential element of the site shall ensure passive supervision of the proposed pedestrian access through appropriate design and building orientation.
- The development of the SLO shall ensure adequate protection and enhancement of the open space zoning and conservation area adjoining the River Slaney.

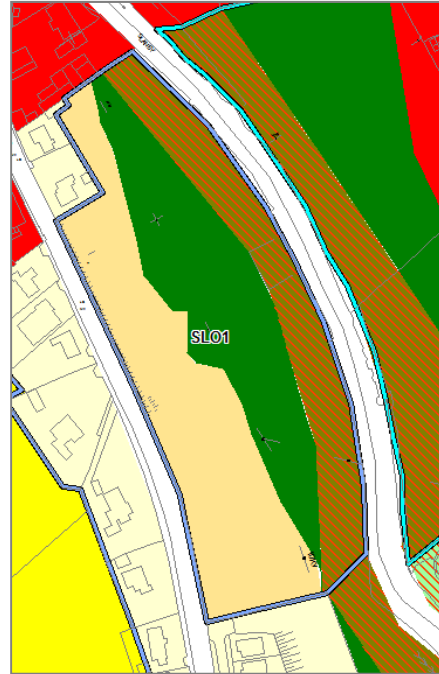


Figure 3.7 SLO1

**SLO 2** This SLO is located on lands at Bawnoge measuring c. 9ha and shall be delivered as a comprehensive residential/community/active open space area in accordance with the following criteria:

- Vehicular access to the proposed SLO shall be provided via the N81 national secondary road; pedestrian routes shall be provided to the Bawnoge road and linking the Bawnoge road to the N81.
- The design and layout of the proposed scheme shall provide for a central active open space and community area measuring c. 1.4ha and providing for a mix of open space and community uses to be agreed with the Community, Cultural and Social Development Section of the Council.
- The design and layout of the residential element of the site shall ensure passive supervision of the proposed active open space and community lands.

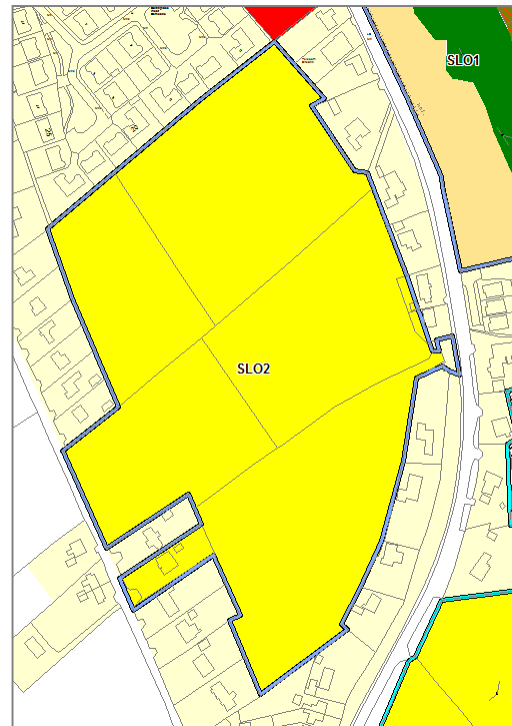
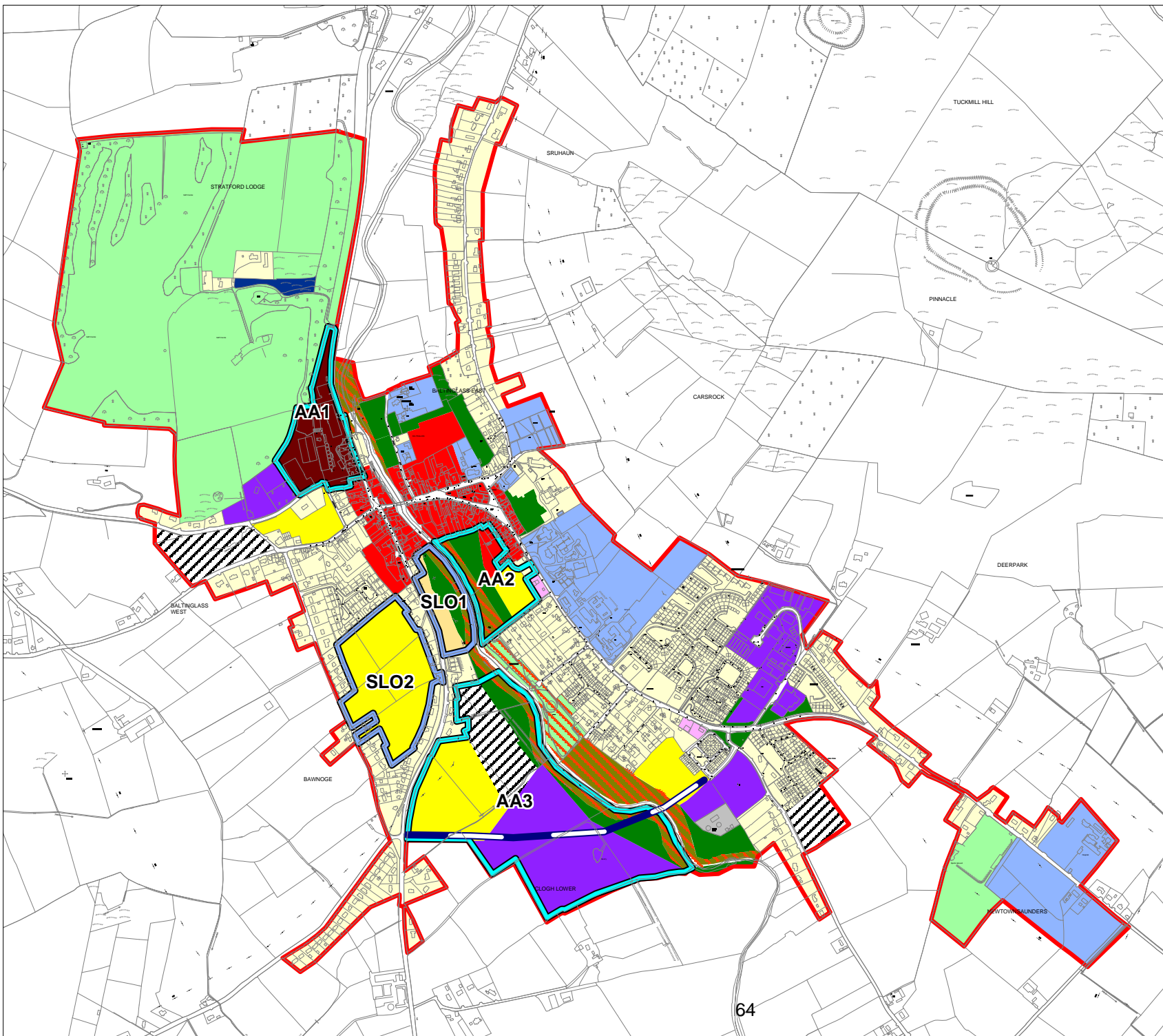





















Figure 3.8 SLO2

# Baltinglass Town Plan

## WICKLOW COUNTY DEVELOPMENT PLAN 2016-2022










-  Settlement Boundary
-  RE Existing Residential
-  R10 Residential
-  R20 Residential
-  MU Mixed Use
-  TC Town Centre
-  LSS Local Shops & Services
-  CE Community & Educational
-  E Employment
-  T Tourism
-  OS Open Space
-  AOS Active Open Space
-  POS Passive Open Space
-  PU Public Utility
-  Specific Local Objective Boundary
-  Action Area Plan Boundary
-  Road Objective
-  CA Conservation Area
-  SLB Strategic Land Reserve

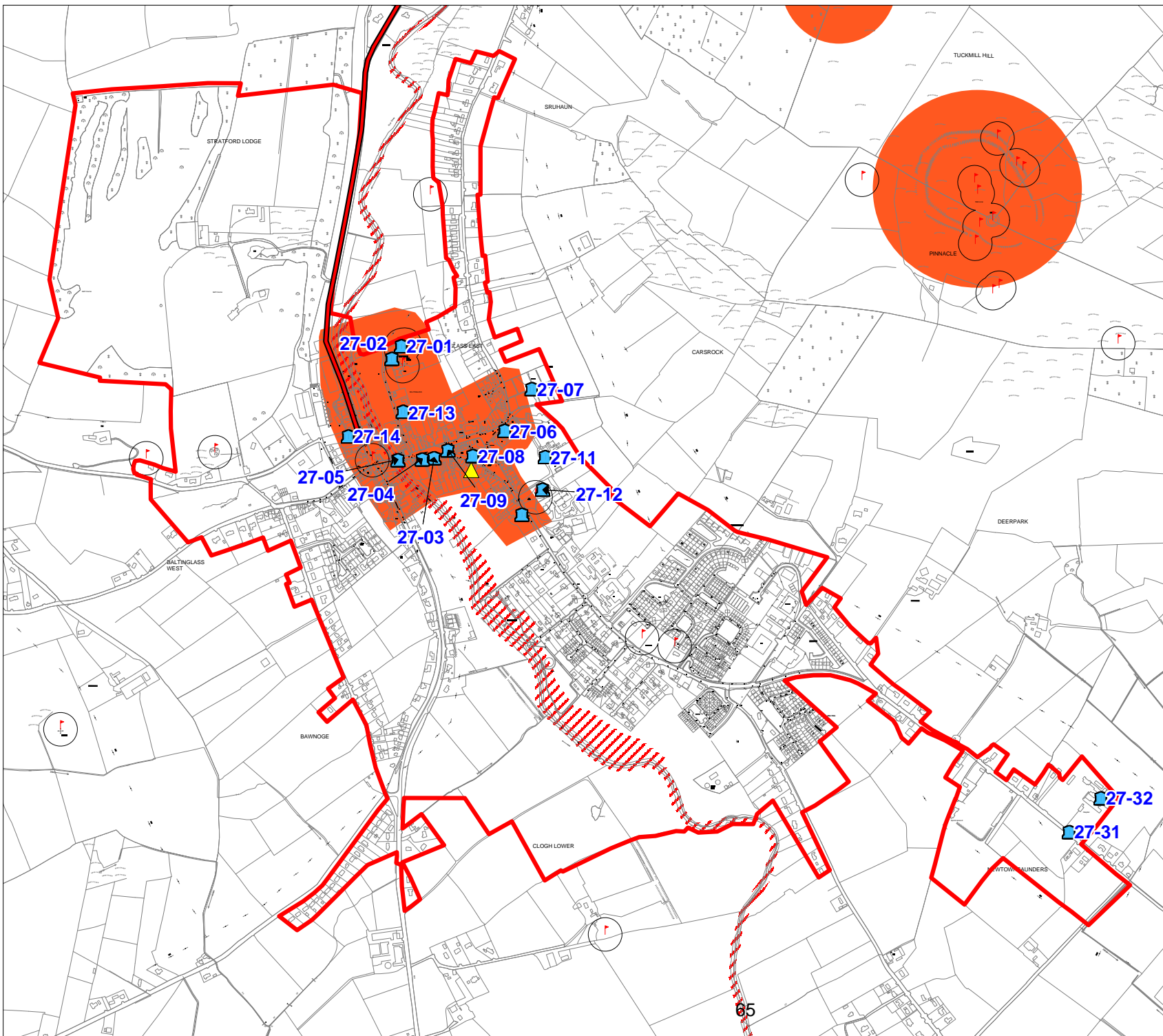
**Title: Land Use Zoning Objectives  
Map No. : 1**



# Baltinglass Town Plan

## WICKLOW COUNTY DEVELOPMENT PLAN 2016-2022

-  Settlement Boundary
-  Protected Structure
-  National Monument
-  Prospect
-  County Geological Site
-  Special Area of Conservation
-  Areas of Archaeological Potential or Significance



Title: Heritage Objectives  
Map No. : 2

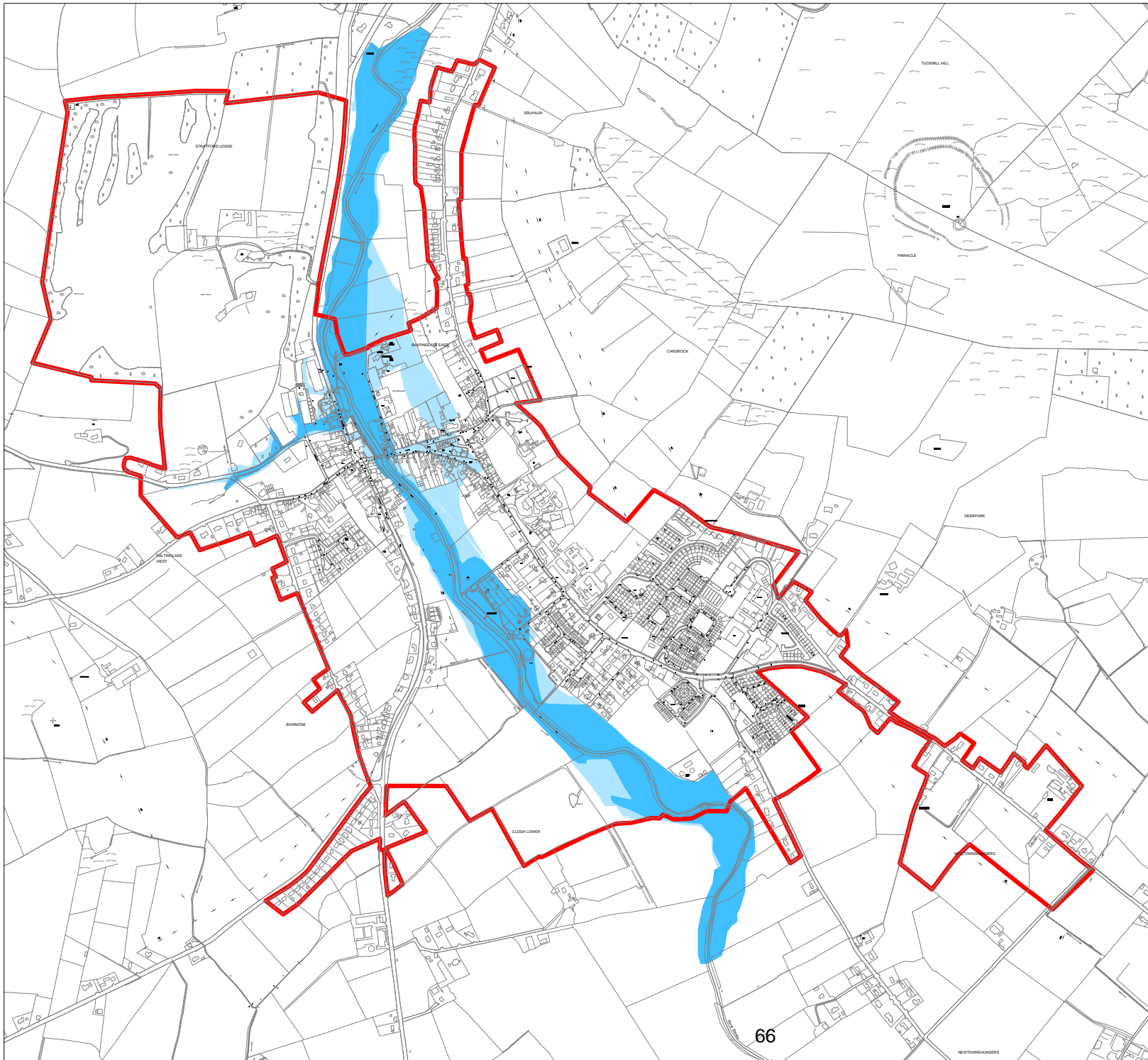





Maps are not to scale

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# Baltinglass Town Plan

## WICKLOW COUNTY DEVELOPMENT PLAN 2016-2022



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

### Disclaimer

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

Full Disclaimer is included in SFRA

**Title: Indicative Flood Zones**  
**Map No.: 3**



**Wicklow County Council**  
**Planning Department**

Maps are not to scale

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## 4. Carnew Town Plan

### 4.1 Context

The settlement of Carnew is located in the south-western 'finger' of County Wicklow that protrudes between the adjoining counties of Carlow to the west and Wexford to the east. The county border with Wexford is only 1.2km from the eastern edge of Carnew, while the Carlow border is approximately 9km to the west of the town.

In topographical terms the town of Carnew is at the fringe of the valley of the River Derry, which is a tributary of the River Slaney and flows in a north - south direction from Tinahely to Kildavin in Co. Carlow where it joins the Slaney. The R725 regional road that runs from Gorey in north-east Wexford to Carlow town is the main road through Carnew. The views from the Main Street westwards across the adjoining valley create the visual effect of 'a gateway' from north Wexford to south Wicklow and north east Carlow. Due to the location of Carnew at a juncture of three counties it is inevitable that the town has strong socio-economic and cultural links with the adjoining counties of Wexford and Carlow.

The urban form of the town of Carnew provides for an expansive Main Street, with wide footpaths, laid out in a linear format. Coupled with the prominent position of the Church of Ireland, these features make up a conventional 'Landlord Town', built throughout Ireland during the 1800s. Two further built features in the town that reflect the 'landlord influence' in the spatial planning of the settlement over an extended period of time are two existing rows of old artisan dwellings that previously lay at the northern and western edges of Carnew, namely Coolattin Row and Brunswick Row respectively.

Over time, the townscape of Carnew has naturally expanded further out along the northern, western and eastern approach roads to the town. The modern urban structure of Carnew has a linear pattern with a limited level of consolidated or infill type development on lands located to the rear of Main Street and in between the roads that join the Main Street. A small industrial area has evolved on the eastern side of the Aughrim road but industrial type buildings are not confined to this part of the town as there are some more located throughout the town.

The boundaries of the town are well defined with development over the years being contained within the natural and built physical features in the area such as the Livestock Mart, the Graveyard and the bridge over Coves Brook on the Ferns Road, with the current speed limit signs defining the edge of the built up areas.

The growth of the town has slowed considerably over the last number of years with a resident population of 1,145 (Census 2011). Although employment can be sourced locally from activities pertaining to farming, industry and the service sector, a considerable proportion of people commute outside the area for employment. The town serves both the local and hinterland population, providing mainly local convenience based shopping and service opportunities. Local community and recreation facilities are provided in the form of two primary schools, a post-primary school, GAA and soccer playing pitches, Carnew training and development centre, a community care centre and ecclesiastical facilities.

## 4.2 Overall Vision and Development Strategy

A key aim of a Town Plan is to set out the vision and development strategy for the future development of a settlement and from this vision, all policies and objectives can be developed and implemented with the overall aim of achieving this vision. The vision and development strategy must be consistent with the 'Core Strategy' of the County Development Plan and reflect the characteristics, strengths and weaknesses of Carnew.

### The vision for Carnew 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 core town centre with commercial, residential and community developments being consolidated and promoted within this area.
- Create increased connectivity between a revitalised town core and the existing and proposed residential areas in the town.
- Promote and foster economic development and linkages to surrounding larger settlements within and outside the County.
- Protect the built and natural heritage of the area.

In recognition of the historical pattern of development, the profile of the settlement, the demands of higher order strategies and the vision for the town set out above, the development strategy is as follows:

- To reinforce and improve the visual appearance of the central area of the town and encourage development that will enhance the town's vitality and vibrancy.
- To identify key sites suitable for development in the town centre and set out design criteria capable of meeting the overall vision for the town core area.
- To plan for and encourage the provision of high quality housing, concentrated principally around Carnew town centre and lands within 1km of the town centre.
- To improve linkages between the core town centre/existing community infrastructure and lands earmarked for future development in the north of the plan area and to designate lands for new housing in this area, subject to substantial improvement to access routes for both vehicles and pedestrians/cyclists.
- To plan for and encourage the development of new employment opportunities, in the form of both new mixed use developments within the town centre and the development of employment lands to the east of the plan area along the Aughrim Road in the form of office / light industrial / warehousing development.
- To identify and address deficits in social, community and recreational services; to require developers to provide such facilities in tandem with new housing development where appropriate and to require the payment of development levies for the provision of such facilities by the local authority
- To create functional public spaces and pedestrian routes linked to new development that maximise the natural features of the area.
- To ensure the protection and enhancement of natural habitats, cultural heritage, ecological resources and biodiversity.

### 4.3 Residential Development

This plan provides for sufficient zoned land and residential development objectives in order to achieve the population and housing objectives set out in the 'Core Strategy' of this County Development Plan and as detailed in Part 1 of this plan 'Introduction to Level 5 Town Plans'.

Table 4.1 below sets out the land proposed to be zoned for residential development in this plan, while Table 4.2 sets out details of lands to be included within the 'Strategic Land Reserve'.

Table 4.1 Residential zoning provisions

Location/Description	Zoning	Potential No. of Units
Lands within SLO1	R20	66
Lands within SLO2	R20 <sup>1</sup>	73
Lands to the immediate west of SLO2	R20	15
AA2 Residential Lands south of the Main Street (adjoining the Glendale Estate)	R20	33
Lands within SLO3	R20	69
Lands immediately east of Malton Park	R20	19
Town Centre (AA1 & AA2)/Infill Lands	RE/TC	90
<b>Total</b>		<b>365</b>

Table 4.2 Strategic Land Reserve

Location/Description	Zoning	Potential no. of Units
Lands north of SLO 2	SLB	158
Lands south of the Glendale Estate	SLB	62
Lands adjoining Carnew community care	SLB	20
<b>Total</b>		<b>240</b>

#### Residential Development Objectives

**CAR1** To reserve lands for future development beyond the lifetime of the plan in the form of a 'Strategic Land Reserve'. These are lands that are identified as being within the potential built envelope of the settlement with regard to proximity and accessibility to infrastructure. However these lands are not suitable or necessary for development during the lifetime of this plan and may only be considered for detailed zoning and development after 2022. Any development proposals within the lifetime of the plan will be considered under the Wicklow County Development Plan rural objectives.

<sup>1</sup> Note the zoning of these lands within SLO2 requires the provision of c. 1ha of Open Space in the form of a new town park linking this area to the Main Street to the south and to potential future development lands to the north.

#### 4.4 Economic Development and Employment

As set out in Table 3 of the 'Introduction to Level 5 Town Plans', it is an objective of the County Development Plan to increase the jobs ratio in Carnew by 50% by 2028. The strategy of this plan is to take advantage of the existing economic assets in order to stimulate employment within the area. The key assets the plan area has to offer are:

- a large hinterland population offering a market for goods and services and a wide variety of skills;
- an attractive and accessible town centre, with numerous properties suitable for retail and commercial uses;
- the established agriculture sector and agri business; and
- existing walking routes and the proximity of the town to Tinahely/Shillelagh and potential walking tourism connectivity.

The location of Carnew in the extreme south-west of the County, distant from major centres of population and strategic transport corridors somewhat limits the potential for significant growth in terms of employment opportunities; however there are opportunities for the development of smaller and medium sized local enterprises / service providers serving mainly the local hinterland, and Carnew is also well positioned to become the key employment hub for the south-west of the County.

With respect to tourism, the proximity of the area to Carlow/Wexford and the growing tourism product on offer in Tinahely/Shillelagh through the development of walking routes offer opportunities to develop this area within the town of Carnew.

The plan will therefore make provision for lands to be reserved which will be capable of accommodating both local service employment in the form of light industry / small start up units and heavier industry types / a large stand alone employment development alongside the provision of a number of specific employment / tourism objectives aimed at maximising the potential of this industry in Carnew. Section 4.5 to follow addresses the development strategy for the town centre and retail.

#### Economic Development and Employment Objectives

- CAR2** To facilitate and support the growth of the Town Centre of Carnew in accordance with the provisions set out in Section 4.5 of this plan and to encourage the development of new retail / retail services and business support services (such as solicitors, accountants, architects etc) within the TC zone.
- CAR3** To facilitate and support the development of the tourism industry in Carnew and maximise the town's proximity to Wexford/Carlow and the growing walking tourist sector within the County.
- CAR4** To improve, as funding allows, the principal access routes and junctions linking Carnew town centre to surrounding tourist attractions and strategic transport corridors.
- CAR5** To support and facilitate in co-operation with relevant bodies and landowners, the provision of tourism amenity routes around the town.



## 4.5 Town Centre and Retail

The commercial core of Carnew is focused along the R752 which forms the main street, extending east of All Saints Church as far as the junction of the R752 and the Aughrim Road. The pattern of development within the town core follows the more traditional main street format providing for a relatively wide main street with building units fronting onto this area on both sides, a number of which have significant potential for increased commercial and community functions.

The existing retailing services within the town currently fall below what is envisaged by the County Plan for an area of Carnew's size with a number of vacant units within the identified town core and a number of buildings being used for purposes other than retail. The plan must therefore put in place a framework that allows this shortfall to be addressed and be capable of facilitating the future retailing needs of the projected population.

In accordance with the above this plan identifies one key opportunity site within the existing core area, which alongside the identification of two key Action Area sites (See section 4.9 below) shall facilitate the overall strategy for the development and expansion of the retail offer within Carnew.

### Town Centre Objectives

**CAR6** The redevelopment of any lands within the town core area with frontage onto the Main Street of Carnew shall provide for a street fronting building of a high quality design or for a high quality urban space, including hard and soft landscaping, and appropriate street fixtures and furniture, in order to enhance and create a more attractive streetscape.

### Opportunity Sites

#### OP1 Lands located at Back Alley

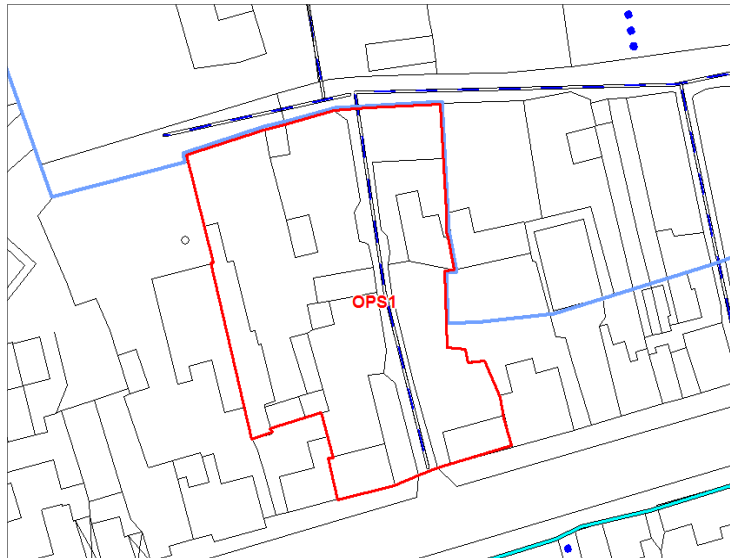


Figure 4.1 OP1

This site measures c. 0.36ha located within a prime town centre location and is under-utilised in terms of development potential. This area forms a key site for the expansion of the retail offer for Carnew with

opportunities to develop a new street linking the existing facilities at 'Back Alley' to the main street while also opening up lands identified as 'Specific Local Objective 1' (refer to Section 4.9 below).

The redevelopment of the site shall maintain an active street frontage onto Main Street with the exception of the proposed access road. Further retail/office space/commercial units with over the shop living space shall format generally expected for a new street linking onto lands to the rear located within SLO1. The design and overall layout shall be of exceptional architectural quality with the primary emphasis on pedestrian movements between the existing Main Street and lands to the rear.

### OP1 Objectives

- To provide for a mix of uses capable of accommodating retail/commercial/residential /community development.
- To ensure a high quality of design that complements the existing pattern of development along the Main Street while also providing for a layout that encourages pedestrian movements into this area.
- The overall development proposal for the site shall include a detailed landscaping plan including both hard and soft landscaping.

## 4.6 Social and Community Infrastructure

The town of Carnew is currently serviced by a reasonable amount of community facilities, including a GAA pitch, a soccer pitch, a community centre, enterprise centre, community care facilities and a library. In order to meet the needs of the existing and future residents of Carnew and its hinterland, there is a need to enhance community facilities in the town.

Within the plan area, the following lands are zoned for social and community infrastructure:

Table 4.3 Provision of Community and Recreation Infrastructure

Use Group	Specific use	Zoning	Location	Area (ha)
<b>Education/Community</b>	Primary Education	CE	Lands to the rear of Scoil Aodhan Naofa	0.65
	Secondary Education	CE	Lands to the rear of Colaiste Bhríde	3.245
	Community Use	TC	Lands within Action Area 2	1.1
	Community Use	CE	Lands to the rear of the old rectory	4.3
	Community / Health Use	CE	Lands on Gorey Road	2.4
<b>Open space</b>	Active Open Space	AOS	Lands north of the existing community park at Parkmore	2.75
	Active Open Space	AOS	Lands at the sport pavilion	1
	Active Open Space	AOS	Lands located within SLO2	1

## 4.7 Service Infrastructure

To ensure that Carnew can fulfil its role within the Wicklow Core Strategy, the adequate provision of services infrastructure is essential in order for the town to grow.

### Water Services

**Wastewater:** The Carnew Waste Water Treatment Plant (WWTP) is situated to the south west of the town and was constructed in the 1980s. This plant is currently overloaded and therefore improvements will be required to facilitate the growth objectives of the plan.

**Water Supply:** Carnew's water supply is currently supplied by the Tinahely regional water supply scheme with water sourced from the Derry River north of Tinahely. This supply has significant spare capacity and no shortage problems have arisen in the scheme. There are currently no deficiencies in this supply or network, which would impact on the development of Carnew.

### Transportation and Movement

**Public transport:** Given Carnew's small size and rural location, there are no public transport facilities within the town. There is a rural community bus service which links Carnew to a number of small towns and onto Gorey with 3 departures daily, in the early morning/mid afternoon and early evening.

**Walking and cycling:** While Carnew's main street is well served in terms of pedestrian movements a number of peripheral locations do not have complete footpath routes to the town centre. The vast majority of the town's roads are dedicated to the needs of motorists, in terms of width dedicated to the road carriageway and car parking. Therefore there is scope to carry out footpath widening and to provide cycleways in some locations. Alongside these measures increased connectivity between the northern half of the plan area and the main street is required.

**Vehicular movement:** The main street in Carnew is generally of good quality and reasonably wide. Car parking has been identified as a source of concern with limited parking along and off the Main Street. In particular, deliveries to existing retailing units by heavy goods vehicles causes traffic delays along the Main Street as there is limited space available for these vehicles to park off the main thoroughfare. It is therefore considered that sufficient land should be zoned for the provision of an off-street car park, which is located in close proximity to the Main Street thereby relieving the current strains along the Main Street.

### Service Infrastructure Objectives

- CAR7** To provide for a new town centre development within AA1, including the provision of new off-street car parking and set down areas serving existing shop units fronting onto the main street.
- CAR8** To improve / provide new footpaths, cycleways and traffic calming on existing roads where required and to require the provision of new link roads, footpaths and cycleways as specified in this plan within identified 'Action Areas' and 'Specific Local Objective' sites.

## 4.8 Built and Natural Heritage

There are 12 structures located within the town of Carnew recorded for heritage value and listed on the Record of Protected Structures. Within and surrounding the plan area there are a number of recorded monuments including Carnew Castle/Tower House, Rock Art, and a Grave Slab within the grounds of 'All Saints Church'.

The landscape within and around Carnew is designated as a "Rolling Lowlands" comprising of mainly low lying lands.

In formulating additional policies for the protection of natural heritage in Carnew, the Council will be required to give consideration to the potential impacts of development on all such sites, and the plan is accompanied by the required environmental assessments as separate documents.

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

### Heritage Objectives

**CAR9** In the interests of the protection and enhancement of biodiversity in Carnew, it is an objective of this plan to:

- protect trees, hedgerows, watercourses and other features of the natural landscape - development that requires the felling of mature trees of conservation and/or amenity value, even though they may not be listed in the Development Plan, will generally be discouraged; and
- require the planting of indigenous plant and tree species in new developments and along new vehicular and pedestrian routes.

**CAR10** To facilitate the appropriate refurbishment and renewal of architecturally significant buildings and to accommodate new uses in old buildings to ensure their continued use/preservation.

## 4.9 Action Area Plans and Specific Local Objectives

### Action Area 1

This Action Area is situated to the south of the Main Street measuring c. 3.25ha and includes a number of buildings fronting onto the Main Street (as shown in Figure 4.2 to follow). This Action Area shall be accessed via the Ferns Road and be developed as a town centre extension area for retailing, community uses and residential development in accordance with the following criteria:

- Primary two-way vehicular access shall be provided from the Ferns Road, which shall be designed to serve both the rear of existing properties fronting onto Main Street and the town centre expansion zone. Linkages through to the Gorey Road via AA2 shall be provided if feasible. Secondary one-way vehicular access routes directly onto Main Street may be provided where feasible
- Pedestrian routes shall be provided directly onto Main Street, which shall be fully lit, landscaped and supervised by the proposed development.
- A public car park shall be provided commensurate to the level of development within this action area at a convenient location to both users of the new development and users of the existing town centre.
- The town centre expansion zone shall be developed as a series of new streets and squares, functionally and visually linked into the existing town centre. The design of this area shall be of the highest architectural quality, which respects the existing vernacular and form of the town centre and in general shall not exceed 3 storeys in height.
- A minimum of 25% of the site area in the town centre expansion zone shall be devoted to commercial (retail / office / employment) uses.
- While the existing linear street frontage onto Main Street shall be maintained, the development shall provide opportunities for the redevelopment and refurbishment of existing properties and their back lands.

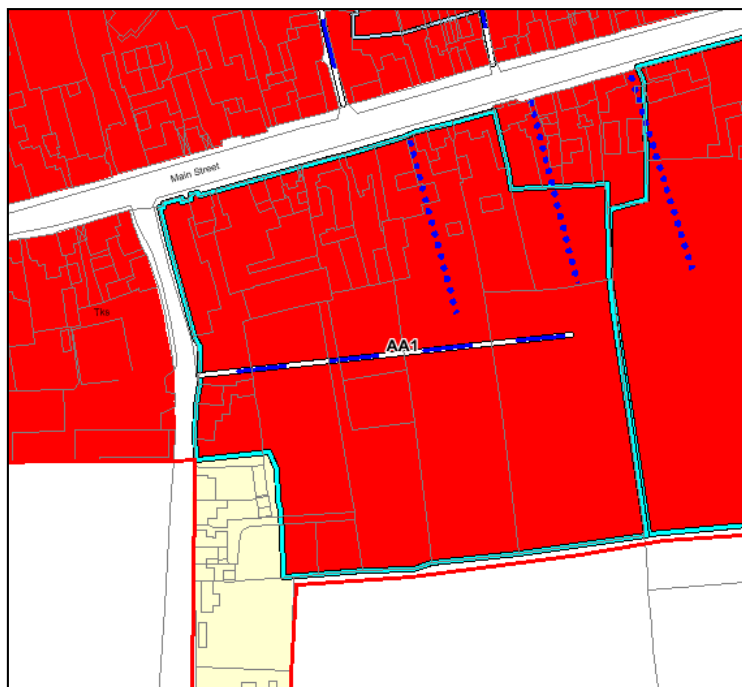


Figure 4.2 Action Area 1

## Action Area 2

This Action Area is located on lands east of Action Area 1 measuring 7.3ha and includes a number of buildings fronting onto the Main Street (as shown in Figure 4.3 to follow). This Action Area shall be accessed via the Gorey Road and developed as a town centre extension area for retailing, community uses and residential development in accordance with the following criteria:

- Primary two-way vehicular access shall be provided from Main Street (Gorey Road), which shall be designed to serve both the rear of existing properties fronting onto Main Street and the TC / CE / R20 zone. Linkages through to the Ferns Road via AA1 shall be provided if feasible. Secondary one-way vehicular access routes directly onto Main Street may be provided where feasible.
- Pedestrian routes shall be provided directly onto Main Street, which shall be fully lit, landscaped and supervised by the proposed development.
- A minimum area of 1.1ha shall be reserved in order to facilitate community and/or possible educational development.
- The town centre expansion zone shall be developed as a series of new streets and squares, functionally and visually linked into the existing town centre. The design of this area shall be of the highest architectural quality, which respects the existing vernacular and form of the town centre and in general shall not exceed 3 storeys in height.
- A minimum of 25% of the site area in the town centre expansion zone shall be devoted to commercial (retail / office / employment) uses.
- While the existing linear street frontage onto Main Street shall be maintained, the development shall provide opportunities for the redevelopment and refurbishment of existing properties and their back lands.
- Action Area design proposals shall include details for the provision of community facilities, the nature of which shall be determined following consultation with local community groups and the Community, Cultural and Social Development Section of Wicklow County Council.

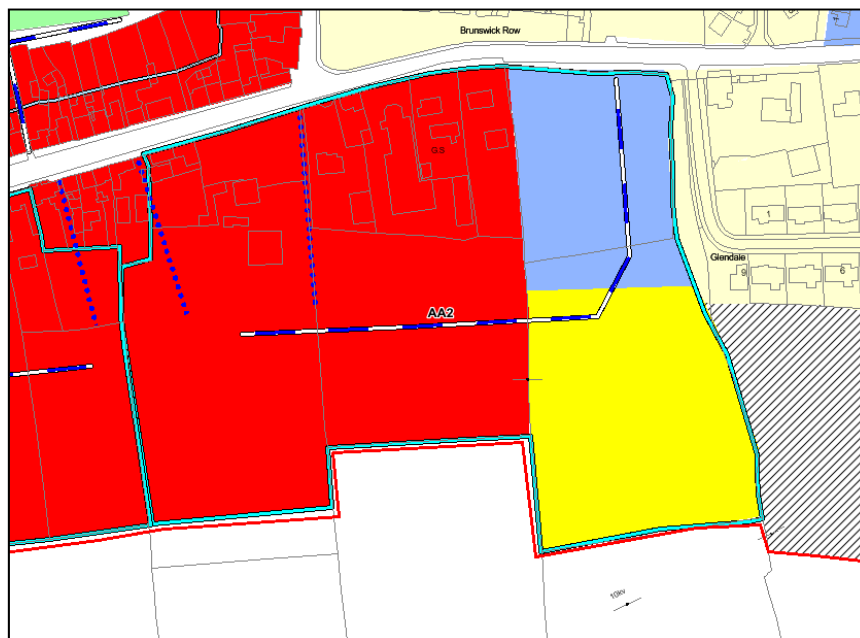


Figure 4.3 Action Area 2

### Specific Local Objectives

**SLO 1** This SLO is located on lands adjoining Opportunity Site 1 as detailed above. This SLO measures c. 5.138ha and shall be delivered as a residential/community/active open space development in accordance with the following criteria:

- Development in this SLO site shall be accessed via the through road provided/forming part of Opportunity Site 1 and the road network shall be so designed to provide access to the residential, AOS and town centre backlands adjacent.
- A maximum of 70% of the residential element of SLO1 shall be developed initially with the remaining units in this area only being allowed to commence once the upgrade of the existing playing fields and community infrastructure within the AOS zoning have been provided.
- The development of the residential element of this SLO shall facilitate pedestrian connectivity to the main street and lands located within SLO2.
- The AOS lands shall be up-graded and enhanced in order to provide for a comprehensive development comprising a playing pitch (as existing c. 0.5ha), up-graded tennis courts (c.0.12ha), a 5-a-side all weather playing pitch c. (0.04ha), community hall (c 0.05ha), a MUGA (c. 0.1ha) and a playground.
- While the existing linear street frontage onto Main Street shall be maintained, the development shall provide opportunities for the redevelopment and refurbishment of existing properties and their back lands. The development of backland areas shall be laid out in a manner which provides for passive supervision of the adjoining active open space lands to the immediate north.

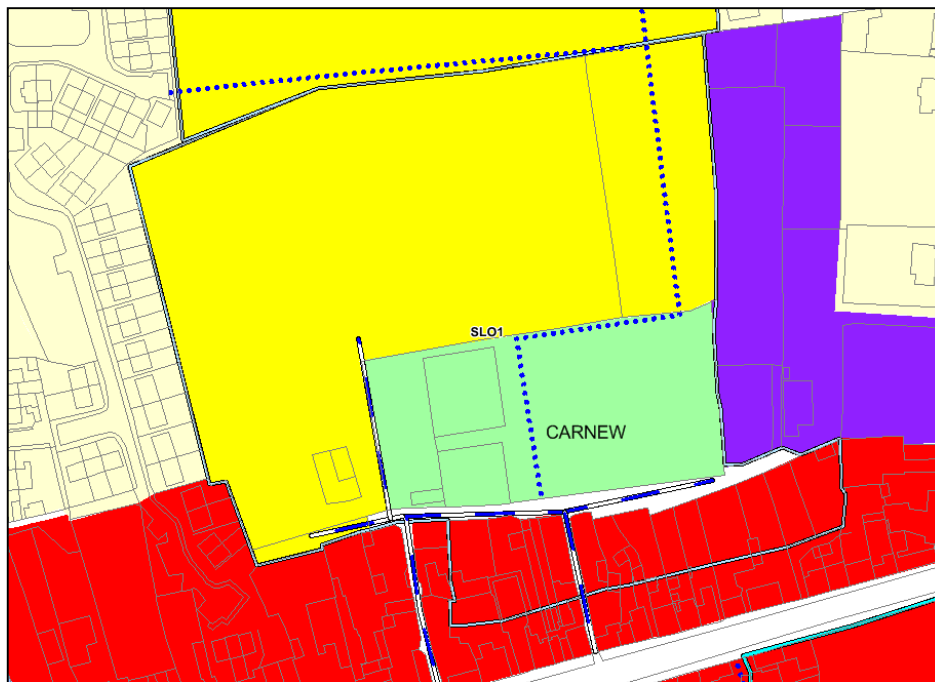


Figure 4.4 SLO 1- Land at Back Alley

**SLO 2** This SLO is located to the north of SLO1 measuring c. 4.5ha and shall be delivered as a comprehensive residential and new community park in accordance with the following criteria:

- Access to the proposed SLO shall be provided via a new through road linking the Tomacork road to the Coolattin Road
- The design and layout of the proposed scheme shall provide for a central Active Open Space/Community park area with pedestrian linkages to the existing GAA grounds, SLO1 and the Main Street. No more than 50% of the residential element may be developed prior to the completion of this OS and associated linkages.
- The design and layout of the residential element of the site shall ensure passive supervision of the proposed active open space and community lands within SLO1.

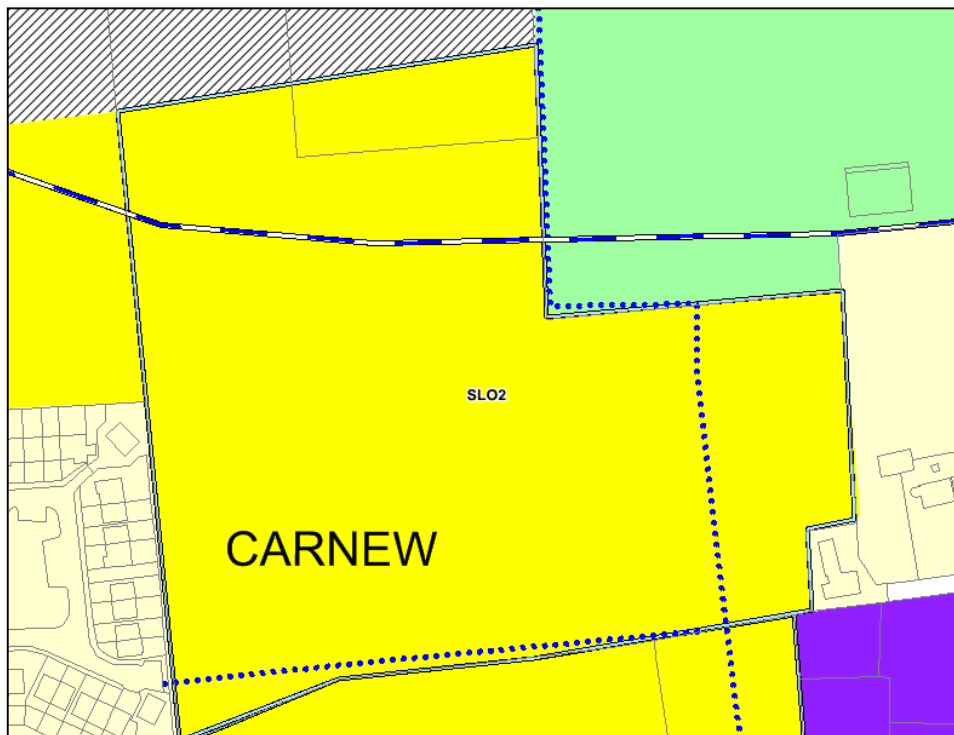


Figure 4.5 SLO 2 - Land north of SLO1



**SLO 3** This SLO is located to the north of Scoil Aodhan Naofa measuring c. 4.2ha and shall be delivered as a comprehensive residential (c.3.5ha) and new community development (c.0.7ha) in accordance with the following criteria:

- Access to these lands shall be provided via the Coolattin Road, with a through road being provided to the community zoned lands. Only 50% of the proposed residential element of this SLO shall be developed prior to the completion of the community element of this area.
- The community lands shall be developed as a car park, with necessary turning bays and drop-off points and pedestrian access being provided to the existing primary school. A grant of easement along this road shall be provided by the landowner to the primary school and the car park shall be available to school users at all times that the school is in use.

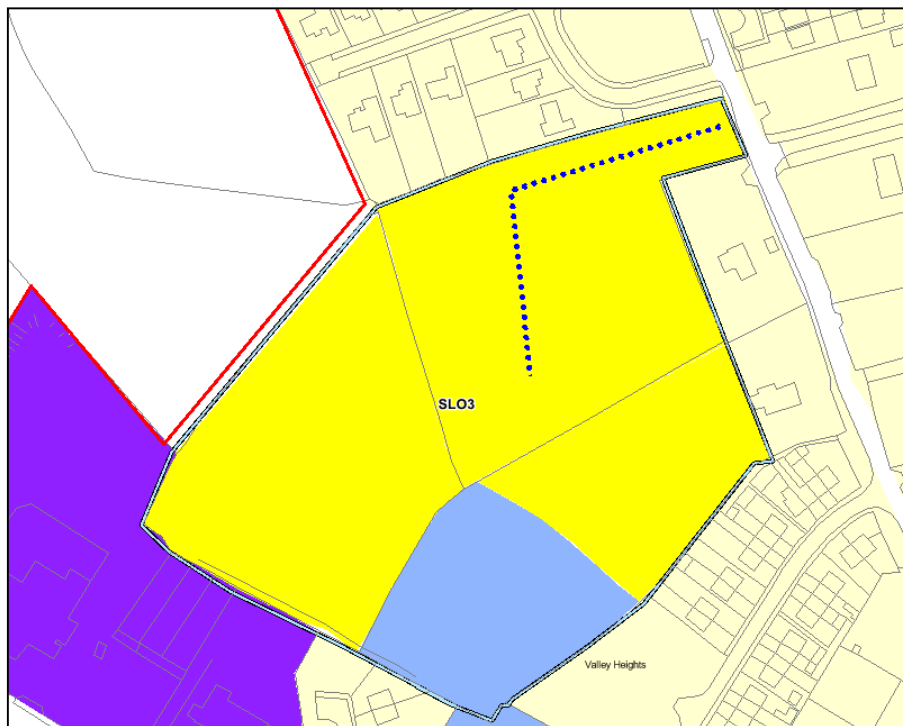
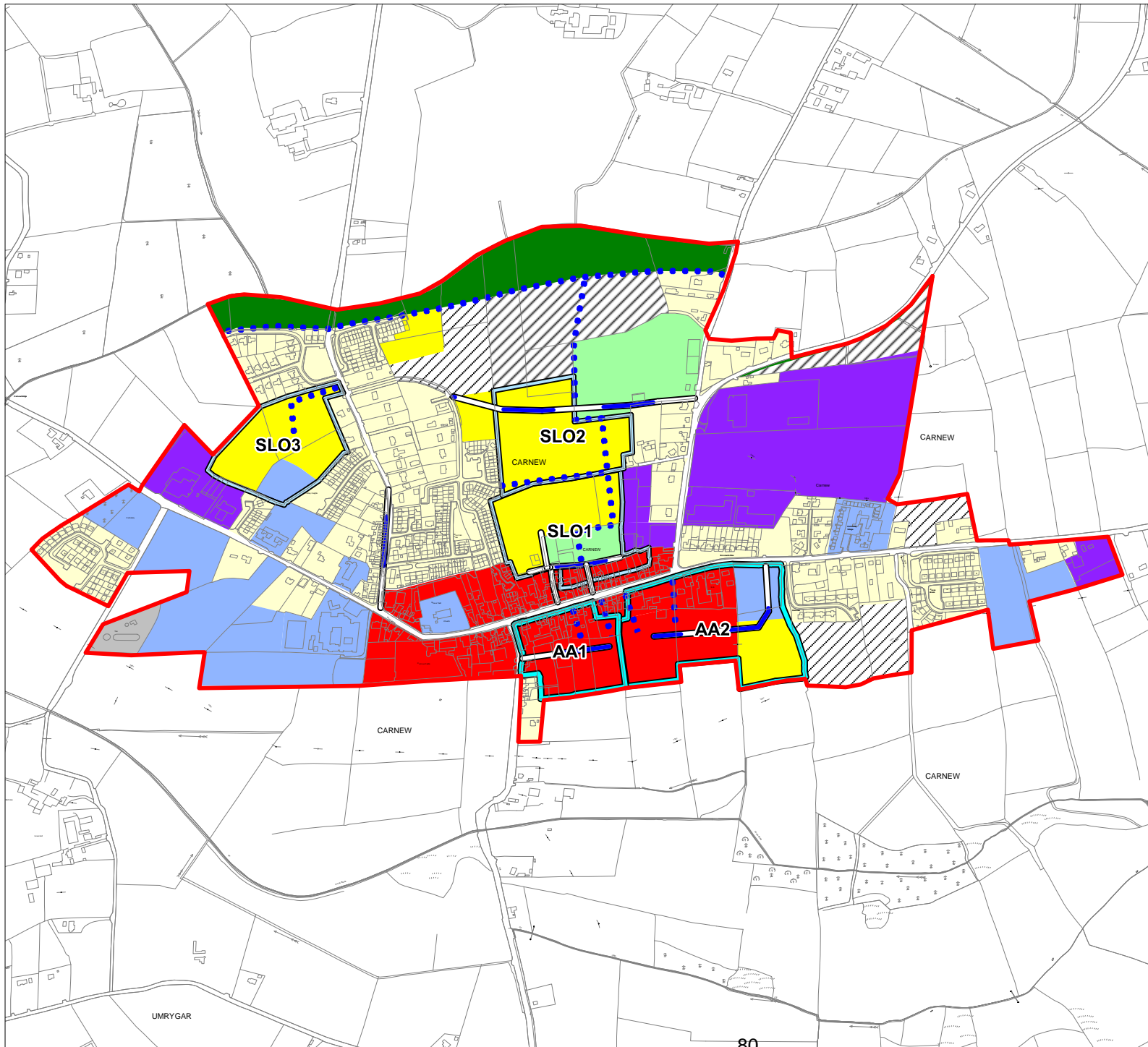


Figure 4.6 SLO 3 - Land north of Scoil Aodhan Naofa

# Carnew Town Plan

## WICKLOW COUNTY DEVELOPMENT PLAN 2016-2022

- RE Existing Residential
- R20 Residential 15/ha
- TC Town Centre
- E Employment
- CE Community & Education
- AOS Active Open Space
- OS Open Space
- SLB Strategic Land Bank
- SLO Specific Local Objective
- AAP Action Area Plan
- Pedestrian Route Objective
- Route Objective  
(Exact route subject to detailed assessment and design)
- Settlement Boundary



**Title: Land Use Zoning Objectives**







Maps are not to scale

Wicklow County Council  
Planning Department

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**Carnew Town Plan**  
**WICKLOW COUNTY**  
**DEVELOPMENT PLAN 2016-2022**

-  Protected Structures
-  National Monument
-  View

 Settlement Boundary

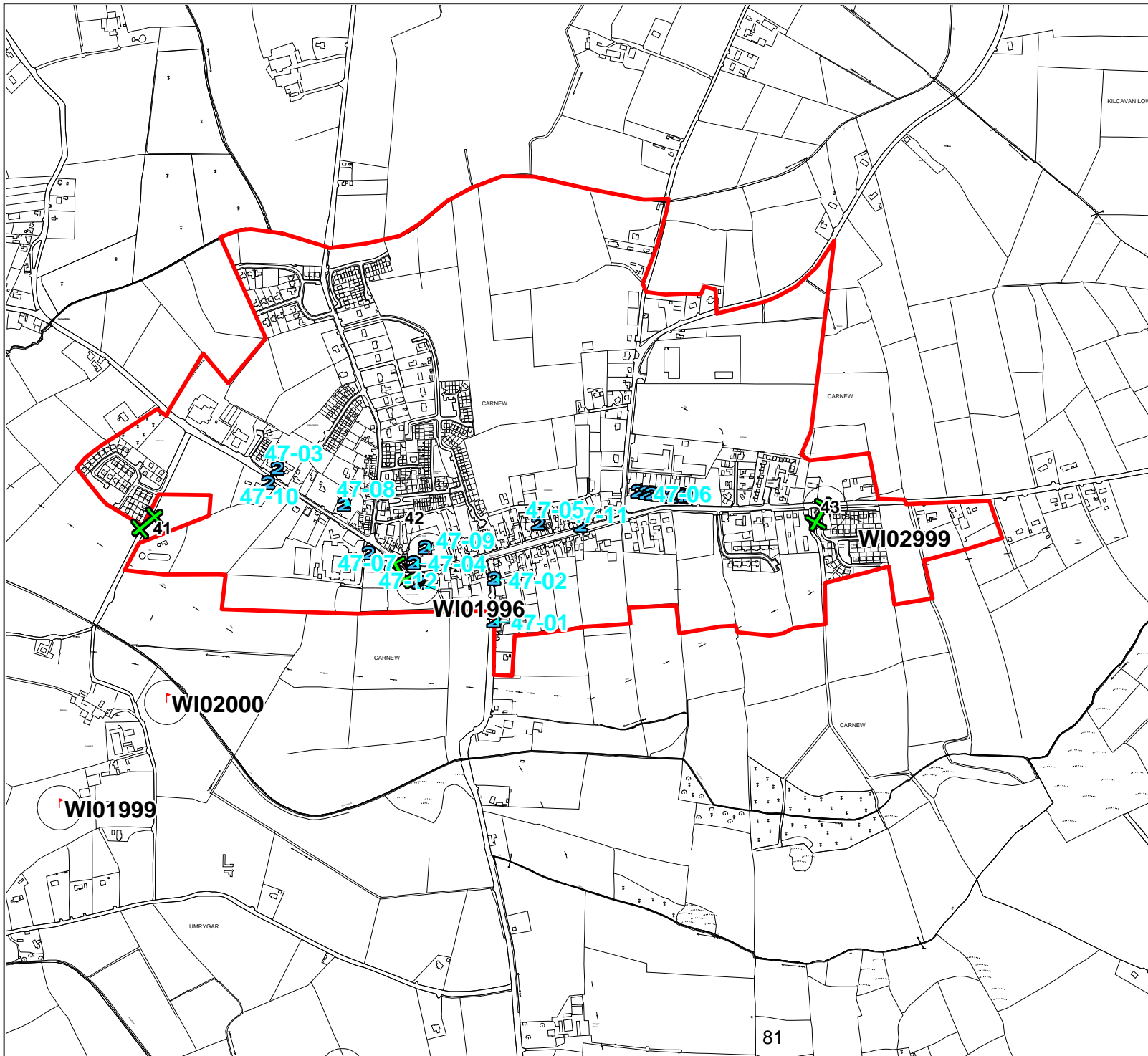
**Title: Heritage Objectives**



Wicklow County Council  
Planning Department

Maps are not to scale

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## 5. Dunlavin Town Plan

### 5.1 Context

Dunlavin is located in west Wicklow, almost equidistant between the larger settlements of Blessington and Baltinglass, which are c. 18km north and south of the town respectively. The town is located c. 6km west of the N81, close to the border with Kildare. The town services a relatively large rural hinterland.

The town was established in the 18<sup>th</sup> century as a planned estate town, laid out in a T-shape, with wide streets, grand buildings and a prominent Market House located in the middle of 'Market Square'. The centre of the town still retains its original form, many of the original buildings and is predominantly characterised by one and two storey terraced properties.

The town contains a significant amount of natural, archaeological and built heritage. The entire town core is designated as an area of 'archaeological potential or significance' and as an 'Architectural Conservation Area', while the disused rail line is an important man made landscape feature of cultural and amenity value, with features such as granite bridges, railway mounds and cuttings, and the former station and platform still remaining. These rich and historic heritage features make a significant contribution to the town's distinct character.

Outside of this core area, the town changed very little until the second half of the 20<sup>th</sup> century, when housing began to develop principally along Church Road and to the south of Stephen Street. Newer housing development has mainly occurred along Sparrow Road to the east of the old town. In a number of locations, these new housing areas are not contiguous to the original town and as a result there are significant 'infill' sites. In designating land for new development the plan has aimed to consolidate the existing built pattern in Dunlavin maximising the potential of these 'infill' sites, encouraging the densification of large town centre sites, while also designating sufficient lands to meet the projected population targets as set out in the Wicklow County Development Plan.

### 5.2 Overall Vision and Development Strategy

A key aim of a Town Plan is to set out the vision and overall strategy for the future development of a settlement and from this vision, all policies and objectives can be developed and implemented with the overall aim of achieving this vision.

The vision for Dunlavin is to:

- 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 issue.
- 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.

This will be achieved by:

- Planning for and encouraging the provision of high quality housing and employment, social and community facilities, and a range of recreational options, in a quality environment.
- Facilitating the provision of new and improved infrastructure to meet the demands of the existing population and future residents.
- Reinforcing and improving the visual appearance of the central area of the town and encouraging development that will enhance the town's vitality and vibrancy.
- Improving linkages between the town core and peripheral housing areas.
- Creating functional public spaces linked to new development.
- Ensuring the protection and enhancement of natural habitats, cultural heritage, ecological resources and biodiversity.

### 5.3 Residential Development

This plan provides for sufficient zoned land and residential development objectives in order to achieve the population and housing objectives set out in the 'Core Strategy' of this County Development Plan and as detailed in Part 1 of this plan 'Introduction to Level 5 Town Plans'.

Table 5.1 below sets out the land proposed to be zoned for residential development in this plan.

Table 5.1 Residential zoning provisions

Location/Description	Zoning	Potential No. of units
Dunlavin Upper and Lower	R20	234
Dunlavin Lower	R15	34
Milltown Road	R20	56
Sparrow Road – SLO 1	R20	50
Action Area 2	R20	115
Action Area 2	R15	24
Action Area 3	R20	85
East of R756 north of AA2	R15	15
Lands at Pound Road	R20	23
Existing soccer field at Dunlavin Upper	R20	23
Lands at Church Road (SLO1)	R20	99
Lands at Chapel View	R20	24
Town Centre/infill lands	TC/RE	58
<b>Total</b>		<b>840 Units</b>

#### Residential Development Objectives

**DUN1** The design and layout of all new housing developments in Dunlavin shall take due cognisance of the location of the site and its surroundings, with a particular emphasis on maintaining and enhancing the historic core of Dunlavin and its surroundings.

## 5.4 Economic Development and Employment

As set out in the 'Introduction to Level 5 Plans', it is an objective of the County Development Plan to increase the jobs ratio in Dunlavin by 50% by 2028. The strategy of this plan is to take advantage of the existing economic assets in order to stimulate employment within the area. The key assets the plan area has to offer are:

- a large hinterland population offering a market for goods and services and a wide variety of skills;
- An attractive and accessible town centre, with numerous properties suitable for retail and commercial uses;
- the natural and built assets and the strategic location to become a major tourism hub in the west of the County;
- local Authority owned lands earmarked for employment and enterprise;
- a strong agricultural sector;
- modern wastewater infrastructure (currently under construction); and
- accessibility to National Primary (M/N9) and National Secondary (N81) road networks.

Given the town's location, situated to the extreme west of the County and the lack of existing employment opportunities it is unlikely that the town can act as an attractor for a large employer to locate over the lifetime of the plan. Therefore it is considered likely that most new employment creation will be generated by smaller and medium sized local enterprises / service providers. Opportunities particularly exist to develop 'product based'<sup>1</sup> intensive industries given the town's proximity to the national primary and secondary routes while the proximity of the town to the primary dynamic cluster in Co. Kildare of Newbridge (c. 20km), Kilcullen (c. 12km) and Naas (20km) offers further opportunities to foster employment linkages and spin off industries from these large employment centres.

With respect to 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 (for example visitors to the national stud and Japanese gardens in Kildare which are less than 20km from Dunlavin). Dunlavin is also the nearest town to the nationally renowned Rathsalagh Country House and Golf Club, and there is significant overspill benefits resulting from this proximity, including use of the local Church, public houses and restaurants, and guesthouses / B&Bs.

This plan will therefore make provision for lands to be reserved which will be capable of accommodating both local service employment in the form of light industry / small start up units and heavier industry types / a large stand alone employment development alongside the provision of a number of specific employment / tourism objectives aimed at maximising the potential of this industry in Dunlavin. Section 5.5 to follow addresses the development strategy for the town centre and retail.

### Economic Development and Employment Objectives

**DUN2** To facilitate and support the growth of the Town Centre of Dunlavin in accordance with the provisions set out in Section 5.5 of this town plan and to encourage the development of new retail / retail services and business support services (such as solicitors, accountants, architects etc) within the TC zone.

**DUN3** To facilitate and support the development of the tourism industry in Dunlavin and maximise the town's location as a gateway between the tourism assets within Co. Wicklow and Co. Kildare.

<sup>1</sup> The development of this type of industry by reason of the product based nature of the traded commodity, is dependent on ease of access to the main transportation networks

**DUN4** To promote the development of the undeveloped zoned employment lands at Dunlavin Lower in the following manner:

- Land zoned E1(a) shall be designated specifically for light industry and small start up units. The specific uses of these lands shall be particularly sensitive to existing / planned residential areas along the northern boundary of the zone.
- Lands zoned E1(b) shall be reserved for heavier industry types or alternatively as a location for a large stand alone employment development.
- Access to and within these lands shall be subject to an initial overall design proposal and shall facilitate a through access road in accordance with objective DUN8 as set out in Section 5.7 of this plan.

**DUN5** To improve, as funding allows, the principal access routes and junctions linking Dunlavin town centre to surrounding tourist attractions and strategic transport corridors.

**DUN6** To support and facilitate in co-operation with relevant bodies and landowners, the provision of amenity routes around the town including the development of the old railway line<sup>2</sup>

## 5.5 Town Centre and Retail

The town of Dunlavin is principally made up of two streets - Kilcullen Street / Main Street and Stephen Street, where residential, commercial and community functions take place side by side. These two streets provide for a traditional, generally 2-storey, town centre and include a number of protected structures, with the core area designated as an architectural conservation area (ACA) and a zone of archaeological potential.

The 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 must put in place a framework that allows for the shortfall to be addressed and be capable of facilitating the future retailing needs of the projected population.

In accordance with the above, this plan identifies two key opportunity sites, which alongside the objectives for town centres as set out in the 'Introduction to Level 5 Plans' and in the County Plan, shall facilitate the overall strategy for the development of Dunlavin town centre.

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<sup>2</sup> The development of this small length of the former railway line as a walking / cycling route may be a catalyst to the further development of this route as a 'greenway' all the way to Baltinglass, taking in the historic village of Grangecon.

## Opportunity Sites

### OP1 Lands to the east of Kilcullen Street

This site measures approximately 0.25ha and provides an opportunity to link lands within Action Area 3 directly to Kilcullen Street and the remainder of the town centre.



*Existing Site Layout*



*Indicative Block Layout*

## Objectives

- To facilitate the redevelopment of these backlands off Kilcullen Street, providing for town centre uses, with hard and soft landscaping throughout the site.
- The development of the site should facilitate and passively supervise pedestrian access between Action Area 2 and Kilcullen Street and be of a design/finish capable of attracting pedestrians through this area.
- The design of any proposed development should be a maximum of 2 storeys in height and be of a design and finish in keeping with the surrounding developments fronting onto Kilcullen Street.
- A portion of the site fronting onto Kilcullen Street shall accommodate vehicular access to development to the rear of this site only, with the remaining lands being used for the development of a new two storey, street fronting, building.



## OP2 Lands to the east of Market Square and north of Stephen Street

This site measures c. 0.7ha and provides an opportunity to link lands within Action Area 3 directly to Kilcullen Street and the remainder of the town centre, while also facilitating the development of existing backlands along Stephen Street. This is the largest backland site in the town centre with a sufficiently wide access that would allow for a larger scale development and therefore has the potential to deliver a major boost to retail floor space in the town centre.



*Existing Site Layout*



*Indicative Block Layout*

### Objectives

- Opportunity Site 2 shall be developed as a mixed use development at a maximum of 2 ½ storeys.
- The main access to the site shall be provided by a new vehicular access roadway from Market Square with accompanying cycle and pedestrian paths. The overall layout shall facilitate the potential development of backland sites along the southern boundary of the opportunity site.
- The layout and design of the proposed development shall ensure passive supervision of the proposed public park (SLO1) on lands along the eastern boundary of this opportunity site, while also providing for pedestrian connectivity between the opportunity site uses and the public park.
- The overall development of the site shall prioritise pedestrians and provide for a detailed landscaping plan that includes both hard and soft landscaping throughout the site.
- Car parking shall be provided within the opportunity site commensurate with the level of development proposed.
- Any development proposals shall have regard to the setting and curtilage of structures and sites of heritage value, in particular the graveyard, and habitats of biodiversity value and appropriate buffer zone / mitigating measures shall be provided as required.

## 5.6 Social and Community Development

In order to meet the needs of the existing and future residents of Dunlavin and its hinterland, there is a need to enhance community facilities in the town. In particular, this plan must make provision for the growth of existing schools and sports / recreational facilities and also to provide for more indoor community space.

In this regard, the plan makes the following zoning provisions:

Table 5.2 Provision of Community and Recreation Infrastructure

Use Group	Specific use	Zoning	Location	Area
<b>Education</b>	Primary Education	CE	Adjoining Scoil Nicolas Naofa	0.7
	Secondary Education	CE	Adjoining St. Kevin's Community College	2.3
<b>Community</b>	Community Building	CE	Action Area 1	0.7
<b>Open space</b>	Active Open Space	AOS	Dunlavin Upper	4.0
		AOS	Action Area 2	3
		AOS	Milltown Road	2
	Equipped Play Spaces	CE	Action Area 1	0.2
		AOS	Action Area 2	1
		CE	Action Area 3	0.34
	Casual Play Space	OS	Former Dunlavin Rail Line	3.3
		OS	OS off Stephen Street	0.55
		OS	Fair Green	0.5

### Community Infrastructure / Open Space Objectives

**DUN7** To designate lands for the development of a comprehensive sporting complex (capable of accommodating a variety of uses) to the north of the plan area (adjacent to the existing GAA grounds) in accordance with the criteria set out for Action Area 2 as detailed in Section 5.9 of this plan.

## 5.7 Service Infrastructure

To ensure that Dunlavin can fulfil its role within the Wicklow Core Strategy, the adequate provision of services infrastructure is essential in order for the town to grow.

### Water Services

**Wastewater:** The plan area is currently deficient in wastewater services with the existing wastewater treatment plant at capacity. The proposed new WWTP (under construction) will have a PE of 2,400 (although it is to be of a modular design for eventual expansion up to 3,600). This plant will be capable of meeting the requirements of the planned population up to 2022.

**Water Supply:** The plan area is currently deficient in water supply with the existing supply sourced from a well to the south of the town centre operating at capacity, with limited headroom to accommodate future development. As part of the Wicklow Water Supply Scheme plans had been developed to extend the Ballymore Eustace Supply Scheme to Dunlavin via a new reservoir; however funding for this scheme was not included in the most recent Water Services Investment Programme. Increased water supply is required in order to facilitate the future expansion of Dunlavin.

## Transportation and Movement

**Public transport:** Given Dunlavin's small size and rural location, there are no public transport facilities within the town. The closest Bus Eireann services run along the N81 to the east of the town and from the town of Kilcullen to the west. There is rural community bus service which links Dunlavin to a number of small towns and onto Naas but there is only one departure daily, in the morning - this service would not be suitable for those trying to access these locations quickly, or for work / school.

**Walking and cycling:** While the majority of the main routes in the town have footpaths, these are in need of enhancement to width and overall quality. A number of peripheral locations do not have a complete footpath route to the town centre. The vast majority of the town's roads are dedicated to the needs of motorists, in terms of width dedicated to the road carriageway and car parking. Therefore there is scope to carry out footpath widening and to provide cycleways in some locations. There are no pedestrian or cycle links to the closest public transport location, that is, Annalecky Cross on the N81.

**Vehicular movement:** The roads in Dunlavin are generally of good quality and reasonably wide, with no significant 'bottlenecks', thereby allowing vehicular traffic to move easily through the town. Speeds are generally low in the town centre due to road alignments but measures to further reduce speeds in the core area to make the area more attractive to pedestrians and cyclists will be promoted.

The main issue with respect to vehicular movement is the connectivity of the town to the national primary and secondary road network with existing links to the east (to the N81) and to the west (to the N9) generally being poor in width and alignment.

### Service Infrastructure Objectives

**DUN8** To facilitate the realignment of the Milltown Road and provide for a new link road to the L-4309 through the employment lands at Tornant Lower.

**DUN9** To provide a continuous footpath from the town centre to the GAA club grounds along Sparrow Road and to restrict parking along this road in close proximity to the church grounds.

**DUN10** To improve / provide new footpaths, cycleways and traffic calming on existing roads where required and to require the provision of new link roads, footpaths and cycleways as specified in this plan in 'Action Areas' and 'Specific Local Objective' areas.

## 5.8 Built and Natural Heritage

The town of Dunlavin is of historical and archaeological interest. The 18<sup>th</sup> century building stock of the town centre is identified as an 'Architectural Conservation Area' (ACA) (see Section 5.10 of this Town Plan), while the ancient historic town core is identified as an 'Area of Archaeological Interest' and protected under the provisions of the National Monuments Acts. The disused Great Southern and Western Railway line, constructed in 1883 and officially closed in 1959, played a significant role in the development of the town. The reservation for the line and the former station house and associated built features are of historical interest and contribute greatly to the character of the local area.

With respect to natural heritage, there are limited areas of European or national importance in terms of habitat and species in and around Dunlavin (such as SACs, SPAs, NHAs etc), with the Dunlavin Marshes being the only such site (a pNHA) in proximity to the town (outside the town boundaries to the north-west).

In formulating additional policies for the protection of natural heritage in the Dunlavin plan area, the Council will be required to give consideration to the potential impacts of development on all such sites, and the plan is accompanied by the required environmental assessments as separate documents.

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

### Heritage Objectives

**DUN11** In the interests of the protection and enhancement of biodiversity in Dunlavin, it is an objective of this plan to:

- protect trees, hedgerows and wooded areas (particularly those containing indigenous species), watercourses and other features of the natural landscape - development that requires the felling of mature trees of conservation and/or amenity value, even though they may not be listed in the Development Plan, will be discouraged; and
- require the planting of indigenous plant and tree species in new developments and along new vehicular and pedestrian routes.

**DUN12** The Council shall seek to protect and enhance, where opportunities arise, the former Great Southern and Western Railway line and its related structures i.e. bridges, mounds, cuttings, old platforms and station buildings and facilitate the use of the former railway line in accordance with the provisions of objectives DUN10 and AA1 of this plan.

**DUN13** In order to preserve the character of the Architectural Conservation Area (ACA) in accordance with the details set out at Section 5.10 of this plan, all development proposals within the designated ACA, including any change of use to existing buildings will be controlled. The repair and refurbishment of existing buildings within the ACA will be favoured over demolition/new build in so far as practicable.

## 5.9 Action Area Plans and Specific Local Objectives

### Action Area 1

This action area is located on the north-west side of the town, to the west of Kilcullen Street and Market square and has connections to the Logatryna Road, Kilcullen Street and Stephen Street. It is bounded to the north-west by the disused railway line. This area measures c. 11.6 ha, as shown on Figure 5.1.

This action area shall be developed as a residential and community zone in accordance with the following criteria:

- A minimum area of 0.7ha shall be reserved for community facilities, to be provided by the developer and made available for public use, as part of the phased roll out of the development. At a minimum a new community centre building and a range of playing pitches / Mixed Use Games Areas / playgrounds shall be provided. The size, design, location and future management structure of these facilities shall be agreed with Wicklow County Council.
- A maximum of 9.2ha may be developed for residential use, including all services, open spaces, childcare facilities etc required for that quantum of development, separate from the 0.7ha to be reserved for community use.
- The development shall include the provision of an amenity walkway along the disused railway line and unless shown to be not feasible at any particularly location, shall follow the line of the old track.

- Vehicular access from the Logatryna Road (L-8403) shall be realigned through the site to form a new junction at Kilcullen Road, with the existing junction being decommissioned. No residential development shall commence in advance of the completion of these works.
- Pedestrian access shall be provided from Stephen Street which shall include a distinctive, suitably hard and soft landscaped civic space along the street, transitioning into the new development and linking the new community facilities to the town centre.
- The development shall be delivered in phases as follows:
  - Phase 1** The first phase of development shall include the required works to the Logatryna Road, and not more than 25% of the residential units
  - Phase 2** A further 50% of the total residential units may commence subject to commencement of works on the agreed community centre, playing pitches etc but no more 50% of these units may be occupied until the community facilities are complete.
  - Phase 3** The remainder of the residential units
- The walkway along the disused railway line shall be provided in conjunction with each phase of development.
- The design and layout of the overall Action Area, in particular the residential element, shall address and provide for passive supervision of the proposed through road, railway walk and open space areas. At no point should the design or layout allow for housing backing onto the road network or community areas.
- The road layout of the southern part of the action area shall include an access road skirting along the rear boundaries of the existing properties to the south-east and south-west of the action area. This road shall be so designed so as to facilitate potential future development of the adjacent properties.
- Any development proposals shall have regard to the setting and curtilage of structures and sites of heritage value, and habitats of biodiversity value and appropriate buffer zone/mitigating measures shall be provided as required.

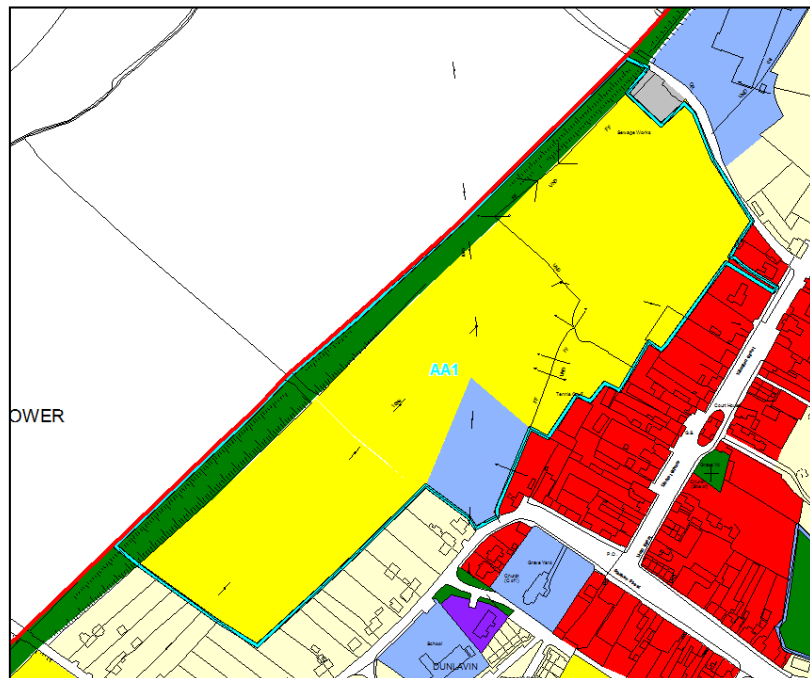


Figure 5.1 Action Area 1

## Action Area 2

This action area measures c. 11.5ha and is situated to the east of Stephen Street and north of Sparrow Road. The subject lands adjoin the demesne setting of the former rectory building and comprises c. 0.2ha of open space adjoining the former rectory building, 5.7ha for new residential development, c. 1.6 ha for new medium density residential development and c. 4ha for new Open Space.

- A minimum area of 4ha shall be reserved for active open space use, to be provided by the developer and made available for sports use, as part of the phased roll out of the development. The size, layout and future management structure of these facilities shall be agreed with Wicklow County Council.
- A maximum of 7.3ha may be developed for residential use, including all services, open spaces, childcare facilities etc required for that quantum of development, separate from the 4ha to be reserved for active open space use.
- The design and layout of the Action Area shall address and provide for passive supervision of the proposed Active Open Space areas.
- Pedestrian routes within the Action Area shall provide for ease of connectivity to adjoining lands and in particular shall provide for pedestrian accessibility to OP1 and lands within SLO1 as indicated in Figure 5.2 below.
- Any development proposals shall have regard to the setting and curtilage of structures and sites of heritage value, and habitats of biodiversity value and appropriate buffer zone/mitigating measures shall be provided as required.
- The Action Area shall be developed in 3 phases as follows:

**Phase 1** This phase of development shall provide for a new spine road off Kilcullen Street (Route 1 – see map below) alongside the delivery of 2.5ha of residential lands (c.50 units). The new spine road shall also provide direct access to the AOS lands to the east, with c. 1.5ha of these lands being laid out in a manner suitable for sporting activities. No development within Phase 2 can commence until the AOS lands have been developed to the satisfaction of Wicklow County Council.

**Phase 2** This phase shall be accessed via Phase 1 and provide for a further 2ha of residential lands (c. 40 units), alongside the delivery of c. 1.5ha of AOS lands, to be laid out in a manner suitable for sporting activities. A pedestrian route shall be provided linking the site directly to Opportunity Site 1. No development within Phase 3 can commence until the AOS lands have been completed to the satisfaction of the Planning Authority.

**Phase 3** This phase shall provide for the remaining residential element of the action area comprising of 1.2ha of residential lands (c. 24 units) and 1.6ha of low density residential lands (c. 24 units), alongside the delivery of a further 1ha of AOS lands. The active open space element of this phase shall be completed prior to the first occupation of any dwelling within this phase.

- Vehicular access to Phase 3 shall preferably be provided via 'Specific Local Objective 1' (SLO1) (Route 2 – see map below) with only pedestrian access linking Phases 2 and 3 together. In the event that access via SLO1 is not achievable the R20 lands of this phase may be accessed via Phase 2, while the R15 lands to the east may be accessed via the existing entrance to the GAA lands or an alternative route to be agreed with the Planning Authority.

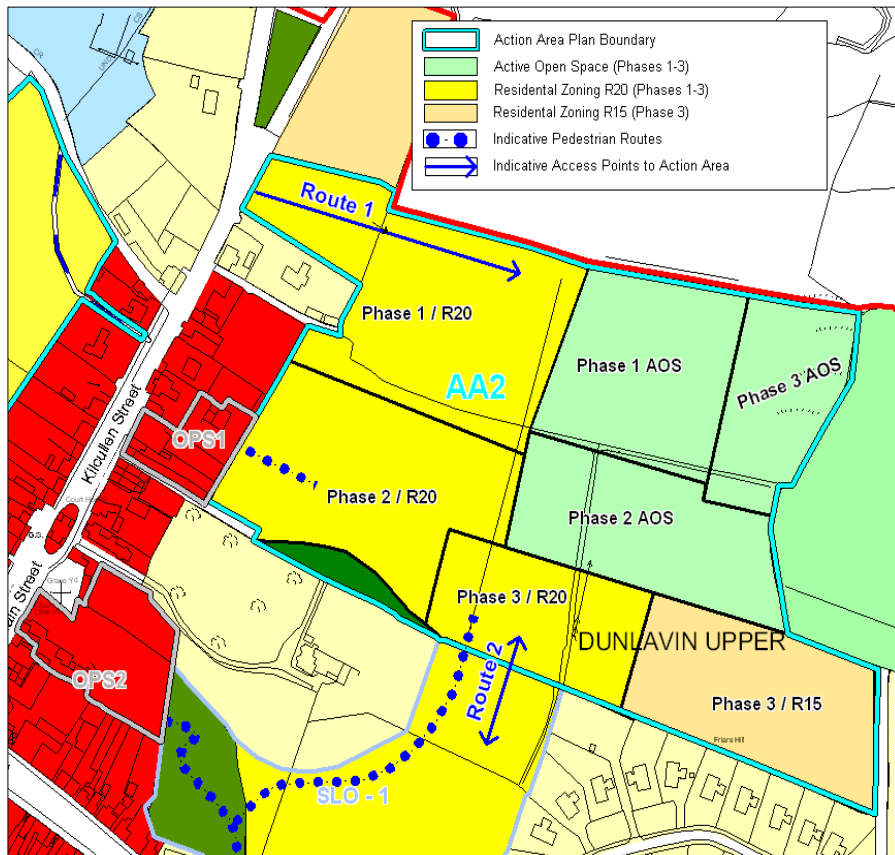


Figure 5.2 Action Area 2

### Action Area 3

This action area measures c. 7ha and is situated to the south of 'Fair Green' adjoining the existing primary school Scoil Nioclais Naofa. The action area shall be developed as a residential and community zone in accordance with the following criteria:

- A minimum area of 0.4ha immediately south of Cow Green shall be reserved for community facilities, in the form of a park, playgrounds and Mixed Use Games Areas and a small car and bus park, with associated vehicle turning facilities, to be provided by the developer and made available for public use, as part of the phased roll out of the development. The size, design, location and future management structure of these facilities shall be agreed in advance of any development with Wicklow County Council.
- A further 2.4ha of land, adjoining the boundaries of Scoil Nioclais and St. Kevin's Community College, shall be reserved for community use, in particular for possible future expansion of the schools
- A maximum of 4.25ha may be developed for residential use, including all services, open spaces, childcare facilities etc required for that quantum of development, separate from the 0.4ha to be reserved for community use.
- The development shall be delivered in phases as follows:

**Phase 1** The first phase of development shall include the construction of the access road serving the action area through 'Cow Green', the delivery of the required park / playground / MUGA and associated car parking and not more than 60 residential units.

**Phase 2** The remainder of the residential units may only be developed once the specified community facilities to be developed in Phase 1 are complete and open to the public.

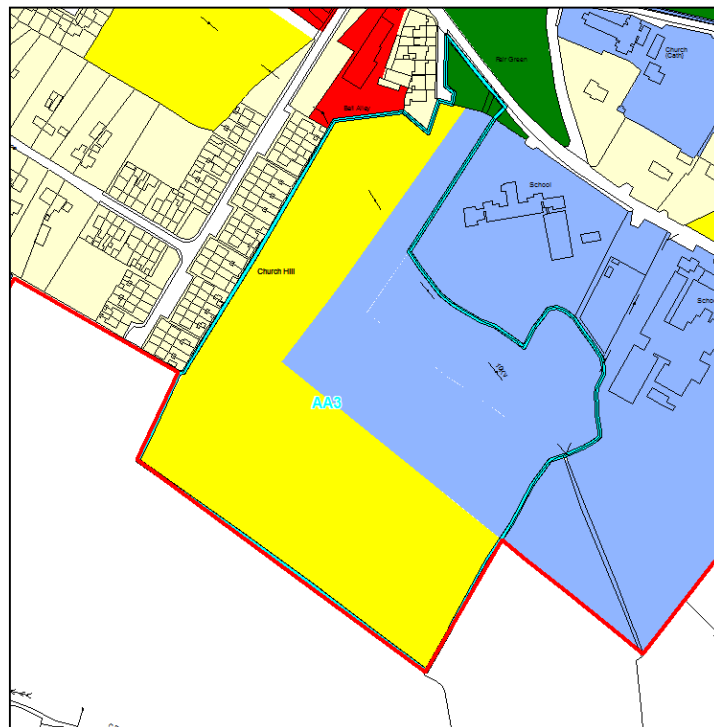


Figure 5.3 Action Area 3



## Specific Local Objectives

### SLO1 Lands to the north of Sparrow Road

The development of R20 lands zoned on Sparrow Road shall be contingent on the setting out and devotion to the public of a park on the adjoining lands zoned OS. The layout and future management structure of the park shall be agreed in advance of any development with Wicklow County Council. Any residential development on the R20 lands shall provide for through access to Phase 3 of AA2.

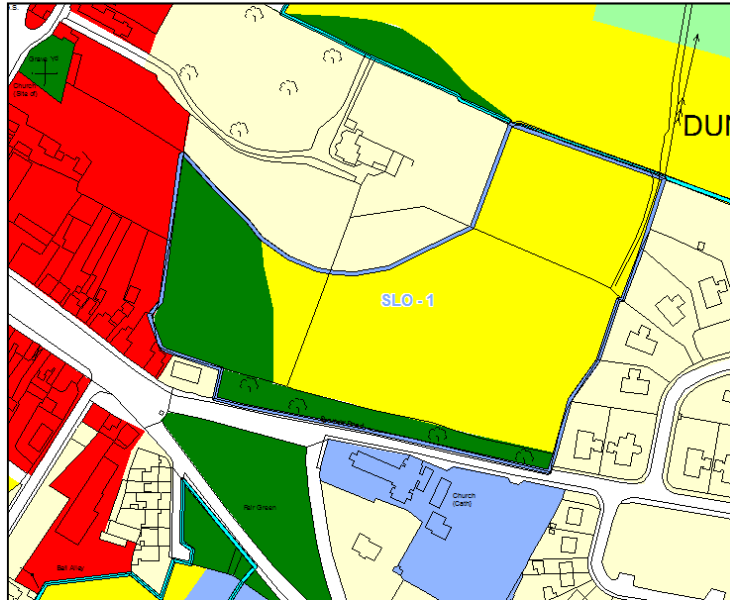


Figure 5.4 Specific Local Objective 1

### SLO2 Lands to the east of the Milltown Road

The development of R20 lands zoned on the Milltown Road shall be contingent on the setting out, levelling and draining of the lands zoned AOS adjoining, such that the lands are rendered suitable for sports use. The layout and future management structure of the facilities shall be agreed in advance of any development with Wicklow County Council.

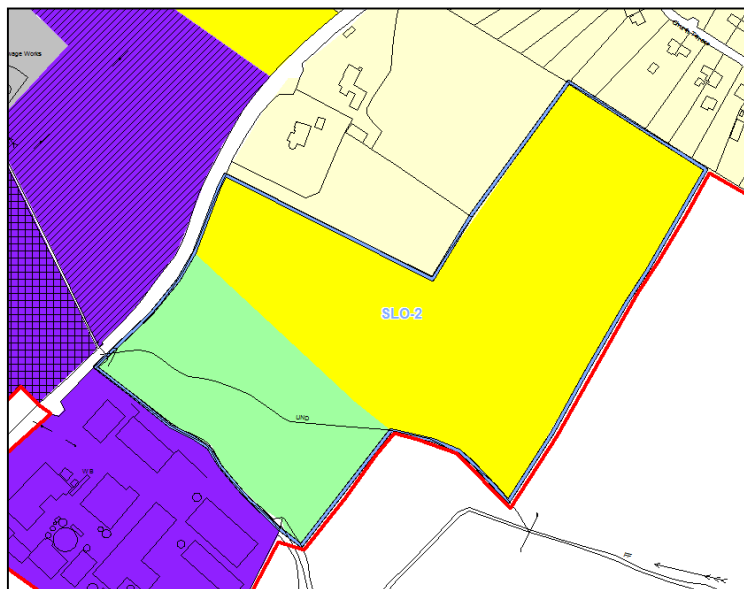


Figure 5.5 Specific Local Objective 2

### 5.10 Dunlavin Architectural Conservation Area (ACA)

Dunlavin was designed as an estate town, laid out by the Tynte family in the 18<sup>th</sup> century in a distinctive and spacious T shaped plan. The impressive stone domed Market house, designed by Richard Cassels dominates the centre of the town, and marks the juncture of Kilcullen Street and Main Street. There is a widening of the street at this area which was the original Market Square. The cross piece of the T is formed by Stephen Street running roughly in an east west alignment, with the Roman Catholic and the Church of Ireland churches situated at either end.

The form of the town centre architectural conservation area is compact and well contained. This is defined by the Fair green at one end of Stephens street and a two storey house on the corner at the other end, and to the north approach of the town at the junction of the R412 and R756.

The buildings in the ACA represent an eclectic mixture of styles, sizes and uses which greatly add to the town’s architectural heritage interest.

Generally there are single storey houses at the edges of the ACA and terraces of two storey houses in between, with some three storey buildings at the corner of Main Street. The character of the town is strengthened by its strong plan form and adherence to a uniform building line.



The presence of mature street trees, in particular along Kilcullen Street, contributes positively to the local character. Open spaces of note include the ‘Bun Ditch’, a small landscaped area which forms a gateway on the northern approach to the town, the town park which is the site of a former graveyard across from the Market House, and the Fair Green in front of St. Nicholas of Myra RC church. This latter site is of high local heritage significance as the site of massacre of 36 people in 1798. The restored village pump at the centre of Stephen Street adds historical interest.








The condition of the built heritage fabric is generally good with some fine examples of 18<sup>th</sup> and 19<sup>th</sup> century houses surviving with many original features intact. In particular there are many fine examples of 19<sup>th</sup> century doorways and fanlights. The replacement of traditional timber sash windows and cast iron rainwater goods with modern uPVC where it has occurred detracts from the streetscape, as does the removal of traditional lime render from the front exteriors.

**The ACA is characterised by:**

- Spacious T shaped layout with road fronted houses;
- Single and two storey terraced houses with traditional rendered finishes, timber sash windows and slate roofs;
- Timber panelled doorways, some with decorative fanlights and sidelights.

**Protected Structures:** There are 9 protected structures included in the Architectural Conservation Area.














15-06	15	Dunlavin Shopfront Teac de Gras	House and Shopfront	Dunlavin Td	Simple shopfront on a four-bay, two-storey, mid-19 <sup>th</sup> Century house of coursed-rubble stone with brick dressings and an elliptical-headed doorcase.	
15-08	15	Dunlavin St. Nicholas' Church of Ireland Church	Church	Dunlavin Td	First Fruits Church with three-stage, west tower with crenellations and pinnacles. The church is built of coursed-rubble stone with pointed window.	

15-10	15	Dunlavin Former Rectory	Dwelling House	Dunlavin Td	Mid-19 <sup>th</sup> Century, three-bay, two-storey house with full-height, half-octagon bows, tall, square-headed doorcase under a bracketed cornice.	
15-11	15	Dunlavin, Stephen's Street, Allied Irish Bank	Bank	Dunlavin Td	Georgian revival bank of circa 1910 with rough-cast walls, four bays and two storeys with a wide, half-octagon bow with limestone mullions on the ground floor, slate-hung between the ground and first-floor windows, sash windows, bracketed doorcase with Queen Anne revival canopy, bracketed eaves and Westmoreland slates on the roof.	
15-12	15	Dunlavin, Court House	Court House	Dunlavin Td	Early-18 <sup>th</sup> Century, combined market house and court house. This is one of the most enigmatic buildings in Ireland having a complex ensemble of colonnades, arches, gables and rusticated walls building up to a tower with an extraordinary, fluted, granite dome. This baroque jewel is possibly by Richard Castle.	
15-13	15	Dunlavin, Kilcullen Street, Cottage	Dwelling House	Dunlavin Td	Four-bay, single-storey cottage with rendered walls, drip-labels over a simple door and drip-labels over small windows with sashes containing tiny panes of glass. The roof has natural slates.	
15-14	15	Dunlavin, Former Bank Building, Market Square	Bank	Dunlavin Td	Large, four-bay, two-storey, gable-ended, commercial building of circa 1890 with painted, rendered walls, arched, ground-floor windows and doorcase, a band for the name and sash windows on the first floor, bracketed eaves with steep-pitched roof and two dormer windows. On the left-hand side is a crenellated wall with carriage arch	
15-15	15	Dunlavin, Kilcullen Road House	House	Dunlavin Td	Three-bay, two-storey, gable-ended, semi-detached house dating from the early 19 <sup>th</sup> Century with lime-rendered walls, small windows on the first floor (ground floor windows covered up) and natural slates on the roof.	
15-17	15	Dunlavin	Hydrant	Dunlavin Upper Td	Hydrant on Kilcullen Street.	

# Dunlavin Town Plan

## WICKLOW COUNTY DEVELOPMENT PLAN 2016-2022

### LEGEND

-  RE Existing Residential
-  R20 Residential 20/ha
-  R15 Residential 15/ha
-  TC Town Centre
-  E Employment
-  Employment E1(a) and E1(b)
-  CE Community & Education
-  AOS Active Open Space
-  OS Open Space
-  PU Public Utility
-  SLO Specific Local Objective
-  AAP Action Area Plan
-  Settlement Boundary

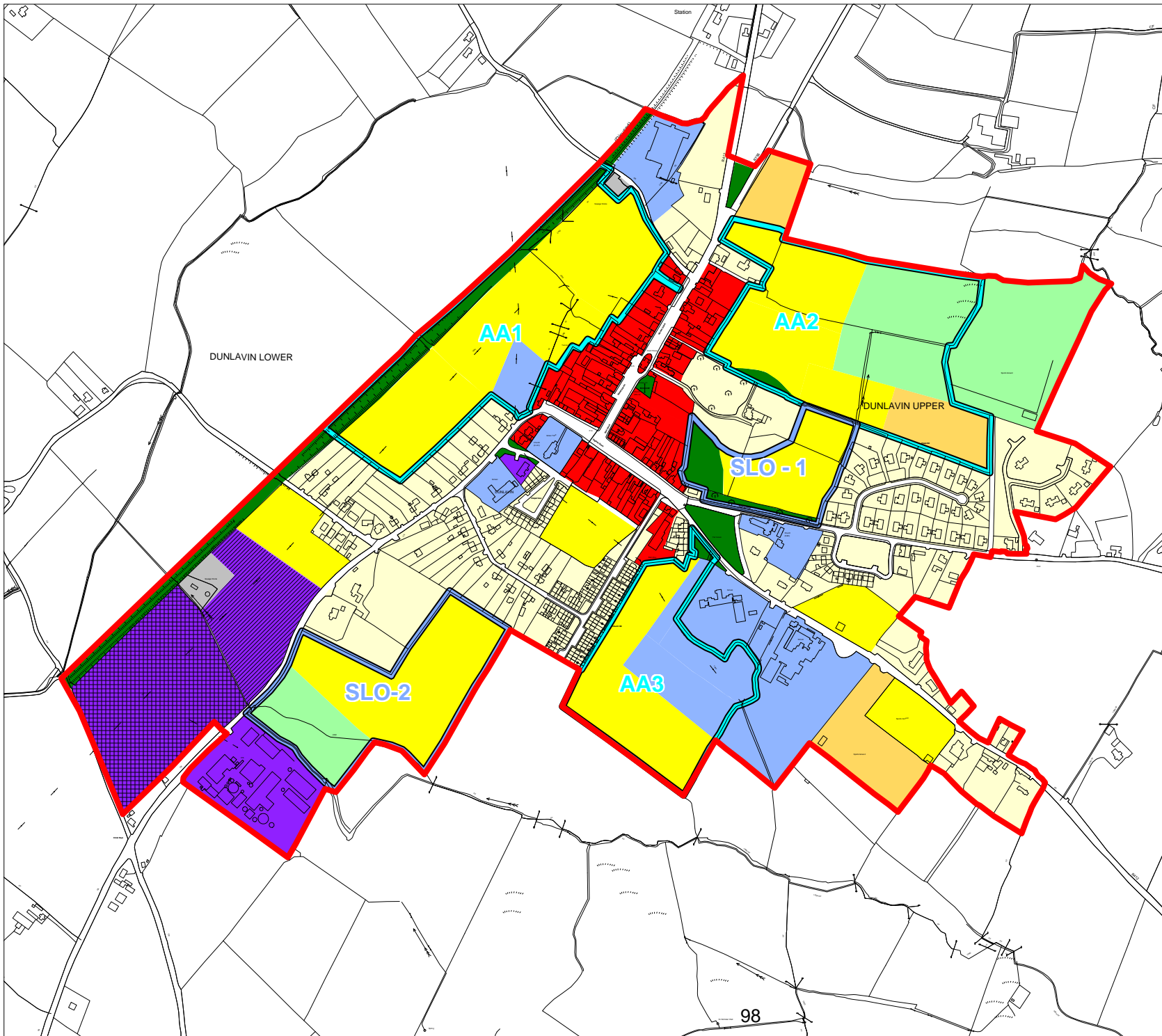
**Title: Land Use Zoning Objectives**  
**Map No. : 1**



Maps are not to scale






Wicklow County Council  
Planning Department

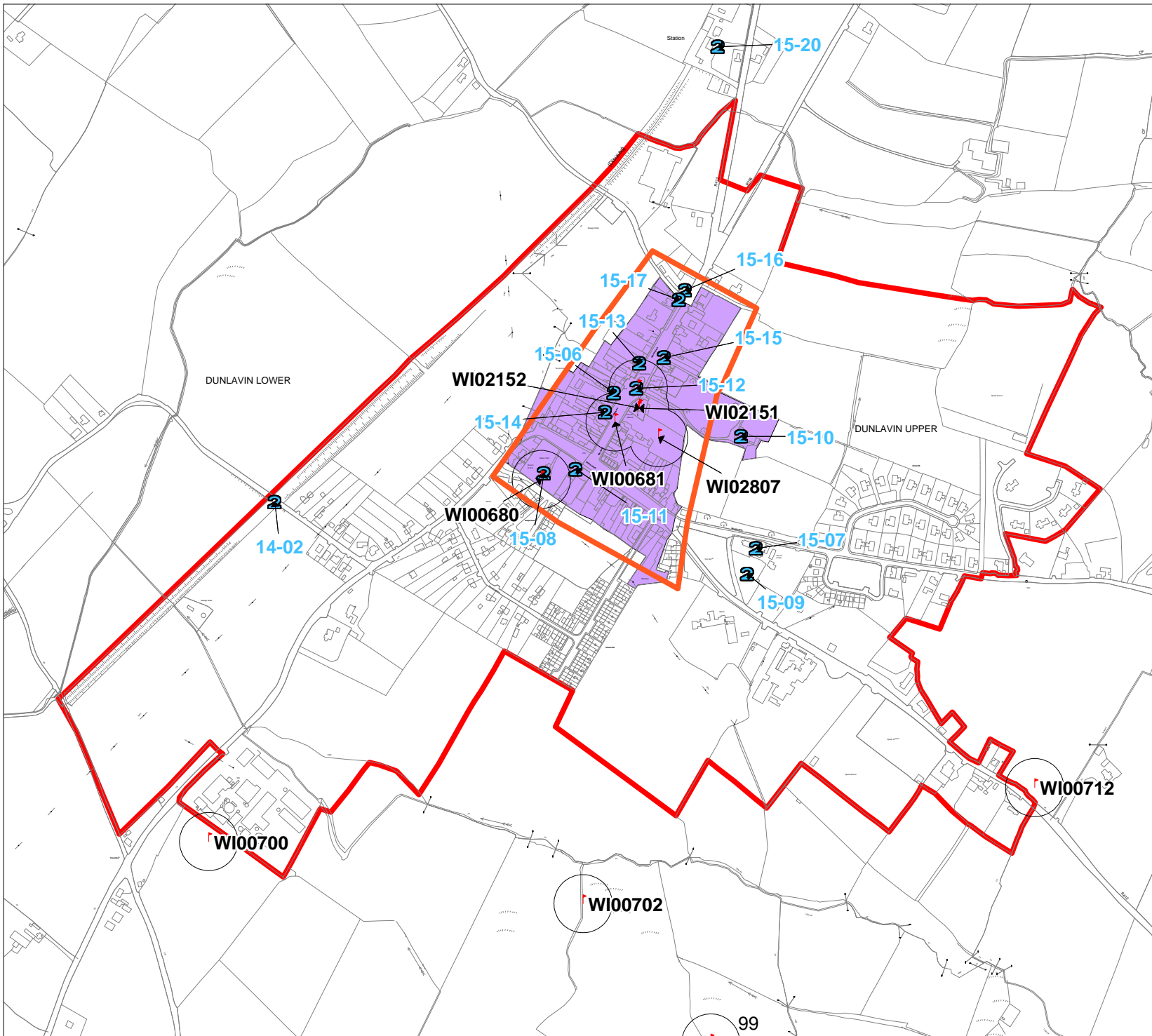
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**Dunlavin Town Plan**  
**WICKLOW COUNTY**  
**DEVELOPMENT PLAN 2016-2022**

**LEGEND**

-  **Protected Structures**
- 14-02 BRIDGE
- 15-06 SHOP FRONT
- 15-07 CATHOLIC CHURCH
- 15-08 C.O.I. CHURCH
- 15-09 FORMER PAROCHIAL HSE
- 15-10 FORMER RECTORY
- 15-11 AIB BUILDING
- 15-12 COURT HSE
- 15-13 HOUSE
- 15-14 FORMER BANK
- 15-15 HOUSE
- 15-16 - HOUSE
- 15-17 - HYDRANT
  
-  **Recorded Monuments**
- 1 - WI015-016008 - Gatehouse
- 2 (a) - WI015-016002 - Graveyard
- 2 (b) - WI015-016003 - Graveslab
- 2 (c) - WI015-016004 - Graveslab
- 2 (d) - WI015-016005 - Graveslab
- 3 - WI015-016001 - Church
- 4 - WI015-016009 - Settlement deserted
- 5 - WI015-016----Historic town
- 6 - WI015-016006 - Memorial stone
  
-  **Areas of Archaeological Potential or Significance**
-  **Architectural Conservation Area**
-  **Settlement Boundary**



Title: Heritage Objectives  
 Map No. : 2



Maps are not to scale

Wicklow County Council  
 Planning Department

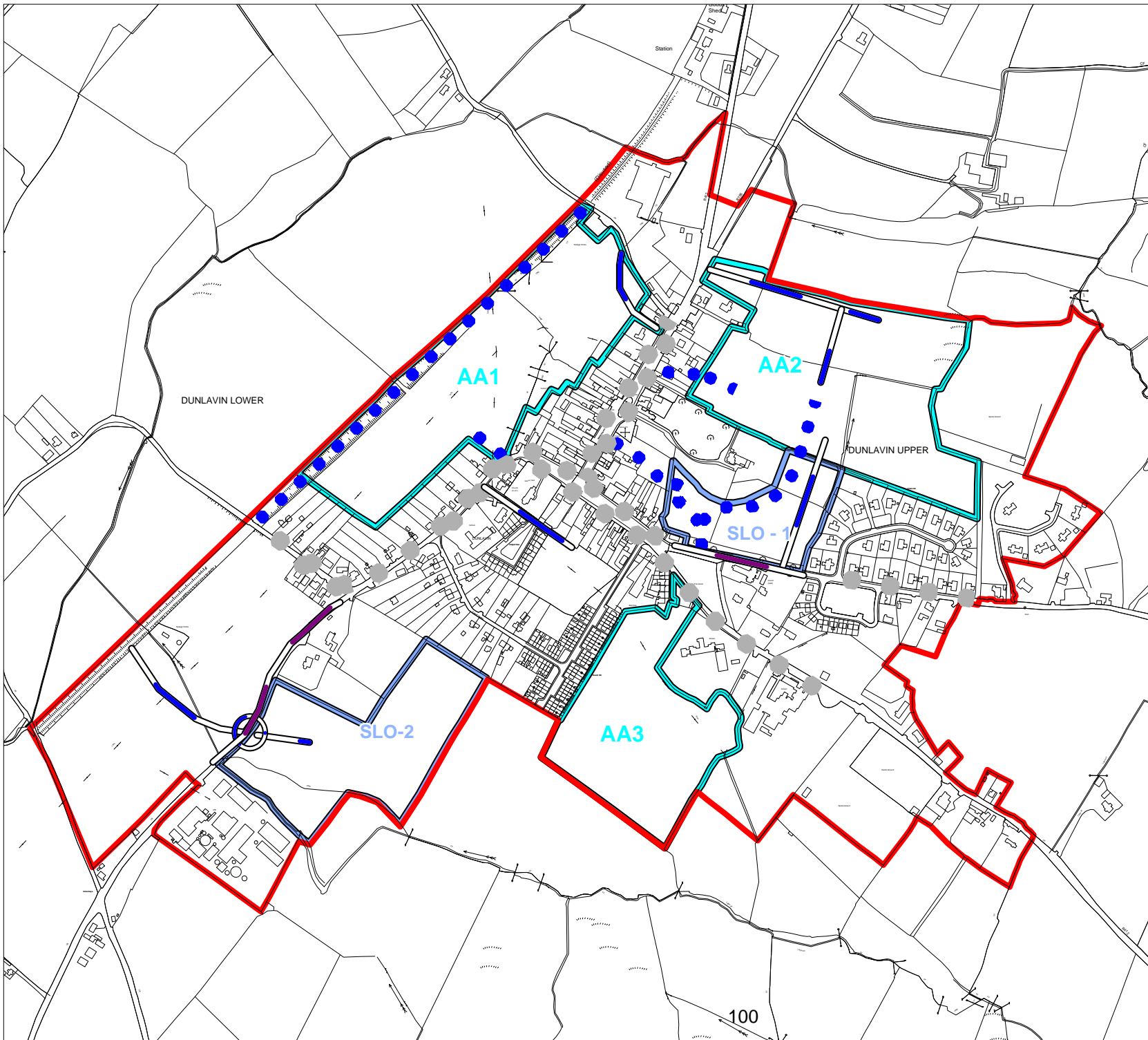
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# Dunlavin Town Plan

## WICKLOW COUNTY DEVELOPMENT PLAN 2016-2022

### LEGEND

- Existing Footpaths
- Proposed Footpaths
- Proposed New Roads/Footpaths
- Road Improvement Objectives
- Opportunity Site
- Action Area Plan
- Specific Local Objective
- Settlement Boundary



Title: Transport Objectives  
Map No. : 3



Maps are not to scale

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Planning Department

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## 6. Enniskerry Town Plan

### 6.1 Context

Enniskerry is a picturesque settlement located 22km south of Dublin city centre, 5km west of Bray and approximately 2.5km west of the N11/M11, which links Dublin to Rosslare. The settlement is situated at the head of the wooded Cookstown River Valley between the Glencullen and Dargle Rivers, within the foothills of the Sugarloafs, and Wicklow-Dublin Mountains.

The compact settlement of Enniskerry is an estate town laid out around a triangular market place containing a clock tower dating back to 1843. Landscape plays a large part in the town's character and development. In the second half of the 20th century the settlement began to extend northwards into the Monastery area and westwards into the Kilgarron area, with Knocksink Wood and the Bogmeadow area remaining in their natural green form. The release of land from part of the Powerscourt Demesne allowed the construction of the "Eagle Valley" development south of the settlement in the 1990s. Development has generally not occurred in an eastward direction due to the topography of this area and the alignment of the R117, which generally limits the construction of new entrances. The settlement is surrounded in three directions by an undeveloped agricultural belt to the north, east and west, with Powerscourt Demesne providing a natural green area to the south.

Enniskerry is located in a valley area surrounded by higher ground in all directions. The settlement is served with a network of roads radiating in all directions from the town centre. The settlement is principally served by the R117, which links the settlement to the N11/M11, and continues across Enniskerry Bridge in a northwards direction towards The Scalp, Kiltiernan and south County Dublin. South of the settlement is served by the R760 and R755 to Kilmacanogue with local road L1010 to the west to Glenree. The Dargle River runs south of Enniskerry with the Glencullen River flowing north of the historic settlement, through Enniskerry Bridge. The County Development Plan categorises the landscape surrounding Enniskerry in all directions as an Area of Outstanding Natural Beauty.

In deciding how the town should develop there are many options given the fashion of its spatial development history. The key parameter however, must be based on environmental protection, sustainability and developing the town in a manner that would generate the minimal number of car journeys. The solution adopted in this Plan is to designate residential lands as close as possible to the town centre and existing community facilities whilst avoiding the environmentally sensitive and EU designated areas (Knocksink Wood and Ballyman Glen are both SACs), with new employment being located on existing zoned land to the west of the settlement.

In recognition of the above this plan has aimed to consolidate the existing built pattern in Enniskerry by maximising the potential of large sites close to the settlement core and any infill sites along the main roads within the settlement. The designation of specific lands for residential development has been provided in a manner that facilitates greater connectivity between the settlement core and the existing developed lands within the plan area. Sufficient lands have been zoned in order to meet the projected population targets as set out in the Core Strategy of this plan.

## 6.2 Overall Vision and Development Strategy

A key aim of a Town Plan is to set out the vision and development strategy for the future development of a settlement and from this vision, all policies and objectives can be developed and implemented with the overall aim of achieving this vision. The vision and development strategy must be consistent with the 'Core Strategy' of the County Development Plan and reflect the characteristics, strengths and weaknesses of Enniskerry.

### The vision for Enniskerry 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 to social and community facilities.
- Sustain a revitalised town centre with commercial, residential and community developments.
- Create increased connectivity between a revitalised settlement core and the existing and proposed residential areas in the town.
- 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.
- Protect the built and natural heritage of the area along with the town's identity.
- Promote and foster economic development and linkages to surrounding larger settlements within and outside the County.

In recognition of the historical pattern of development, the profile of the settlement, the demands of higher order strategies and the vision for the settlement set out above, the development strategy is as follows:

- Reinforcing and improving the visual appearance of the central area of the settlement with particular attention on the town centre area which is an architectural conservation area, and encouraging development that will enhance the town's vitality and vibrancy.
- Improving linkages between the town centre and its environs.
- Facilitating the provision of infrastructure to meet the demand for development and future population needs in a sustainable manner.
- To improve linkages between Enniskerry town centre and the Ballyman, Cookstown and Parknasilloge areas and in particular, to designate lands for new housing in these areas, subject to improvements to access routes by both vehicles, pedestrians and cyclists.
- To plan for and encourage the development of new employment opportunities, in the form of both new mixed use developments in the town centre and employment development on greenfield lands at Parknasilloge.
- To identify and address deficits in social, community and recreational services; to require developers to provide such facilities in tandem with new housing development where appropriate and to require the payment of development levies for the provision of such facilities by the local authority.
- To ensure that lands at risk of flooding are not designated for new development.
- To create functional public spaces and pedestrian routes linked to new development that maximise the natural features of the area.
- Ensuring the protection of natural habitats (in particular the protected habitats at Knocksink Wood and Ballyman Glen), cultural heritage, ecological resources and quality landscapes and the protection and enhancement of biodiversity.



### 6.3 Residential Development

Table 2.1 sets out the land zoned for residential development in this plan:

Table 6.1 Residential zoning provisions

Location/Description	Zoning	Potential No. of Units
Lands at Monastery Grove	R20	72
Lands at Cookstown	R10	8
Action Area 1 - Lands at Parknasilloge	R20	156
SLO 1 - Lands at Ballyman	R special	12 max
Action Area 2 - Lands at Kilgarron	R40	28
Action Area 3 - Lands at Cookstown	R20	105
Lands at Powerscourt	R20	44
Town centre infill	TC	20
Existing Residential Infill	RE	25
		<b>TOTAL 470</b>

#### Residential Development Objectives

**ENN1** The maximum size of any single 'housing estate' shall be 60 units and developments that include more than 60 units should be broken into a number of smaller 'estates', which shall be differentiated from each other by the use of materially different design themes.

**ENN2** A full range of unit sizes, including smaller 1 and 2-bedroomed units shall be provided in all new housing areas. No more than 50% of the units in any development shall exceed 3 bedrooms or 125sqm in size.

### 6.4 Economic Development and Employment

As set out in Part 1 of this plan, it is an objective of the County Development Plan to increase the jobs ratio in Enniskerry by 50% by 2028. The strategy of this plan is to take advantage of the existing economic assets in order to stimulate employment within the area. The key assets the plan area has to offer are:

- proximity to the N11/M11, Dublin and the higher order town of Bray;
- existing tourist and retail attractions;
- a large hinterland population offering a wide variety of skills;
- on a public transport route (Dublin Bus No.44);
- sufficient waste water infrastructure; and
- sufficient water supply.

In terms of employment and enterprise, the role envisaged for Enniskerry is to sustain the local community and to provide for enhanced opportunities for the creation of new enterprises. Given the town's location, situated in close proximity to the higher order settlement of Bray, it is unlikely that the town can act as an attractor for a large scale employer to locate over the lifetime of the plan.

There are limited employment opportunities in the town, other than those presented by the tourism industry, retail, education and other town centre type services. This plan will therefore make provision for the development of a small business park / employment zone in Action Area 1 which will cater for high quality office / surgery / studio type employment and local service employment.

Enniskerry is accessible by both car and public transport and its attractive streetscape and scenic wooded setting are important assets in terms of attracting daytime and short stay tourists. Its immediate hinterland contains many sites of interest ranging from woodlands, valleys, cliffs and upland heaths. Powerscourt waterfall and gardens are two of the country's leading tourist attractions. The number of craft shops, coffee shops and restaurants in the town is an indication of the popularity of the area with tourists. There are also a number of hotels and 'Bed and Breakfast' facilities offering guest accommodation. The tourism base of Enniskerry needs to be further strengthened and measures taken to ensure that visitors to Powerscourt Estate spend time in the town itself.

### Economic Development and Employment Objectives

- ENN3** To maintain the existing level of land in employment use in the form of service based employment and tourist based activities in Enniskerry.
- ENN4** To resist changes of use from employment to other uses.
- ENN5** To provide c. 1ha of employment lands in the form of high quality office / surgery / studio type employment and local service and incubator businesses (in Action Area 1).
- ENN6** To improve, as funding allows, the principal access routes and junctions linking Enniskerry town centre to surrounding tourist attractions and strategic transport corridors.
- ENN7** To facilitate appropriate tourism development within the settlement.
- ENN8** To support and facilitate in co-operation with relevant bodies and landowners, the provision of tourism amenity routes around the town.

## 6.5 Town Centre and Retail

The commercial core of Enniskerry extends around the clock tower with a mixture of shops, cafes, public houses and other businesses. The town centre has a relatively strong street frontage and core for urban activity with residential, commercial and community functions taking place side by side. It is important that town centres are inhabited, provide for a mix of uses and exhibit a high standard of urban design, in order to ensure vitality and viability.

Given Enniskerry's retail function as envisaged by the County Retail Strategy and having regard to the significant leakage of expenditure from the settlement due to the close proximity to a number of high order retail centres (notably Bray, Greystones and Dundrum), it is considered there is a need to further develop and enhance the retail offer in the town, particularly with regard to convenience shopping. It is important that new developments, particularly in the 'Town Centre' zone respect the existing scale of the development in the settlement and have regard to the architectural conservation area designation.

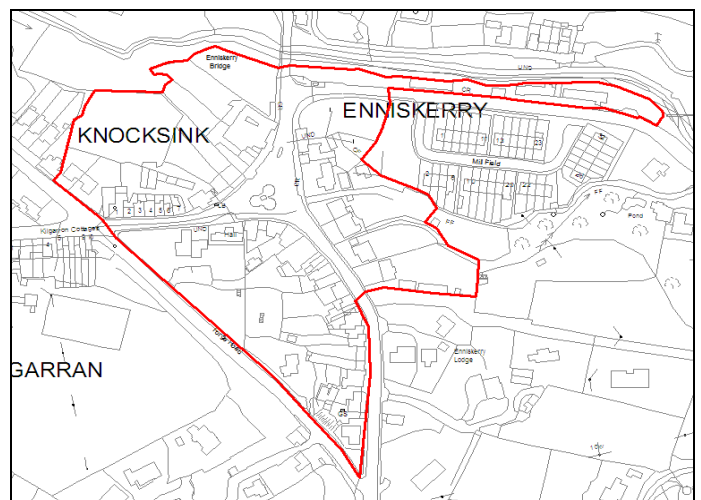


Figure 6.1 Enniskerry Town Centre Zone

## Town Centre and Retail Objectives

**ENN9** New town centre developments shall incorporate new “streets” where possible, and developers of town centre sites shall co-operate with each other in order to provide a new network of streets and spaces and to minimise duplication of car parks and vehicular access points on the square.

**ENN10** New developments (including the refurbishment of buildings) shall generally be two-storey in the town centre area and shall have regard to the protection of the residential and architectural amenities of structures in the immediate environs, but alternative and contemporary designs shall also be encouraged (including alternative materials, heights and building forms), to provide for visual diversity.

## 6.6 Social and Community Development

In order to meet the needs of the existing and future residents of Enniskerry and its hinterland, there is a need to enhance community facilities in the town. In particular, this plan must make provisions for the protection of existing open space, the provision of a playground and also to provide for more community space.

Within the plan area, the following lands are zoned for social and community infrastructure:

Table 6.2 Provision of Community and Recreation Infrastructure

Use Group	Specific Use	Zoning	Location	Area (ha)
Education/ Community	Primary Education	CE	AA1- Parknasilloge	1.2
	Primary Education	CE	Surrounding the Powerscourt NS	0.7
	Primary Education	CE	Existing Powerscourt NS	0.8
	Primary Education	CE	Existing St.Mary's & St.Gerard's NS	0.5
	Community use	CE	AA1- Parknasilloge	0.4
Open Space	Active Open Space	AOS	Bogmeadow	3.7
	Active Open Space	AOS	AA1 - Existing GAA playing field	2
	Active Open Space	AOS	AA1 - Equipped playground	0.04

## 6.7 Service Infrastructure

To ensure that Enniskerry can fulfil its role within the Wicklow Core Strategy, the adequate provision of services infrastructure is essential in order for the settlement to grow.

### Water Services

**Wastewater:** Enniskerry is served by the Enniskerry Waste Water Treatment Plant which is located at Cookstown on the Bray Road. While it has a design capacity 6,000pe, it accepts imported sludge from other locations which absorbs much of its capacity, and therefore there is the possibility that the plant would not have enough capacity to meet the growth targets of this plan.

**Water supply:** Enniskerry is served by the Killegar Water Storage Reservoir with water pumped from the Vartry Water Supply Scheme at Fassaroe to supply the Reservoir. It has a design capacity 3,200pe. This system is likely to have adequate capacity to accommodate the levels of growth targeted in this plan.

## Transportation and Movement

The provision of an alternative route to Enniskerry from the N11/M11 is required having regard to the hazardous junction at the N11/M11 and alignment of the R117. It is envisaged that this new route from the N11/M11 will be via the improved Fassaroe Interchange, through the new development zone on the west side of the Fassaroe Interchange, as proposed in the Local Area Plan for Bray Environs. This zone is to be served by a 'Bus Rapid Transit' (BRT) route or the LUAS and new linkage to Enniskerry is considered to be of benefit to both road user safety and those wishing to use the BRT/LUAS.

**Public transport:** Public transport to / from Enniskerry is provided by Dublin Bus number 44 via DCU, O'Connell Street and Dundrum, and bus No. 185 to Bray.

**Walking and cycling:** While the majority of the main routes in the town have footpaths, these are in need of enhancement to width and overall quality. A number of peripheral locations do not have a complete footpath routes to the town centre. The vast majority of the town's roads are dedicated to the needs of motorists, in terms of width dedicated to the road carriageway and car parking. Therefore there is scope to carry out footpath widening and to provide cycleways in some locations.

**Vehicular movement:** The roads in the town centre in Enniskerry are generally of good quality and traffic moves reasonably well. However many of the roads on the outskirts of the town centre are in need of improvement. The Ballyman Road, between the county boundary and the R117, requires improvement, which may entail re-alignment and the provision of a safer junction at the R117.

**Car parking:** This is a problem in the town centre due to lack of regulation and long term users occupying on-street locations.

The facilitation of proper traffic management to create a more pedestrian friendly environment, with adequate off-street parking facilities should further improve the attractiveness of the town for both visitors and the local community.

## Service Infrastructure Objectives

**ENN11** The following new local roads and improvements to existing roads are required to facilitate traffic movement generated by new developments adjoining or adjacent to these roads:

- New distributor road from the Fassaroe Interchange to Monastery,
- Continuous footpath from Kilmalin to Enniskerry town centre.

**ENN12** The following new access / distributor roads and improvements to existing roads shall be carried out by Wicklow County Council (subject to adequate finance being made available):

- Improvements to Ballyman Road from County Brook to the R117,
- Improvements to the R117 between the N11 and the town centre.

**ENN13** Provide safe and high quality pedestrian and bicycle links between residential areas and retail, recreational and educational facilities in the town.

**ENN14** The provision of a pedestrian link/shortcut shall be investigated between the centre of the settlement and the proposed BRT/LUAS terminus in Fassaroe.

**ENN15** Access to the lands zoned for new residential in SLO 1 at Monastery shall be from Ballyman Road and any access road shall be designed to form the final element of the future Fassaroe – Monastery link road.

## 6.8 Built and Natural Heritage

Enniskerry and its hinterland has a unique character and distinctiveness, accentuated by its scenic rural setting, wooded landscape, attractive architectural design and use of local materials in vernacular building styles. This character and identity is intrinsically bound up with all elements of the wider heritage of the area.

**Natural Heritage:** Enniskerry has a rich and diverse natural heritage. Of importance are designated habitats (e.g. Powerscourt Woodland pNHA, Ballyman Glen pNHA Knocksink Wood pNHA, Knocksink Wood SAC and Ballyman Glen SAC), geological sites, and non-designated habitats for wildlife such as trees, hedgerows, stonewalls and rivers.

The landscape within and around Enniskerry is highly attractive, particularly due to its valley topography and numerous mature trees. In terms of natural heritage, the key feature in the settlement is the Glencullen River with Knocksink Wood surrounding, which is an EU protected Natura 2000 Site. There are a number of important archaeological sites (national monuments) in the plan area also.

**Built Heritage:** There are a number of buildings located within the plan area listed on the basis of their architectural/ social/ artistic and cultural merits, which by virtue of their architectural quality and/ or townscape value merit their status of protected structure. Enniskerry has a number of structures including dwellings, community and commercial buildings that are included on the record.

In formulating additional policies for the protection of natural and built heritage in the Enniskerry plan area, the Planning Authority will be required to give consideration to the potential impacts of development on all such sites, and the plan is accompanied by the required environmental assessments as separate documents. The protection and enhancement of heritage assets through the plan will help to safeguard the local character and distinctiveness of Enniskerry and its surroundings, providing local economic, social and environmental benefits.

The details of the Architectural Conservation Area are at the end of this plan.

### Heritage Objectives

**ENN16** To maintain and protect the demesne settings of the Powerscourt Estate, and to require all development proposals within or directly adjoining the demesne to fully evaluate and address any impacts of the setting and character of the demesne.

**ENN17** To ensure the protection of the integrity of the 'Natura 2000' sites, of Knocksink Wood SAC and Ballyman Glen SAC, in light of the sites' conservation objectives.

## 6.9 Action Area Plans and Specific Local Objectives

### Action Area Plan 1

This action area is located west of Enniskerry town centre and immediately north of Kilgarron housing development, in the townland of Parknasilloge. This action area measures c. 13.5ha. This action area shall be developed as a residential, open space, employment and community zone in accordance with the following criteria:

- A minimum area of 2ha shall be reserved as Active Open Space (this is the size of the area currently occupied by Enniskerry GAA). In the event of the relocation of the GAA to an alternative location, this quantum of AOS shall, as a minimum, be maintained within the overall action area. Any alternative AOS shall be maintained available for general public use, shall be suitably sized to allow for organised sporting activities i.e. pitches, courts etc and shall be so located within the action area so as to be easily accessible by the wider community. (Any proposals to redevelop the existing GAA grounds will only be considered when the Planning Authority has been satisfied that suitable alternative lands have been secured for this sporting facility).
- A minimum of 1.2ha shall be reserved for education use.
- A minimum of 0.4ha shall be provided for a community uses, including a community centre of not less than 500sqm and an equipped playground of not less than 400sqm.
- A minimum of 1ha shall be provided for employment uses. Generally, this shall comprise office/studio/surgery type development of the highest architectural quality and layout. A minimum of 0.4ha of this area shall however be reserved for local service and incubator businesses.
- The car park associated with the employment area shall be so located and designed to facilitate tourist use during non-business hours and shall at all times remain available and open for this use
- A maximum of 156 residential units may be provided on the remainder of the site (8.8ha).
- The development shall be delivered in phases such that adequate education, community and employment facilities are provided for each phase; in particular, the school site shall be provided in Phase 1 accompanied by no more than 50% of the residential development and the employment facilities shall be provided no later than Phase 2 accompanied by no more than an additional 75% of the residential units.
- A maximum of two vehicular access points onto Local Primary Road L1010 (Enniskerry – Glenree) shall be permitted.
- To achieve a sense of place and allow for visual diversity any residential application should provide for a number of identifiable and distinct housing estates (not exceed 60 units), each containing different house designs within an overall unified theme.
- Full geotechnical and archaeological assessment of the lands shall be undertaken prior to any development taking place.

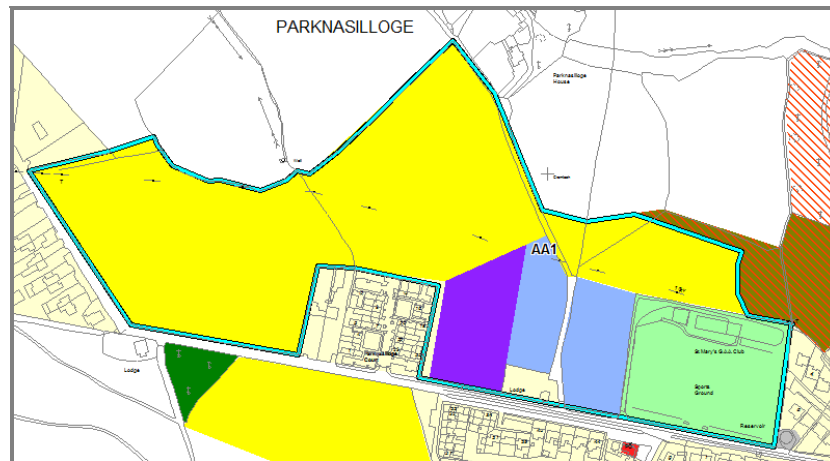


Figure 6.2 AA 1

## Action Area Plan 2

This action area is located south of the town centre, in the townland of Cookstown. This action area measures c. 9.4ha. This action area shall be developed as a residential, open space and community space in accordance with the following criteria:

- A maximum of 105 housing units may be provided in this action area, with density not exceeding 10/ha on the lands zoned R10, and the remainder may be developed at a higher density but not exceeding 20/ha.
- A minimum area of 0.4ha shall be provided for voluntary / sheltered housing, of a type to be agreed with the Local Authority, as part of any Part V obligations under the Wicklow Housing Strategy. Permission will not be considered for private housing until sufficient progress has been made on this element.
- Access to the site shall be from local road LP-1020.
- A public park of a minimum of 2ha shall be established along the full southern and western boundaries of the action area, which shall comprise an amenity walk area along the existing tree lined field boundaries connecting through the development to regional road R760 (Enniskerry – Kilmacanogue) and to the existing pedestrian route along the Dargle. In light of the provision of such an amenity space, the incidental open space required to be interspersed throughout the residential area may be reduced to 7.5% of the total zoned residential area.
- Any development shall be so designed to maintain maximum views of the Sugarloaf from Cookstown Road.

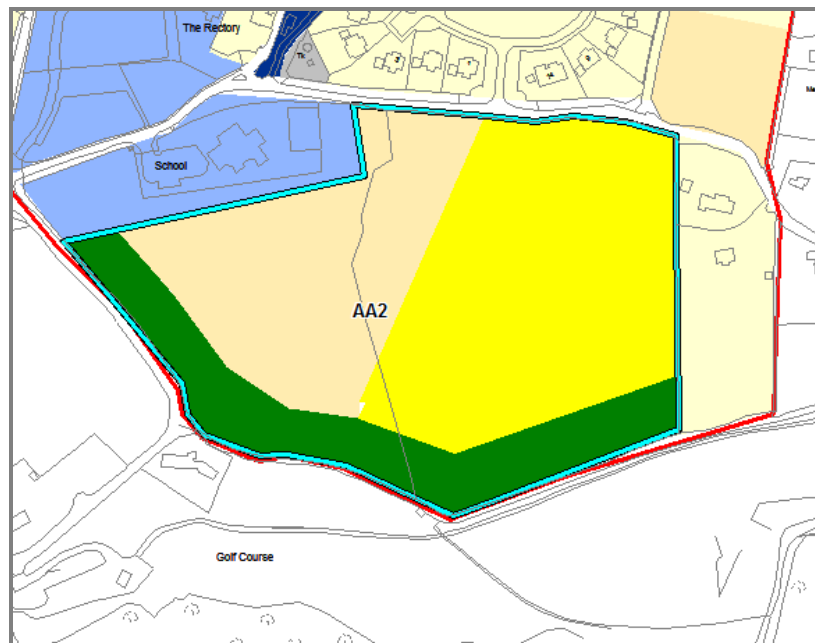


Figure 6.4 AA2

## Specific Local Objectives (SLO)

### Specific Local Objective 1

This SLO is located on the northern side of the settlement, in the townland of Monastery. This SLO measures c. 5.7ha and includes 3ha zoned for housing, 0.25ha is occupied by an existing dwelling, and the remainder being reserved for its existing agricultural use with an open space zoning. The SLO area shall be developed in accordance with the following criteria:

- A maximum of 12 residential units may be constructed.
- The optimum location for housing shall be determined following (1) an archaeological evaluation of the action area, with particular regard to the existing National Monument (Annabaskey Church) (2) agreement with the Planning Authority of the final route corridor of the Fassaroe – Monastery link road and (3) consideration of the amenities of existing properties along Ballyman Road.
- Suitable access shall be provided from Ballyman Road and any access road shall be designed to form the final element of the future Fassaroe – Monastery link road.

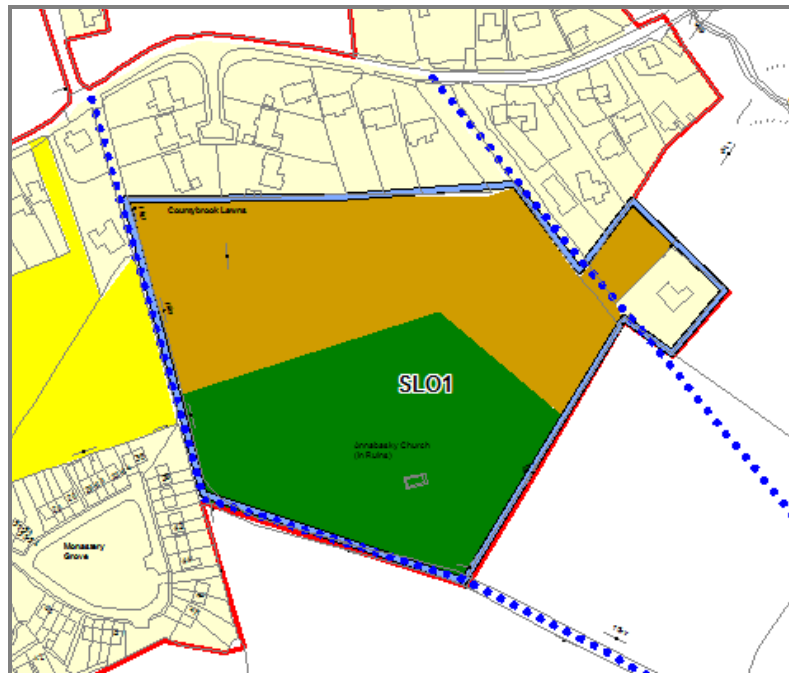


Figure 6.5 SLO 1



## Specific Local Objective 2

This SLO is located south of the town centre, in the townland of Kilgarron. This SLO measures c.2.5ha. These lands shall be developed as a residential area in accordance with the following criteria:

- Access to the site shall strictly be from local road LP-1010 (Enniskerry - Kilgarron) and no opening, entrance or otherwise (including for construction purposes) shall be made along the Forge Road.
- Development proposals shall be accompanied by a detailed tree survey of the entire area, including all trees along site boundaries. Development proposals shall include measures to protect and re-enforce existing mature trees and proposals for new tree planting.
- The finished floor level of any development shall not exceed 90.00mOD (for the avoidance of doubt, this being the existing ground level at the south-east of the existing jumping arena); the top ridge height of any structure shall not exceed 98.00mOD.
- A maximum of 0.7ha of the area may be developed for residential use. The site shall be developed at 'town centre' type densities (i.e. 40 units/ha max) and shall generally comprise terraces and courtyards of dwellings, as opposed to detached format housing; commercial development is not permitted within the area.
- The design of any development proposed shall have due regard to the protection of the privacy and amenity of the houses on the north side of the area and in particular, the design shall include significant screening and planting proposals.
- Any development proposals shall be accompanied by a Visual Impact Assessment which shall have particular regard to views of the site from the town square and the approach roads to the north of the town and where adverse visual impacts are identified, suitable mitigation measures shall be proposed.
- The remainder of the site, zoned open space, is not designated for a particular purpose (either housing or amenity use), shall be retained in its current agricultural use.

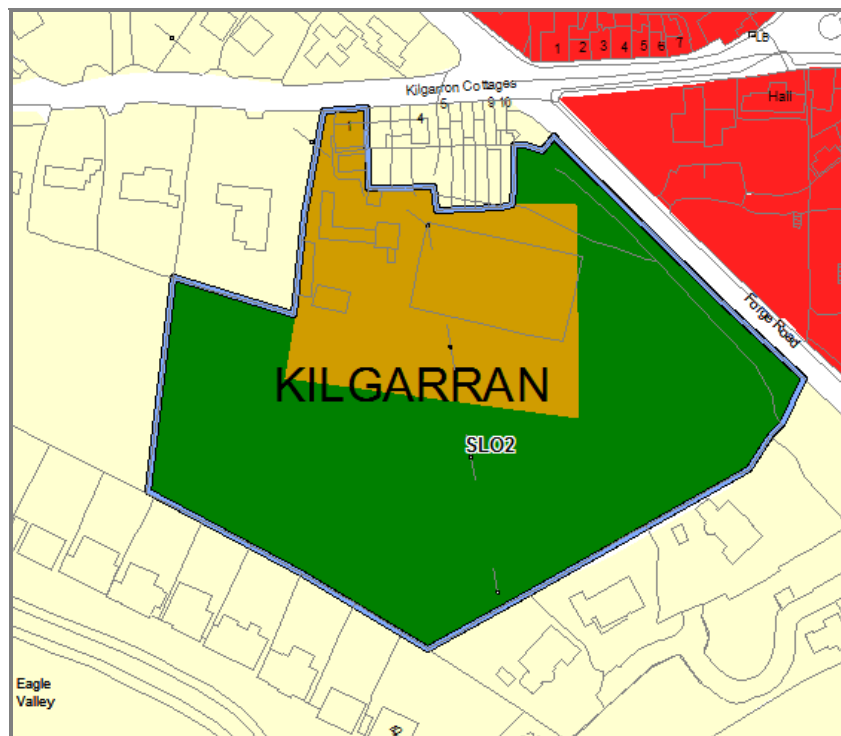


Figure 6.3 SLO 2

## 6.10 Enniskerry Architectural Conservation Area (ACA)

### Architectural Conservation Area

The main square of Enniskerry has a traditional, generally 2-storey, appearance, including a number of protected structures with the main town centre designated as an architectural conservation area (ACA). This facilitates the conservation and protection of the town's heritage and is in place to preserve the architectural quality and heritage of the town.

### Character of the ACA

Enniskerry has a strong identity, which may be largely attributed to an abundance of historic and architecturally significant buildings. The Clock Tower provides a focal point from which the rest of the settlement radiates. For this reason it is possible to identify a strong town core which is of high visual amenity value and good architectural design. There are also important historical connections between the town and nearby Powerscourt House, one of the best known of all Irish country houses. The town also has a very distinct semi-natural woodland setting, which owes its origins to the estate planning style of Powerscourt Demesne and the stone walls that surround Enniskerry reflect the settlement's historic links with the estate. In order to maintain the character of the town and its setting it is important to endeavour to protect the existing built environment of the town core, including all mature woodland areas, individual specimen trees and original stone walls within the town and on the approach roads to the town. There are a number of structures within the ACA listed. Shop-fronts in Enniskerry are of a high architectural and aesthetic quality and contribute to the town's streetscape. New designs should complement the existing building, without necessarily seeking to mimic traditional shop-fronts or overpower the building's façade.

Refurbishment, renovation and the design of new development within Enniskerry's ACA should respect the existing built environment and should be of a high standard in terms of design and quality of building materials. New developments should integrate with their surroundings, using where possible locally sourced materials. Good design may be successfully practised through the development of buildings of a similar character to the existing built environment but also consider new innovative designs of high quality. The Planning Authority will encourage innovative design where it is considered appropriate within the conservation area. Good design helps to reinforce a sense of community and improves quality of life for the community and attracts investment to the town.

**Scale, proportion, building lines and heights:** The scale and proportion of the existing building and its adjacent built environment should be sensitively considered. The scale and proportion of proposals should emulate adjacent and nearby buildings. Building lines and heights should also respect the pattern of the town's historical estate layout. Buildings within the immediate town core should front directly onto the street, without the use of railings or small setbacks for gardens.

**Design & material quality:** All proposals for extensions, renovations, refurbishment and new-build shall be designed to the highest quality. Original features throughout the existing built environment of Enniskerry should be respected. The imitation of original features with poor quality materials will be actively discouraged such as the use of reconstituted stone detailing where natural stone should be used. The Planning Authority will encourage the use of natural/sustainable materials such as natural slate, stone (for detailing and features such as sills, reveals, door heads, architrave's, quoins), and timber windows. In hard landscaping (paving) serious consideration will be given to the use of appropriate materials, which are considered not to detract from the existing concrete paving of the town. Therefore the design and quality of developments should respect but not necessarily mimic the character of the existing built environment.

**Fenestration:** Fenestration on new buildings should be well proportioned and well balanced within an elevation and shall be sympathetic to adjoining and nearby buildings. Again the use of natural materials (such

as timber, natural slate, stone detailing, and metal/cast iron guttering) will be actively encouraged. Replacement windows will require planning permission within the Architectural Conservation Area. It is important to maintain the character and built heritage of Enniskerry, through carefully considering the detailing applied to facades and prominently located buildings in the town. PVC, aluminium and thick-framed windows are not considered as a suitable replacement for existing windows within the Architectural Conservation Area. It is also important that the scale of window and door openings is retained and that the relationship of solid and void in the walls is not destroyed.

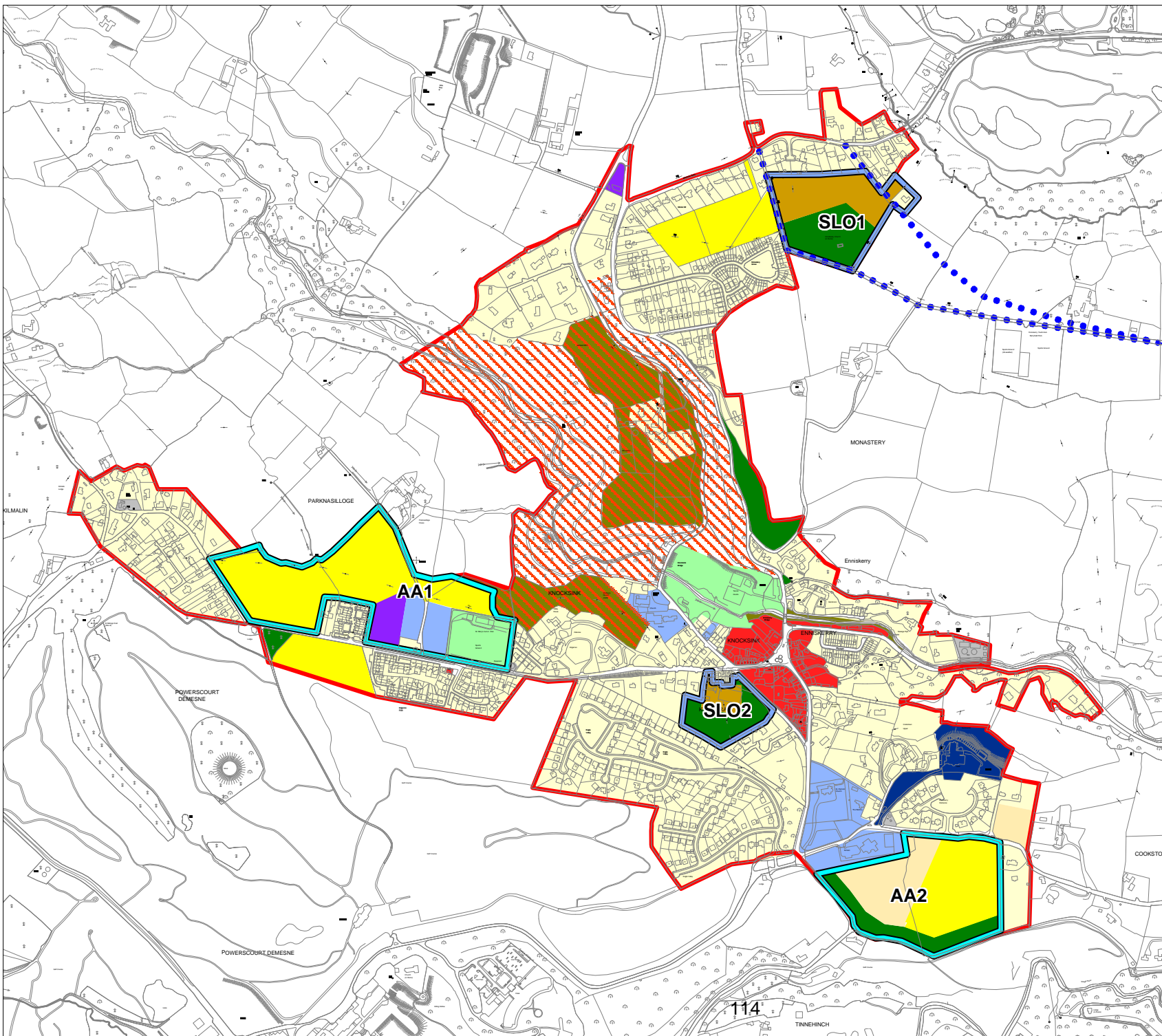
**Colour schemes:** The use of colour is a significant consideration in relation to new-buildings and renovation works. In general the inappropriate use of masonry paint can easily change the character of a building, making them overly dominant in the streetscape. Strong, vibrant colours should be avoided, and the Planning Authority should be consulted before works commence.

**Dormers, external cladding and satellite dishes:** Within the ACA, the following additions or alterations are a sample of what may require planning permission: dormer windows, roof lights, satellite dishes and external cladding or removal of traditional plaster.

**Signage:** In general, the existing signage within the town is of high quality. Good use of traditional sign-writing, materials and proportions have been used, as well as good contemporary design. The Planning Authority will actively encourage such trends, and will discourage the use of inappropriate “corporate” type signage, and the use of unsustainable materials such as MDF and aluminium. Generally, bulky, heavily proportioned shopfronts should be avoided. The Planning Authority will actively discourage the replacement of original fenestration (such as window proportions) with single plate glass panes, and other works that would interfere with the original façades. Other signage (such as wall plaques and bracket-hung signage) should be kept to a minimum, as overuse of signs, would detract from the town’s unique townscape character.

# Enniskerry Town Plan

## WICKLOW COUNTY DEVELOPMENT PLAN 2016-2022













- Settlement Boundary
- RE Existing Residential
- R10 Residential
- R20 Residential
- R Special Residential
- TC Town Centre
- PU Public Utility
- CE Community & Educational
- E Employment
- T Tourism
- OS Open Space
- AOS Active Open Space
- POS Passive Open Space
- CA Conservation Area
- Specific Local Objective Boundary
- Action Area Plan Boundary
- Route option for Northern Access Road

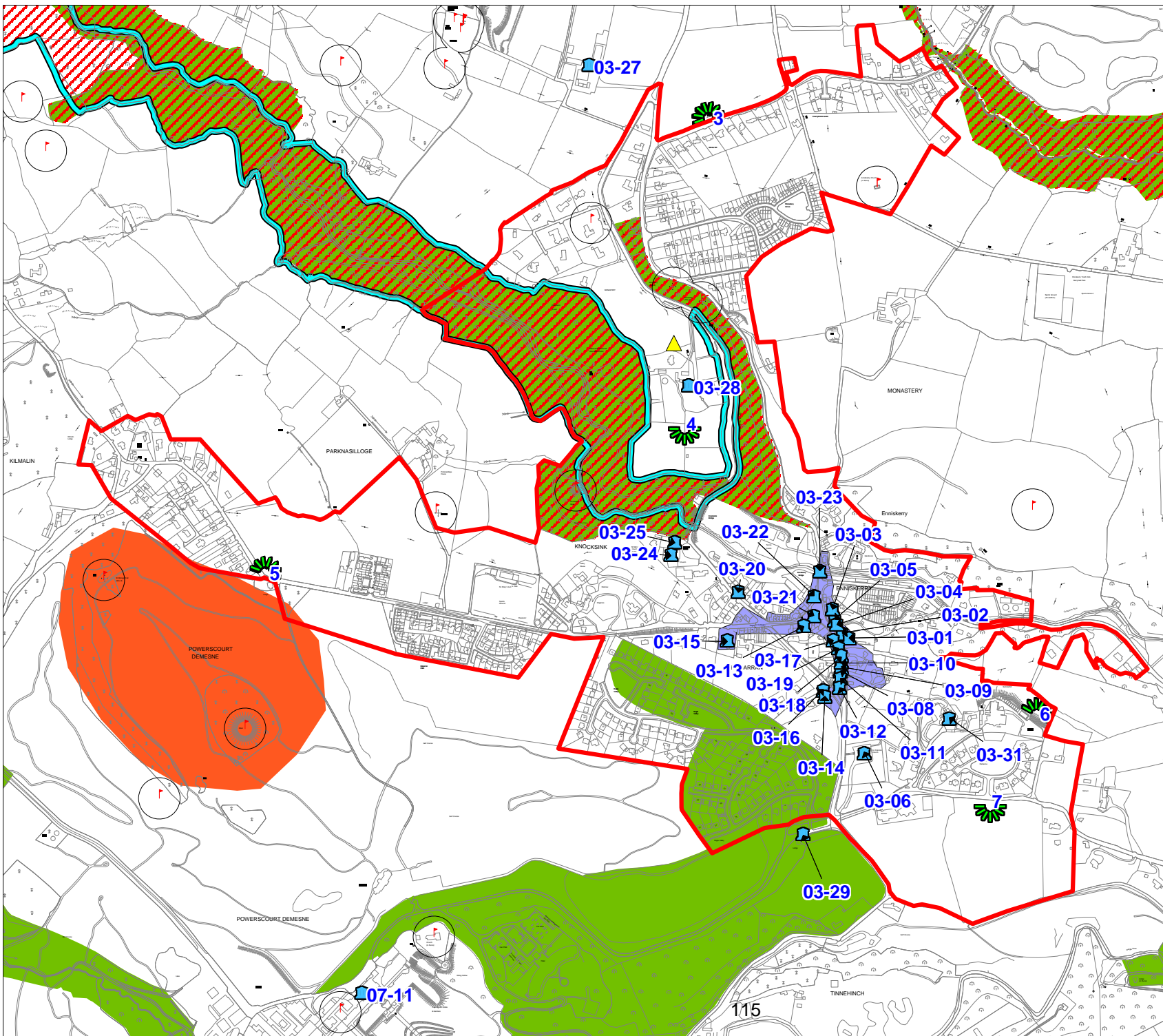
**Title: Land Use Zoning Objectives  
Map No. : 1**



# Enniskerry Town Plan

## WICKLOW COUNTY DEVELOPMENT PLAN 2016-2022

-  Settlement Boundary
-  Protected Structures
-  Architectural Conservation Area
-  National Monument
-  View
-  County Geological Site
-  Special Area of Conservation
-  Natural Heritage Area
-  Nature Reserve
-  Areas of Archaeological Potential or Significance

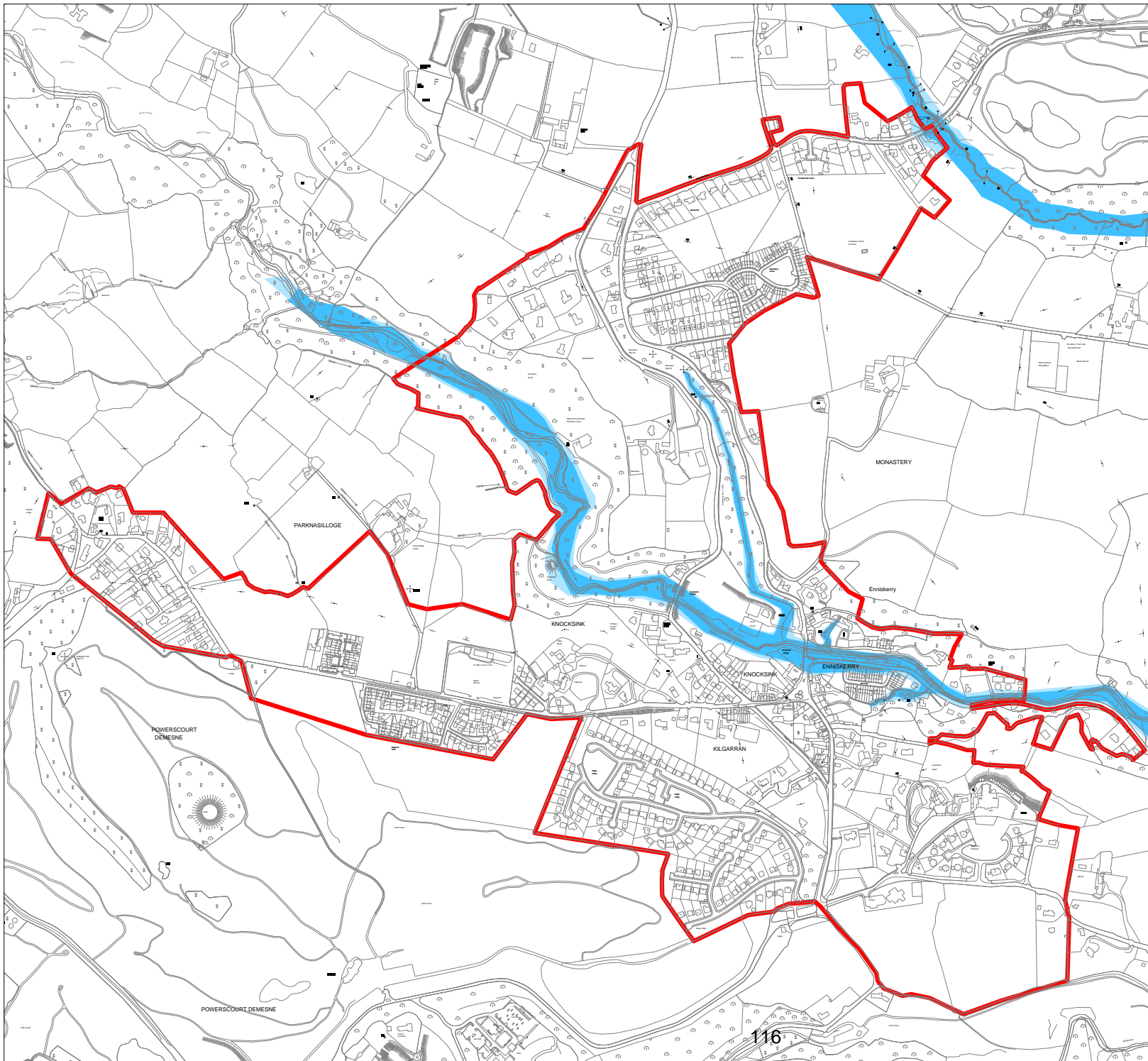





Title: Heritage Objectives  
Map No. : 2



# Enniskerry Town Plan

## WICKLOW COUNTY DEVELOPMENT PLAN 2016-2022



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

### Disclaimer

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

Full Disclaimer is included in SFRA

### Title: Indicative Flood Zones Map No.: 3



Wicklow County Council  
Planning Department

Maps are not to scale

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## 7. Tinahely Town Plan

### 7.1 Context

Tinahely is located between three hills at a crossing of the Derry River Valley, at an important communications point at the intersection of routes to Wicklow, Arklow, Carlow and Kildare. It is a small, historic, market town, with an important cluster of commercial and public service infrastructure that services both the town and its rural hinterland. The town has a strong but simple urban form, with a triangular main square dominated by the historic Market House that is now used as a library. To the south of the square is the former Courthouse, now used as an Arts Centre. The cultural role of this centre has important potential for the development of the town.

The town centre is built on the western slopes of the valley of the River Derry and the square is consequently characterised by its steep gradient. The north west bank of the River Derry was the site of a complex of corn and saw mills driven by water power. Parts of two of these mills and their mill races remain. Up to 1944 a railway linked Tinahely to the Dublin-Wexford line at Woodenbridge. Outside the centre, more recent development is mainly linear, spreading out along the three radial routes that intersect at Tinahely's Main Square. In addition, a separate but linked development area has evolved at Ballinacor and Lugduff, to the west of the River Derry. None of the town's churches were built in the town centre - as a consequence the primary schools and some other community facilities are also located outside the town core.

This historic evolution has led to a dispersed, multcentred form of development focused on four distinct and separate areas:

1. Tinahely town centre and the linear extension of the town out along the Hacketstown Road. This is the main commercial / retail area of the settlement. Development along both sides of the Hacketstown road has generally been restricted by the higher land to the west and the river valley to the east.
2. Shillelagh Road / Coolross area to the west of the town centre. This area is predominately residential but also hosts number of important commercial and community facilities including the Garda and Fire Station, Teagasc office and County Council Area Offices. The landscape in this direction is generally more open and exposed and access is also constrained by the narrow junction from this road onto the market square.
3. Ballinacor / Lugduff, to the east of the River Derry, with the RC Church, Community Hall, GAA pitch and Tinahely NS. Residential development in the last 20 years has generally been in this direction, where there are fewer natural / topographical constraints to development and community facilities are located. This area is somewhat separated from the main town centre and would benefit from strengthened linkages.
4. Churchland, to the south-east, the location of the Church of Ireland Church and primary school and also the site of the former railway station.

### 7.2 Overall Vision and Development Strategy

A key aim of a Town Plan is to set out the vision and development strategy for the future development of a settlement and from this vision, all policies and objectives can be developed and implemented with the overall aim of achieving this vision. The vision and development strategy must be consistent with the 'Core Strategy' of the County Development Plan and reflect the characteristics, strengths and weaknesses of Tinahely.

**The vision for Tinahely 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.
- Create increased connectivity between a revitalised town core and the existing and proposed residential areas in the town.
- To protect the integrity of the Slaney River Valley SAC.
- 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 the east and southeast of the County to the Wicklow Mountains.
- Protect the built and natural heritage of the area.

In recognition of the historical pattern of development, the profile of the settlement, the demands of higher order strategies and the vision for the town set out above, the development strategy is as follows:

- To reinforce and improve the visual appearance of the central area of the town and encourage development that will enhance the town's vitality and vibrancy.
- To identify key sites suitable for development in the town centre and set out design criteria capable of meeting the overall vision for the town core area.
- To improve linkages between Tinahely town centre and residential and community lands to the east across the Derry River.
- To plan for and encourage the development of new employment opportunities, in the form of both new mixed use developments in the town centre and office / light industrial / warehousing development on greenfield lands to the south east of the river.
- To identify and address deficits in social, community and recreational services; to require developers to provide such facilities in tandem with new housing development where appropriate and/or to require the payment of development levies for the provision of such facilities by the local authority.
- To support the development of Tinahely as a major tourist destination in south Wicklow, particularly given its location on the disused Woodenbridge to Shillelagh railway line, which is intended to be developed as a continuous green route.
- To create functional public spaces and pedestrian routes linked to new development that maximise the natural features of the area.
- To protect the character and setting of the town centre in accordance with the provision of the designated Tinahely Architectural Conservation Area.
- To ensure the protection and enhancement of natural habitats, cultural heritage, ecological resources and biodiversity, and in particular to maintain the ecological integrity of the Slaney River Valley SAC.
- To ensure that only appropriate land uses are provided on lands identified as being at risk of flooding.

**7.3 Residential Development**

This plan shall provide for sufficient zoned land and residential development objectives in order to achieve the population and housing objectives set out in the 'Core Strategy' of the County Development Plan and as detailed in Part 1 of this plan 'Introduction to Level 5 Town Plans'.

Table 7.1 below sets out the land zoned for residential development in this plan, while Table 7.2 sets out details of lands to be included within the 'Strategic Land Reserve'.



Table 7.1 Residential Zoning Provisions

Location/description	Zoning	Potential / Indicative number of units
Old 'Fair Green'	SLO1-TC	30
SLO1 and R20 lands	R20 (2ha)	40
SLO2	R20 (1.416)	28
Lugduff (Ballinacor South Baron)	R15 (2ha)	30
rear of Carraigmor	R15 (0.5ha)	1
North of community centre	MU	24
Churchland	Special R	4
Rear of Methodist church	Special R	4
0.94ha east Kilcommon View	Special R	5
Backland east and west of Kevin Street	TC	10
Infill	RE/TC	10
Lugduff (Ballinacor South Baron)	R15	25
The Tyndles		
west Kilcommon View	R15	25
<b>Total</b>		<b>236</b>

Table 7.2 Strategic Land Reserve

Location/description	Zoning	Potential number of units
1.36ha north Tinahely, adjoining Derry River	SLB	20 (assuming @15/ha)
2.2ha old 'Fair Green' lands	SLB	44 (assuming @20/ha)
4.26ha Lugduff	SLB	64 (assuming @15/ha)
<b>Total</b>		<b>128</b>

### Residential Development Objectives

- TIN1** To provide for residential development for a maximum of 4 additional units on lands zoned 'R Special', measuring 1.73ha to the rear of the Methodist Church.
- TIN2** To provide for residential development for a maximum of 4 additional units on lands zoned 'R Special' at Churchland.
- TIN3** To provide for residential development for a maximum of 5 additional units on 0.94ha of lands zoned 'R Special', east of Kilcommon View.
- TIN4** To provide for a mixed housing and community facilities, including a range of tenure types in the MU (Mixed Use) zone.
- TIN5** To reserve lands for future development beyond the lifetime of the plan in the form of a 'Strategic Land Reserve'. These are lands that are identified as being within the potential built envelope of the settlement with regard to proximity and accessibility to infrastructure. However these lands are not suitable or necessary for development during the lifetime of this plan and may only be considered for detailed zoning and development after 2022. Any development proposals within the lifetime of the plan will be considered under the Wicklow County Development Plan rural objectives.

## 7.4 Economic Development and Employment

As set out in Part 1 of this plan, it is an objective of the County Development Plan to increase the 'jobs ratio' in Tinahely by 50% by 2028. The strategy of this plan is to take advantage of the existing economic assets in order to stimulate employment within the area. The key assets the plan area has to offer are:

- a large hinterland population offering a wide variety of skills;
- a strong agricultural sector;
- the potential for the town to develop as a key tourist destination; and
- location of a key cross county regional road from Arklow to the south and west of the County (R747) which may form part of a future 'Leinster Outer orbital Route'.

While the town lacks a large scale single employer, it does act as the main hub for a number of public services including a Garda and Fire Station, a Teagasc Office and the County Council Area Office for the Baltinglass Municipal District, alongside a number of retail, commercial and professional services in the town centre. The main employment hub serving the area outside the town centre lands is located to the south east of the plan area at Lugduff where a number of businesses are in operation.

The presence of existing natural amenities and visitor facilities, alongside spill over revenue associated with destinations in the area such as Brooklodge and Woodenbridge hotels and Ballybeg House, provide a base from which the tourism industry potential of the area can be developed. In addition to this there are a number of significant opportunities for the area to generate tourist revenue in its own right by expanding the existing tourist walking and cycling industry within the area.

This plan will therefore make provision for lands to be reserved which will be capable of accommodating a variety of forms of employment development. Section 7.5 to follow addresses the development strategy for the town centre and retail.

This plan provides two sites of undeveloped zoned 'employment' land at Lugduff that would be suitable for various types of industries and start up businesses requiring purpose-built premises. These lands are identified on the land use map as specific local objectives (SLO) 3 and 4 and while both sites are designated for employment use, only one of these sites shall be developed within the lifetime of this plan on the basis of 'first come first served'.

### Economic Development and Employment Objectives

**TIN6** To facilitate and support economic growth and job creation through facilitating the delivery of appropriate developments including those that may relate to the following:

- Industries based on the use or manufacture of local natural resources relating to agriculture, forestry etc;
- tourism, hospitality and recreation uses that support the needs of visitors who undertake tourist activities such as walking and outdoor recreational activities, having regard to Tinahely's location near the Wicklow Way and other local trails such as the Railway Walk;
- retailing, service and administrative developments which provide services and facilities for the local population and visitors; and
- attractions and events including the Courthouse Arts Centre, Tinahely Farm Shop and Tinahely Agricultural Show.

**TIN7** To allow for the development of an integrated employment zone that may be developed on either SLO3 **or** SLO4 lands at Lugduff.

## 7.5 Town Centre and Retail

The commercial core of Tinahely is centred around Market Square - Tinahely Courthouse and along the Hackettstown Road (R747). The pattern of development along this road, and the natural topography of steep lands to the west and river valley to the east, has limited opportunities for further expansion or re-development of any significant new or infill sites. A knock on effect of this lack of developable 'backland' sites is the lack of dedicated off street parking. The majority of businesses in the town centre are dependent on on-street car parking, which is limited and unregulated and therefore inhibits business expansion.

Tinahely is well served by a range of shops and retail services to a level that is akin with its status as a Level 5 town, including a number of small local shops and 2 medium sized foodstores – Centra and GALA convenience stores. The expansion of the town centre onto town centre zoned lands at the 'Fair Green' south of the Courthouse provides the opportunity for the expansion of additional shops, retail services and car parking to meet the needs of the town into the future. These lands are designated 'SLO-1', objectives for which are set out in Section 7.9 to follow.

### Town Centre and Retail Objectives

- TIN8** To protect and enhance the traditional character and setting of the town centre.
- TIN9** New development (including the refurbishment of buildings and backland development) shall generally be two-storey in the town centre area. Where lands zoned town centre adjoin or have the potential to be linked to SLO-1 lands, the design and layout of any such development proposals shall demonstrate how connectivity has been provided for in the design.
- TIN10** The closure of side laneways, access doors and archways shall generally be discouraged in order to maintain access to backland areas in the town centre.

## 7.6 Social and Community Infrastructure

In order to meet the needs of the existing and future residents of Tinahely and its hinterland, there is a need to enhance community facilities in the town. While the town is reasonably well served by existing schools, sports / recreational facilities, a library, Arts Centre and indoor community space, there are opportunities to further enhance the social and community infrastructure in the area.

The town would benefit from improved community space provision. The existing community centre requires upgrading to modern community centre standards. In addition, the town would benefit from the provision of an additional community space / premises for social / community use from which local community groups can operate local development projects, e.g. education / training, development of tourism initiatives, walking trails etc.

Within the plan area, the following lands are zoned for social and community infrastructure:

Table 7.3 Provision of Community and Recreation Infrastructure

Use Group	Specific use	Zoning	Location	Area (ha)
Community/ education	Tinahely NS & community hall (existing)	CE	School Road	2.4
	Kilcommon National School (existing)	CE	Churchland	6.2
	Playground/MUGA (existing)	MU	School Road	0.15
	Community use – to be determined	TC	SLO1	To be determined
	Community use – to be determined	SLO3 or SLO4	Lugduff/ Churchland	To be determined
Open Space	Active Open Space – GAA grounds	AOS		3.2
	Active Open Space	AOS	SLO2 at Lugduff	1.4
	Open Space	OS	Between Derry River and 'Fair Green'	1.2

### Social and Community Infrastructure Objectives

**TIN11** To facilitate and encourage the provision of service and infrastructure for the elderly (including housing and care facilities) and in particular, to allow the development of a continuing care/nursing home facility on lands zoned CE at Lugduff.

**TIN12** Community facilities shall be provided in SLO3 or SLO4, the nature of which shall be determined following consultation with local community groups and the Community, Cultural & Social Development Section of Wicklow County Council.

## 7.7 Service Infrastructure

To ensure that Tinahely can fulfil its role within the Wicklow Core Strategy, the adequate provision of services infrastructure is essential in order for the town to grow.

### Flooding

Parts of Tinahely are at flood risk. Lands at a high and moderate risk of flooding are identified on the attached flood risk maps. Regard shall be paid to the Strategic Flood Risk Assessment and relevant objectives of the County Development Plan

### Water Services

**Wastewater:** Tinahely is served by the Tinahely Wastewater Treatment Plant located south of the bridge and discharges treated effluent to the Derry River downstream of Tinahely. The plant has a design capacity of 1,200pe and has limited spare capacity for further development. No new development shall be permitted unless there is adequate capacity in the wastewater collection and treatment system. An Asset Need Brief was submitted to Irish Water in August 2014 to consider the issues with the plant.

**Water Supply:** Shillelagh, Tinahely and Carnew are served by the Tinahely Regional Water Supply Scheme, which extracts water from the Derry River north of the bridge at Tinahely. There are currently no deficiencies in this supply or network, which would impact on future development. The maximum capacity of the scheme is 10,000p.e. The scheme is currently operating with an estimated demand of 5,000p.e.

## Transportation and Movement

The town centre would benefit from the introduction of additional off street public parking. The Local Authority will aim to improve pedestrian, cyclist and traffic safety and accessibility throughout the town and to provide safe and high quality links between residential areas and the town centre, community/sports facilities and schools.

The Railway Walk now runs along part of the original disused railway track and now forms an important recreational and tourism asset for the town.

### Service Infrastructure Objectives<sup>1</sup>

**TIN13** To support the development of an 'Outer Regional Ring' road from Arklow (N11) to Baltinglass (N81), which may form part of a future 'Leinster Outer Orbital Route' (LOOR) and which could pass through or around Tinahely town centre.

**TIN14** The following road improvements are required to facilitate vehicle and pedestrian movements generated by new developments adjoining or adjacent to these roads. New development shall not be permitted ahead of the provision of these new roads/ road improvements:

- Improve local primary road L3216 (Tinahely – Coolattin) as far as the old railway line, and
- Improve junction of R747 and L3205 (Tinahely – Rosbane) immediately east of Tinahely Bridge.

**TIN15** To facilitate the delivery of improved pedestrian linkages across the River Derry from the town centre to Lugduff. The development of a pedestrian bridge will be subject to Appropriate Assessment as required under Article 6 of the Habitats Directive. This process is likely to partly inform the most appropriate route and design.

**TIN16** To facilitate the provision of additional off street car parking close to Main Street.

**TIN17** To facilitate the extension of the Railway Walk from Tinahely, south to Shillelagh and east to Woodenbridge and Arklow, and to reserve lands free from development to facilitate the extension of the walk, as required by the Transportation & Roads Section of the Council.

## 7.8 Built and Natural Heritage

Tinahely is rich in natural and built heritage, such assets and features being identified on the Heritage Map as associated with this plan. Tinahely ACA is attached at the end of this plan. Objectives relating to the protection, conservation and enhancement of heritage are included in Chapter 10 of the County Development Plan.

In terms of natural heritage, the key feature in the settlement is the Slaney River Valley SAC which is an EU protected Natura 2000 site.

### Heritage Objectives

**TIN18** To protect the integrity of the Slaney River Valley SAC, in light of the sites conservation objectives.

**TIN19** To protect the character of the Tinahely ACA in accordance with the objectives set out in Chapter 10 of the County Development Plan.

<sup>1</sup> The Planning Authority may require the delivery of all or some of these objectives as part of a development proposal

## 7.9 Specific Local Objectives

### SLO1 'Fair Green' Lands

These lands measure c. 2.7ha and are zoned for 'town centre' uses. These lands encompass backlands of properties on Market square and Pound Lane, the old 'Fair Green', the old Handball Alley and other undeveloped lands to the south of Market Square. These lands present an opportunity to expand the mixed use and commercial area of the town centre, to allow for the creation of new streets and squares and to provide for off street car parking for the core of the town.

#### Objectives

- These lands shall be developed as a 'town centre' expansion and shall comprise of a series of new streets and / or squares, well integrated both functionally and visually with the format and architectural style of the existing town core. Excellent vehicular, pedestrian and cycling connections shall be provided into the existing town centre, and in particular new pedestrian links shall be provided into Market Square.
- The development of these lands shall include the provision of an off street public car park, at a location that is easily accessible by foot from the Market Square.
- While the overall layout of road / pedestrian connections shall be a matter determined at design stage, the development of these lands shall ensure that suitable access is made available to the lands zoned for residential development to the south of the SLO site.
- These lands shall be developed for a mix of commercial, community and residential uses, with non-residential uses making up not less than 25% of the floor area of any individual or overall development on the lands.
- Any aspect of the development that would be open to views from the bridge or from the east shall enhance the overall visual setting of this valley.
- Any development proposals for these lands shall include proposals for community uses, which can be determined through consultation with the Community, Cultural & Social Development Section of Wicklow County Council.
- A phasing plan shall be submitted for agreement with the Council. Public infrastructure including car park and community facilities shall be provided in early phases.
- Any proposal shall have regard for the Slaney River Valley SAC which is in close proximity to this site.

Any application for permission that does not encompass the entirety of these lands shall be required to show how the development would contribute to the achievement of these objectives and not impede the development of the lands in accordance with the above objectives.

### SLO2 Lugduff (Ballinacor south)

This area is located in the townland of Lugduff (Ballinacor south) immediately south of Tinahely National School. This area measures c. 2.8ha and shall be developed as a Residential (R20) and Active Open Space (AOS) zone in accordance with the following criteria:

- Access arrangements are subject to the requirements of the Transportation and Roads Section, which should be consulted with prior to the submission of a proposal.
- A maximum area of 1.4ha may be developed for residential use. Construction may not commence on any unit until works are underway on the provision of the AOS.
- A minimum area of 1.4ha shall be provided for active open space and the developer shall be responsible for the levelling, draining and servicing of the land suitable for use as a playing pitch and shall provide suitable access arrangements including road entrance and car parking area on the site.

- This active open space area may be provided elsewhere within the town plan boundaries if a more suitable site is available. In this event, the maximum area that may be developed for housing shall remain at 1.4ha.
- Dwellings shall be positioned and orientated to provide maximum passive surveillance of the AOS and shall not back onto any public road.
- Any proposal shall have regard for the Slaney River Valley SAC which is in close proximity to this site.

### **SLO 3 Integrated Employment — Churchland**

This SLO area is located in the townland of Churchland on the south-east side of the settlement. This area measures c. 6.2ha and shall be developed as an employment and community zone in accordance with the following criteria:

- A minimum of 1ha shall be devoted to smaller start-up type incubator units and an enterprise centre.
- Proposals shall be included for the provision of community facilities, the nature of which shall be determined following consultation with local community groups and the Community, Cultural & Social Development Section of Wicklow County Council.
- Access shall be provided from LP-3216 Coolattin Road subject to improvement of this road from the junction with the R747 as far as the old railway station, including re-alignment, widening, footpaths, cycleways and lighting.
- Any proposal shall have regard for the Slaney River Valley SAC which is hydrologically linked to the stream to the stream in SLO 3.

### **SLO4 Integrated Employment - Lugduff (Ballinacor South Baron)**

This area is located in the townland of Lugduff (Ballinacor south) on the south-east side of the settlement. The area measures c. 5.6ha and shall be developed as an employment and community zone in accordance with the following criteria:

- A minimum of 1ha shall be devoted to smaller start-up type incubator units and an enterprise centre.
- Proposals shall be included for the provision of community facilities, the nature of which shall be determined following consultation with local community groups and the Community, Cultural & Social Development Section of Wicklow County Council.
- Access arrangements are subject to the requirements of the Transportation and Roads Section. Any required access from LP-3216 Coolattin Road may be subject to the improvement of the LP-3216, from the junction with the R747 as far as the old railway station, including re-alignment, widening, footpaths, cycleways and lighting.

An action plan was approved for this area on 6<sup>th</sup> November 2009. The action plan relates to lands 6.2ha in area.

### 7.10 Tinahely Architectural Conservation Area (ACA)

The extent of the Tinahely ACA is outlined on the attached Heritage Map. The character of the ACA is defined as follows:

The ACA contains an important and attractive townscape of well-proportioned stone built town houses, commercial and public buildings dating mainly from the 18th and early 19th centuries, built along the backdrop of the Derry River, at the junction of the Shillelagh-Wicklow and Hacketstown roads.

The character of the ACA is essentially formed by the combination of the traditional urban Irish streetscape of restrained frontages to residential and retail properties, with a number of notable administrative and substantial mill buildings. The traditional streetscape provides a foil to the Market House which is the most outstanding building in the town.

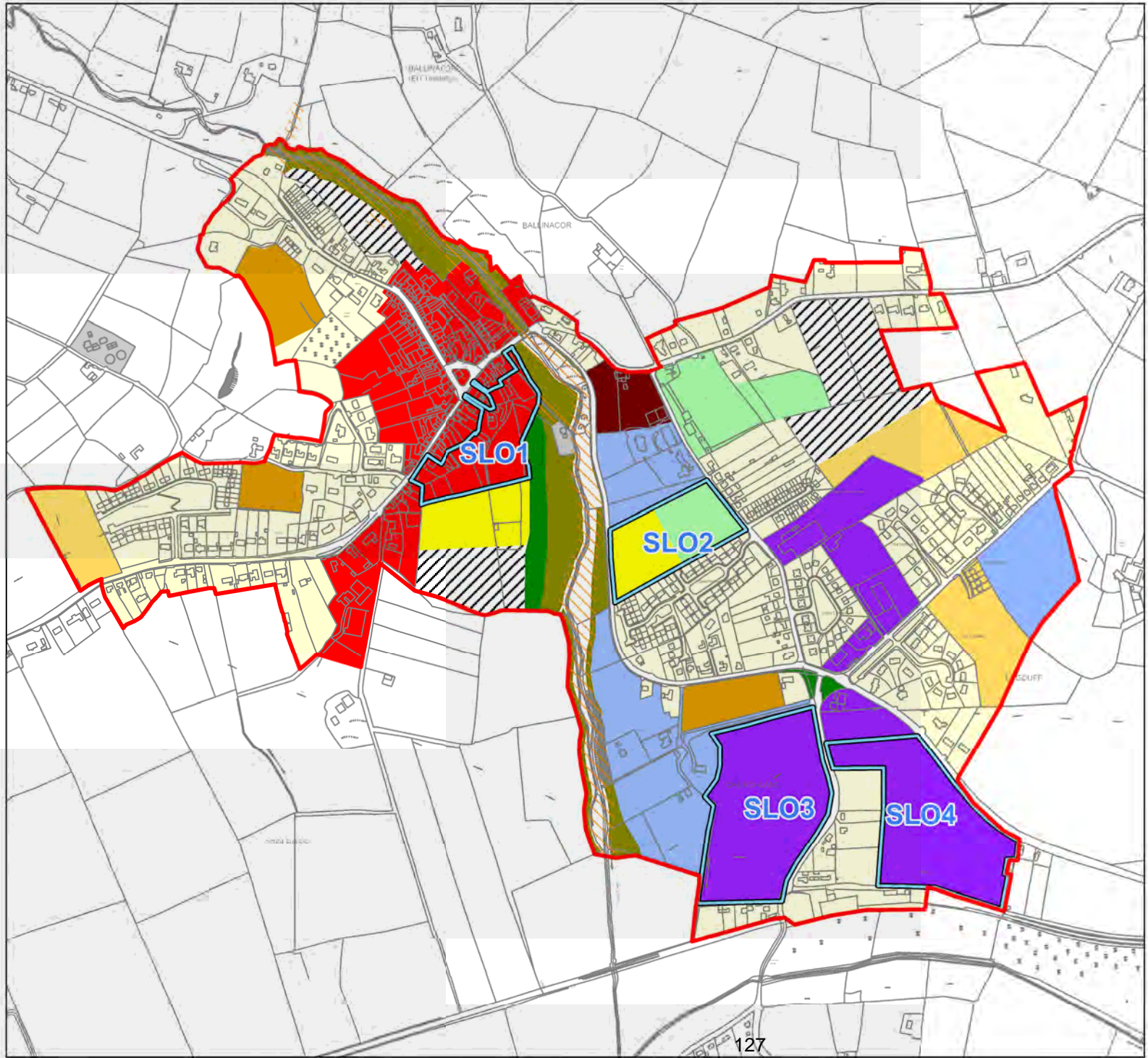
Market Square, with its Market House and Court House, Pound Lane, the milling area at the Derry and Tinahely Bridge comprise the main historic area of Tinahely. The buildings fronting onto Market Square are substantial with extensive outbuildings and lands to the rear. They comprise an important "set piece" of small town urban design and planning. Later additions also of importance are the terraced workers' cottages on the Hacketstown Road and the Methodist Church and Manse. In general, the stone built structures of this period are a valuable non-renewable cultural resource that contribute strongly to the cultural identity of the town and merits treatment as a conservation area.

Other features of note, that contribute to the character of the ACA include:















- Pound Lane predominantly comprising well presented double fronted two storey houses, mainly with classical detailing around doors and windows;
- The present bank building, a former hotel, is a substantial double fronted five bay property with a shop frontage inserted into one bay on the ground floor;
- The old Constabulary, situated to the south west of the Courthouse, with its rounded corner, provides an important stop to the south west corner of the square. The recent insertion of a modern shopfront diminishes the corner;
- Structures listed on the Record of Protected Structures;
- Victorian style shopfronts.

It is important that the character of the town is not eroded by insensitive adaptations or remodelling of façades.





**Tinahely Town Plan**  
**WICKLOW COUNTY**  
**DEVELOPMENT PLAN 2016-2022**

-  RE Existing Residential
-  R20 Residential 20/ha
-  R15 Residential 15/ha
-  R Special
-  TC Town Centre
-  MU Mixed Use
-  E Employment
-  CE Community & Education
-  AOS Active Open Space
-  POS Passive Open Space
-  OS Open Space
-  PU Public Utility
-  SLB Strategic Land Bank
-  Conservation area
-  SLO Specific Local Objective
-  Settlement Boundary

**Title: Land Use Zoning Objectives**










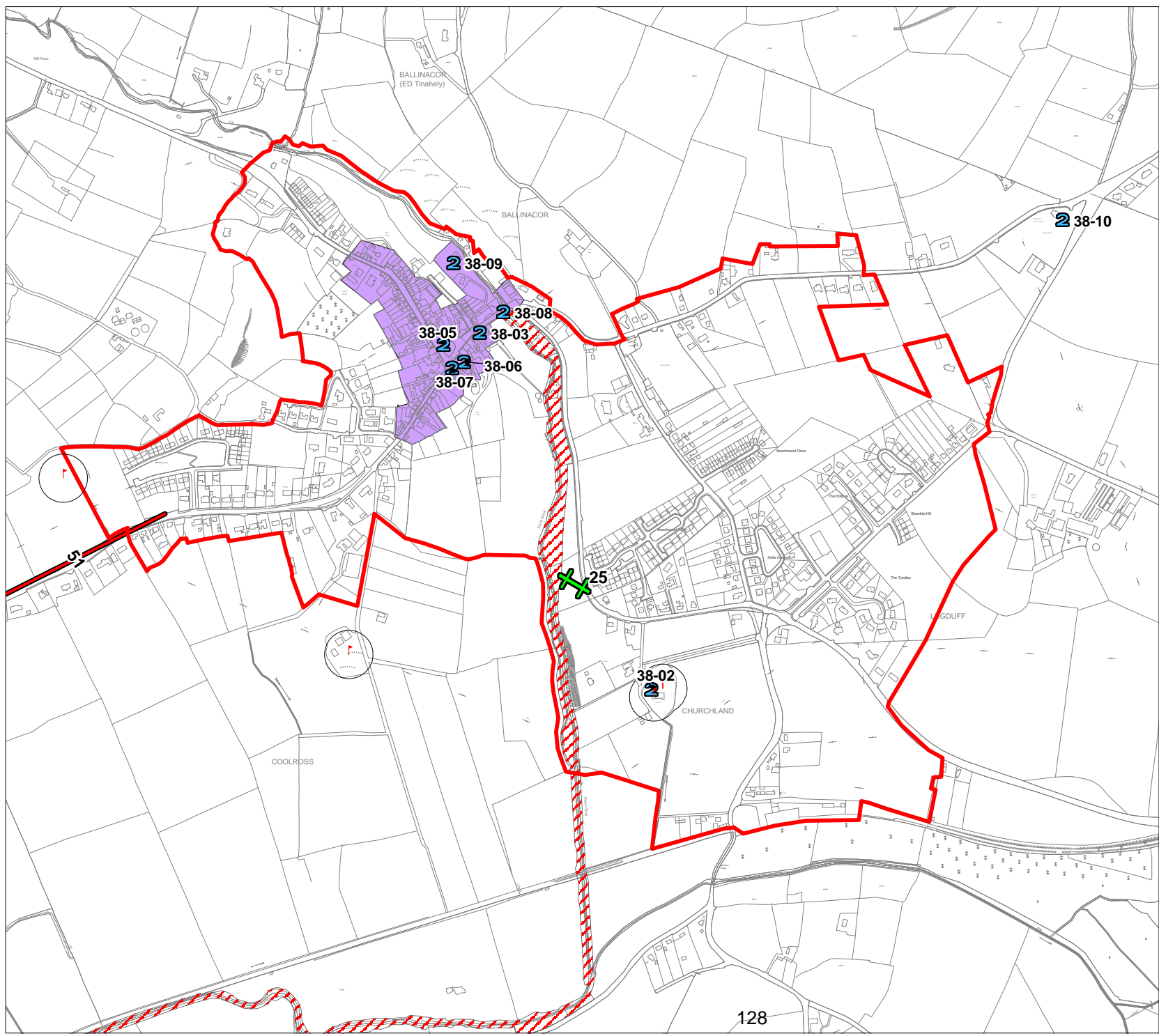
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 Wicklow County Council  
 Planning Department

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# Tinahely Town Plan

## WICKLOW COUNTY DEVELOPMENT PLAN 2016-2022

-  Protected Structures
-  National Monument
-  Prospect
-  View
-  Tinahely Architectural Conservation Area (ACA)
-  River Slaney Special Area of Conservation (SAC)
-  Settlement Boundary



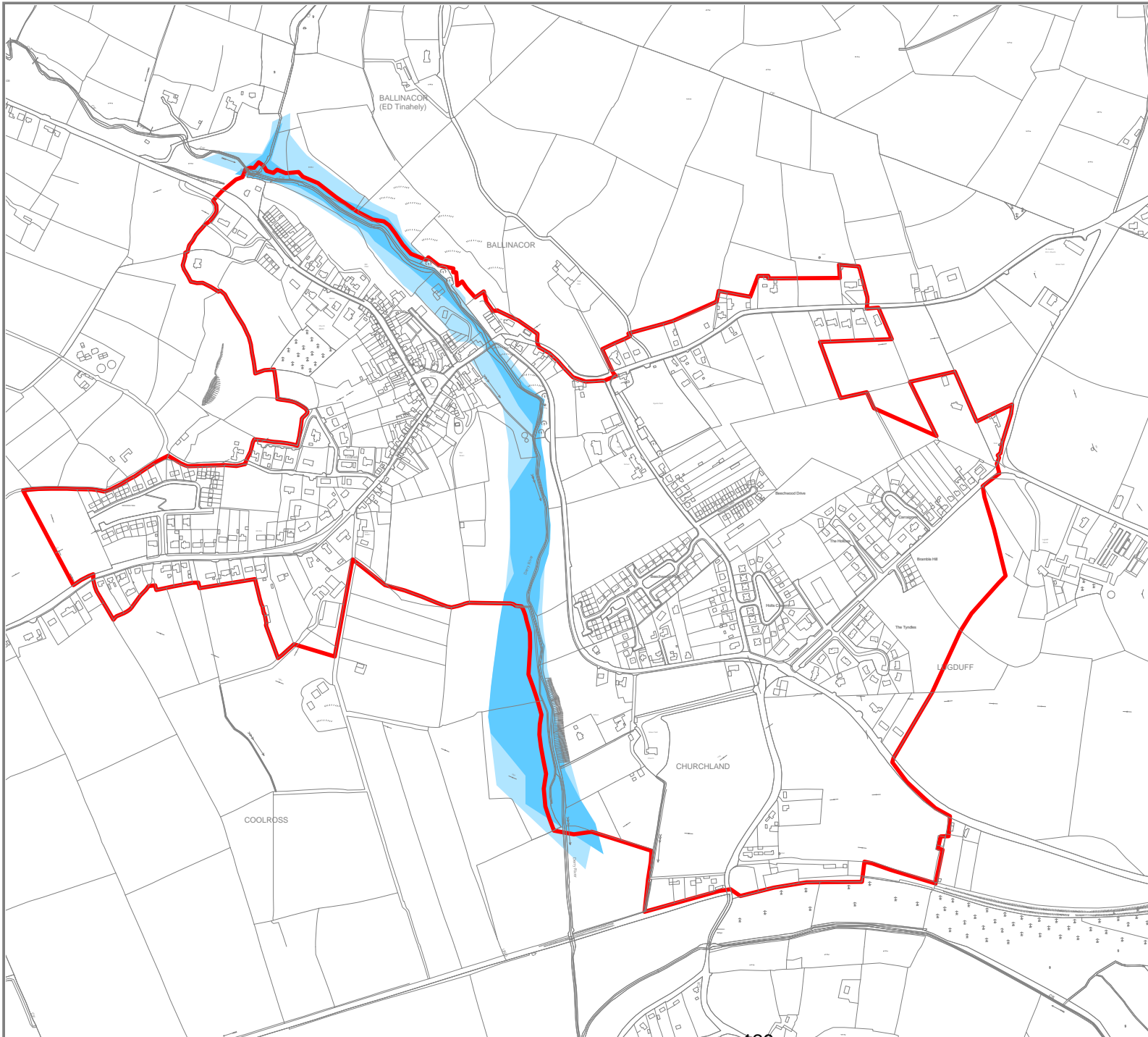
**Title: Heritage Objectives**



Wicklow County Council  
Planning Department


Maps are not to scale

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


# Tinahely Town Plan

## WICKLOW COUNTY DEVELOPMENT PLAN 2016-2022

 Flood Zone A: High likelihood of flooding

Where the probability of flooding from rivers and the sea is highest (greater than 1% or 1 in 100 for river flooding or 0.5% or 1 in 200 for coastal flooding)

 Flood Zone B: Moderate likelihood of flooding

Where the probability of flooding from rivers and the sea is moderate (between 0.1% or 1 in 1000 and 1% or 1 in 100 for river flooding and between 0.1% or 1 in 1000 year and 0.5% or 1 in 200 for coastal flooding)

 Settlement Boundary

### Disclaimer

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

Full Disclaimer is included in the SFRA

### Title: Indicative Flood Zones



Wicklow County Council  
Planning Department

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## LEVEL 6 SETTLEMENT PLANS

### Avoca, Donard, Kilmacanogue, Newcastle, Roundwood, Shillelagh

This volume of the Wicklow County Development Plan 2016-2022 comprises Land Use Plans for Level 6 towns in the County.

Level 6 settlements in County Wicklow are the smallest 'towns' of the County, but still provide important economic and social services to their populations and rural hinterland. Such towns normally have a reasonable range of infrastructural services and are suited to accommodating some urban generated housing demand, with necessary controls in place to ensure that local demand can also be met. Level 6 'Rural Towns' are differentiated in the County Development Plan from Level 5 'Small Growth Towns' having regard to their more rural character, the rural nature of their catchments and the lower capacity for significant growth.

The plans for these settlements started being incorporated into the County Development Plan in 2002 and this plan format and adoption process has now been reinforced by changes to the Planning Act in 2010 which specifically allows for objectives for towns under the LAP threshold (5,000) to be included in the County Development Plan.

All efforts shall be made to minimise repetition of County Development Plan objectives in these Settlement Plans, unless it is considered necessary to emphasise assets or restate objectives that have particular relevance and importance to that settlement. Development standards, retail strategies etc that are included in the County Development Plan shall not be repeated. Any specific policies / objectives or development standards required for a particular town will be stated as precisely that, and in all cases will be consistent with the County Development Plan. Thus development standards will be the same across the entire County, and any differences for specific settlements would be clear and transparent, to both those adopting the plans, and the general public alike.

Furthermore, these Settlement Plans shall only include objectives that are settlement specific and achievable, and avoid those that are aspirational or are best dealt with in the annual budget, road works programme, etc. The role of land use plan is to put in place framework within which development can occur, but does not decide what works actually get done by either private individuals or public bodies. The delivery of objectives will be determined by the initiation of private development or by the allocation of public funding through the annual budgetary process, which is a separate process to any land use plan.

Therefore this volume shall take the following format:

**Section 1:** Sets out the high level strategies and objectives that are common to all Level 6 towns

**Section 2:** Sets out the common zoning objectives for all Level 6 towns

**Section 3:** Sets out detailed plans for Level 6 settlements:

- Avoca
- Donard
- Kilmacanogue
- Newcastle
- Roundwood
- Shillelagh

Each 'detailed plan' will include only those objectives that are relevant to that town and shall incorporate a land use map, a heritage map and any other maps considered necessary for that town.

## SECTION 1

### 1.1 Core Strategy

Level 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 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.

Table 1 below sets out the key elements of the Wicklow County Development Plan 'Core Strategy', as it applies to Level 6 settlements.

Core Strategy of the CDP	Application to Level 6
Settlement, Population & Housing Strategies	Level 6 settlements are designated 'Rural Towns' and generally have population targets in the range 500 – 1,500 <sup>1</sup>
Economic Development Strategy	The economic function of 'Rural Towns' is to be an attractor for local investment and to target investment in the form of product intensive industries particularly those related to rural resources.
Retail Strategy	All Level 6 settlements are identified as 'Level 4' in the County retail hierarchy. Level 4 retail centres are defined as 'local centres / small towns' where the retail needs would be expected to include one supermarket / two medium sized convenience stores (up to 1,000sqm aggregate) and c. 10-20 smaller shops.
Social Development Strategy	In accordance with the County community facilities hierarchy, Level 6 settlements generally fall into the <2,000 population range and should ideally be served with: community / parish hall, open spaces/play areas, outdoor multi-use games area and playing pitches.
Infrastructure Strategy	In accordance with the County Development Plan: Sufficient wastewater treatment capacity is required to cater for the projected population within the plan area Sufficient water supply is required capable of meeting the demands of projected population within the plan area. Measures to improve the capacity and efficiency of local roads and connections to national routes in close proximity to the plan area are required.
Environmental Strategy	To ensure the objectives of the plan are consistent with the conservation and protection of the environment.

<sup>1</sup> Donard in Level 6 has population targets outside this range, reflecting its existing population and development capacity.

## 1.2 Population and Housing

The 2022, 2025 and 2028 population targets for Level 6 settlements are provided in the Core Strategy of this County Development Plan.

The duration of these plans is 2016-2022. Therefore housing needs are on the basis of facilitating the achievement of the 2022 target. 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.

The number of housing units required in 2022 is based on a predicted average household size of 2.41 in 2022 and the 'excess factor' of 6.5% as set out in the 'Core Strategy'.

Plan Type	Settlement	Population 2011	Housing Stock 2011	Core Strategy Population Target 2022	Total Housing Unit Requirement 2022	Housing Unit Growth Requirement 2011-2022	Housing Unit Growth Requirement + headroom
Level 6 Settlement Plan	Avoca	717	282	835	369	87	120
	Donard	179	92	257	114	22	37
	Kilmacanogue	799	277	897	396	119	151
	Newcastle	817	313	1,065	471	158	211
	Roundwood	780	326	1,052	465	139	195
	Shillelagh	426	200	571	252	52	83

### Housing Occupancy Controls

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

**Multi-house development – 75% no restriction, 25% 'County Growth'<sup>2</sup>**

**Single house development – 100% 'County Growth'**

### Population and Housing Objectives

- To adhere to the Level 6 settlements' population and housing objectives of the Wicklow County Development Plan.
- No single application shall increase the existing housing stock in the settlement by more than 15% and the maximum size of development that will be considered will be 25% of the number of houses permissible over the life of the plan for that settlement.
- Notwithstanding the designation of land for residential purposes, the Planning Authority shall monitor and implement the population targets as set out in the County Development Plan and shall phase and restrict, where necessary, the granting of residential planning permissions to ensure these targets are not exceeded.

<sup>2</sup> **County Growth** is defined as: Housing demand from persons that have been permanently living and/or working in County Wicklow for at least 3 years prior to the application for planning permission/purchase of the house.

### 1.3 Economic Development

Depending on their degree of accessibility and their economic function, the hinterland towns (i.e. those outside the metropolitan area) have varying roles to play in acting as attractors for foreign and local investment. Level 5 and 6 settlements generally perform a lesser function in terms of attracting investment than Level 1-4 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.

The factors that make a town economically viable and attractive to investors and visitors are numerous and often hard to predict and influence, but for the purpose of this land use plan, the strategy for economic development will be based around (a) providing a land-use framework for each town, which makes the Council's requirements and expectations with respect to the location and type of new development abundantly clear, (a) supporting and facilitating, to the highest degree possible (subject to environmental and other relevant planning considerations) all forms of employment generation appropriate to such small settlements, (c) protecting and enhancing the heritage and environment of the town, including historic street pattern and buildings / features of heritage and environmental value and (d) encouraging a varied mix of uses in the core area.

An established measure of the employment 'health' of a settlement is a measure called the 'jobs ratio'. This is the relationship between the number of people in the labour force and the number of jobs in any defined area. A healthy area is considered to be one where the jobs ratio is around 70%. The County Development Plan sets out an objective to increase the average 'jobs ratio' in the County to c. 60% in 2028 (from a 2011 rate of 42%). Not all towns / areas will of course be able to reach this level and it is considered reasonable that the plan should aim to increase the jobs ratio proportionately in each area according to its characteristics and level in the County settlement / employment hierarchy.

For Level 6 towns, it is an objective to increase the jobs ratio by 25% by 2028.

Settlement	Population 2011	Labour Force 2011	Jobs in that settlement 2011	Jobs ratio 2011	Increase JR by 25%	Labour Force 2028	Jobs required 2028	Growth 2011-2028
Avoca	717	344	99	29%	36%	375	135	36
Donard	179	86	39	45%	57%	125	71	32
Kilmacanogue	799	383	362	94%	118%	417	492	130
Newcastle	817	392	234	60%	75%	500	373	139
Roundwood	780	374	126	34%	42%	500	210	84
Shillelagh	426	204	46	22%	28%	292	82	36

#### Economic Development Objectives

- Increase the quality and range of employment opportunities by facilitating developments that involve local investment in a variety of forms, including 'people' and 'product' intensive industries. The Council will allow for the development of 'people' intensive employment generating developments that provide for the local convenience and social service needs of the area and that provide for the needs

of tourists and visitors. The Council will allow for the development of a limited amount of small scale 'product' intensive industries, and will particularly support developments based on the use of a local rural resource.

- Promote tourist developments at suitable locations that are of an appropriate scale and design, particularly developments that are associated with the tourism products or themes associated with that settlement and maximise each town's location as a destination and gateway between the tourism assets.
- To facilitate home-working and innovative forms of working which reduce the need to travel but are subordinate to the main residential use of the dwelling and do not result in a disamenity in an area.
- To encourage the provision of live-work units as part of mixed-use developments in appropriate locations.
- To improve the 'public realm' particularly in the designated primary zone, with particular regard to footpath width and design quality, hard and soft landscaping, open spaces, street furniture, signage, street lighting and the on-street car parking layout, and any other aspects of the local environment that effect the attractiveness and accessibility of the primary zone.
- Encourage the redevelopment and regeneration of vacant, underutilised and derelict sites.
- To protect features that contribute to the towns' overall appearance and heritage value.
- Provide for an expansion in the variety of retail and retail services facilities so that the town includes a range of retail outlets that provide for the day to day needs of the local population and the needs of other businesses and tourists, in accordance with the provisions of the "Retail Planning Guidelines for Planning Authorities" (DOEHLG 2012), and any subsequent Ministerial Guidelines or directives and the Wicklow County Retail Strategy.

## 1.4 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. High quality social and community services in an area can also make a place more attractive for the establishment of new businesses and to encourage long stay visitors. In particular, new community facilities will be required to be provided in tandem with the development of new dwellings and neighbourhoods.

### Community Infrastructure and Open Space Objectives

- To facilitate the development of a range of high quality community and recreational facilities that meet the needs of the local population, and in particular to require that new community and open space/recreational facilities are developed in tandem with new housing, through the implementation of the objectives of Chapter 8 of Volume 1 of this County Development Plan.
- The Planning Authority will resist developments that entail the loss of existing community, education and open space/recreation lands or buildings unless it can be demonstrated that (a) adequate community, education and open space/recreation lands and buildings would be retained in the settlement having regard to the planned future population of the settlement or (b) the particular lands or buildings are not suitable or needed for current or future educational, community or open space / recreational usage. In particular, developments that would unduly constrain the ability of existing schools to expand will not be permitted.



## 1.5 Service 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. The County Development Plan, and various programmes of the Council's Roads and Environmental Services Departments, provide detailed strategies and objectives for a whole range of service infrastructure. As these provisions apply directly to Level 6 towns it is not considered necessary to restate all of these objectives; however, each plan will address specific local infrastructural issues where deficiencies are identified.

### Service Infrastructure Objectives

- Promote the development of a safe and accessible pedestrian, cycling and traffic routes.
- Where any proposed development is adjoining possible future development lands or provides the only possible access route to other lands, new roads will be required to be designed to ensure that future access to other lands can be facilitated.
- Facilitate and promote the delivery of reliable and effective water, drainage, energy, waste management and communications infrastructure to service the existing and future development needs of the settlement.
- To implement the objectives and development standards of Chapter 9 of the County Development Plan as applicable to each town.

## 1.6 Built Heritage and Natural Environment

The protection and enhancement of heritage and environmental 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. Each settlement is provided with a heritage map in this volume to indicate the key natural and built heritage features.

### Heritage Objective

To protect the natural, architectural and archaeological heritage of each town, in accordance with the objectives and development standards set out in Chapter 10 of the County Development Plan as are applicable to each town.

## 1.7 Strategic Environmental Assessment

Each plan, in conjunction with the overall County Development Plan, has been subject to a Strategic Environmental Assessment. The 'Environmental Report' accompanying the overall County Development Plan sets out the environmental consequences of making the plan, including settlement plan and provides measures to address any potential adverse impacts.

## 1.8 Appropriate Assessment

Each plan, in conjunction with the overall County Development Plan, has been screened for the need to carry out an 'Appropriate Assessment' under the Habitats Directive. Where Appropriate Assessment cannot be screened out, each plan is accompanied by a 'Habitats Directive Assessment'.

## 1.9 Flood Risk Assessment

As part of each plan, a Flood Risk Identification Assessment (FRIA) has been carried out and a flood risk map is provided for each settlement. The FRIA is presented as part of the Strategic Flood Risk Assessment appendices of the County Plan and the flood risk map is provided along with the individual plan documents. All applications shall be assessed in accordance with the provisions of *'The Planning System and Flood Risk Management'* Guidelines (DoEHLG 2009) and the flood management objectives of the County Development Plan.

### Flood Risk Assessment 'Level 6 Mitigation Objective'

To restrict the types of development permitted in Flood Zone A and Flood Zone B to the uses that are 'appropriate' to each flood zone, as set out in Table 3.2 of the Guidelines for Flood Risk Management (DoEHLG, 2009). The planning authority may consider proposals for development that may be vulnerable to flooding, and that would generally be inappropriate as set out in Table 3.2 of the Guidelines, subject to all of the following criteria being satisfied:

- The planning authority is satisfied that all of the criteria set out in the justification test as it applies to development management (Box 5.1 of the Guidelines) are complied with.
- The development of lands for the particular use is required to achieve the proper planning and sustainable development of the settlement, and complies with at least one of the following:
  - (i) The development is located within the 'primary lands' and is essential for the achievement of the 'vision' or for the achievement of a specific objective for these lands.
  - (ii) The development comprises previously developed and/or under-utilised lands/sites,
  - (iii) There are no suitable alternative lands for the particular use, in areas at lower risk of flooding.

## SECTION 2 ZONING AND LAND USE

Each plan map indicates the boundary of the settlement plan. All lands located outside the settlement boundary are considered to be within the rural area. Within these areas planning applications shall be assessed having regard to the objectives and standards for the rural area, as set out in Volume 1 of the Wicklow County Development Plan.

The purpose of land use zoning objectives is to indicate the Council's intentions for land uses in the town.

With respect to **Level 6** plans, a simple zoning format is provided, which includes only three zones – the primary, secondary and tertiary zones. This is in recognition of the smaller scale of these settlements and the less well defined distinction between different land uses evident in these towns. The land use zoning objectives and the associated vision for each zone are as follows:

### PRIMARY ZONE

**Vision: To create a consolidated and vibrant mixed use settlement centre that is the focal point for the delivery of the retail, commercial, community and activity needs of the local population and its hinterland, and to promote this area for tourist uses and for residential use, with an animated and high quality streetscape, whilst ensuring the protection of the special character and heritage of this area.**

#### Objectives:

- To support existing uses and facilitate the development of new uses that will improve the vitality, connectivity and vibrancy of the primary lands.
- To promote the development of a range of retail outlets, including a variety of small scale convenience and comparison outlets in accordance with the County Retail Strategy and shops to provide for the tourist market (i.e. 'tourist retail').
- To promote these lands for the development of 'people' intensive employment generating developments, including retail, tertiary services, commercial developments, office, civic, institutional and tourist uses.
- To allow for the development of small scale light industrial or manufacturing developments at suitable locations that do not undermine the attractiveness of the main street or traditional town centre.
- All shopfronts shall be of traditional design with strict adherence to the use of traditional materials.
- To encourage residential development that contributes to the vitality of the primary area and provide for passive / night-time supervision of the primary area, although loss of active commercial or retail floorspace to residential use will be discouraged.
- To promote the use of upper floors for 'Living over the Shop' and office accommodation.
- To allow residential development at a suitable density, and not to provide residential density limits, but to assess proposals on the basis of qualitative standards such as layout, design, amenity and impacts on adjacent properties, transportation infrastructure and environmental quality.

**SECONDARY ZONE**

**Vision: To provide for the sustainable development of a mix of uses including residential, employment, community and recreational uses that provide for the needs of the existing settlement and that allows for the future growth of the settlement.**

**Objectives:**

- Allow for the limited extension or 'spill-over' of the primary lands onto the secondary lands which immediately adjoin the boundary of the primary lands. New development of this type should be compatible with or reinforce the function of the primary lands and shall be visually and physically linked with the primary core. No development will be permitted that prejudices the viability and function of the primary lands.
- Retail developments will generally not be permitted on these lands; however consideration will be given to the improvement / expansion of existing retail facilities or small scale retail facilities ancillary to tourist facilities.
- In existing residential areas, it shall be an objective of the Council to protect existing residential amenity and to provide for infill residential development at a density and design that reflects the established character of the area in which it is located.
- Allow for new residential developments, including a mix of residential options within an attractive and accessible setting, at appropriate locations which have safe access to the public road network, which have pedestrian links to the primary lands, and which are served by appropriate water and sewerage infrastructure, and which, if possible are in proximity to community and public services.
- A full range of unit sizes, including smaller 2 and 3 bedroomed units shall be provided in all new housing developments (i.e. developments exceeding 4 units). Generally, no more than 50% of the units in any new development shall exceed 3 bedrooms or 120sqm in size.
- Promote densities in the order of 15 dwelling units per hectare. A higher or lower density may be considered appropriate, having regard to the context of the site and the prevailing density in the vicinity of the site.
- Protect and enhance existing employment areas to reach their full employment potential.
- Promote these lands for employment generating developments including 'product' intensive lower order industrial developments, small scale enterprise units, tourist developments, general business uses and home based economic activity.
- Protect and allow for the improvement of public and private open space and recreational facilities.
- Allow for the development of new and improved community services, for health, welfare, community, education, civic and institutional uses including schools, childcare, nursing homes, community buildings, churches etc. in close proximity to existing and planned residential communities as well as other ancillary services such as public services and recycling facilities.

**TERTIARY LANDS: PERIPHERAL ZONE**

**Vision: To protect and provide for agriculture and amenity in a manner that protects the physical and visual amenity of the area and demarcates the urban and rural boundary.**

**Objectives:**

- Allow for agricultural development and other rural uses and amenity uses such as playing fields and parks.
- To allow for new and improved community facilities and service infrastructure.
- To allow for the development of existing and new tourism developments, particularly those of a recreational nature and that are of a low buildings density format.
- To restrict the residential development in this area to low density (max 5/ha) single house developments and multi house developments not exceeding 4 units (other than social housing developments). Multi-house development shall only be considered where they share a single road entrance, are sufficiently clustered together and are sufficiently set back from the public road.
- To allow for social housing provided it is located in accordance with firm planning principles especially with respect to proximity to services and connectivity to the settlement core.
- Prohibit development that would create an uneconomical or premature demand for infrastructural services.

Notwithstanding the fact that all areas are designated for mixed use development, at locations where different types of land uses adjoin, the Council shall ensure that the amenity and visual integrity of these areas are protected. At these locations, developments shall be designed in order to avoid abrupt transitions in scale and use, through incorporating design solutions including landscaping, screening and appropriate layout of site, that provide buffer areas between different land uses. This is particularly important where there are adjoining residential and employment uses.

**Phasing**

It is an objective of the Council that development is undertaken in an orderly and sustainable manner. The development of zoned land should generally be phased in accordance with the sequential approach:

- Development should extend outwards from the primary area with undeveloped land closest to the core and public transport routes (where applicable) being given preference; this will normally correspond to the 'secondary area'. 'Leapfrogging' to peripheral areas, such as the outer edge of the secondary area or the tertiary zone should be avoided.
- A strong emphasis should be placed on encouraging infill opportunities and better use of under-utilised lands.
- Areas to be developed should be contiguous to existing developed areas.

Only in exceptional circumstances should the above principles be contravened, for example, where a barrier to development is involved. Any exceptions must be clearly justified by local circumstances and such justification must be set out in any planning application proposal.

The Council may, in certain cases, phase permitted development where this is considered necessary for the following:

- (i) the promotion of an appropriate balance of employment, residential and service facilities (schools, shopping, community facilities etc.) and other uses that are required to increase the self sufficiency of the settlement, or
- (ii) ensuring the delivery of infrastructural services in tandem with development, including water, sewerage and road infrastructure, that is required to safeguard the environmental quality and public safety of the area.

# 1. Avoca Settlement Plan

## Settlement Profile

Avoca is a rural town that is located in the south east part of County Wicklow, within a particularly scenic rural setting along the Avoca River. The town is located approximately 10km from the higher order towns of Arklow and Rathdrum, which provide higher order employment and service functions for the town's population. The town currently serves the day-to-day needs of the local population, and is the main service centre for surrounding rural areas including Connary, The Meetings and Woodenbridge.

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

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

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

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

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

## Key Infrastructure

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

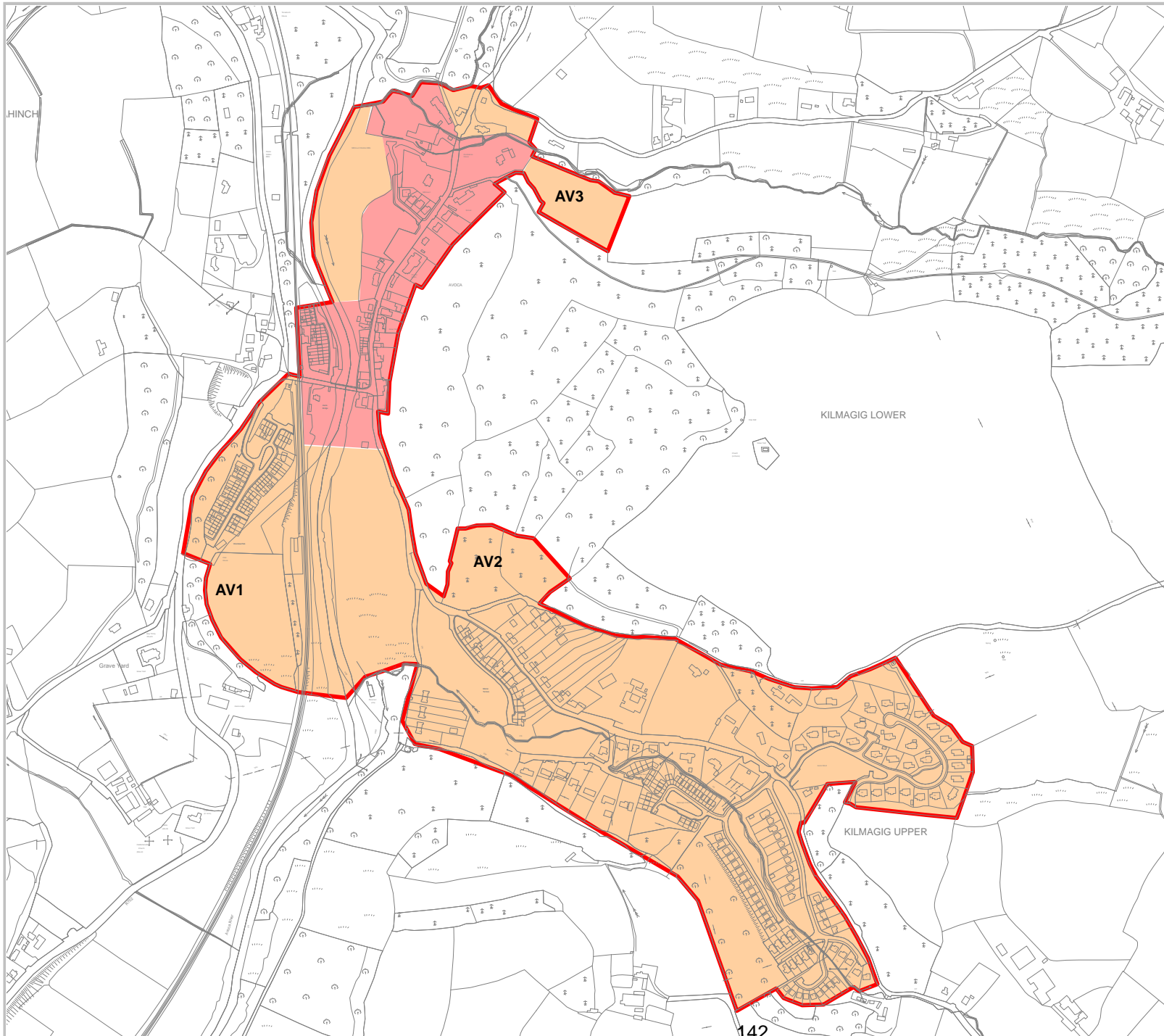
**Wastewater:** Avoca is served by a licenced Wastewater Treatment Plant, which is located in Ballanagh. There are issues around access to the existing treatment plant and treatment processes at the plant. Irish Water is

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

### **Avoca Specific Development Objectives**

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

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



# Avoca Settlement Plan

## WICKLOW COUNTY DEVELOPMENT PLAN 2016-2022

- Primary Development Area
- Secondary Development Area
- Settlement Boundary

**Title: Land Use Zoning  
Objectives**

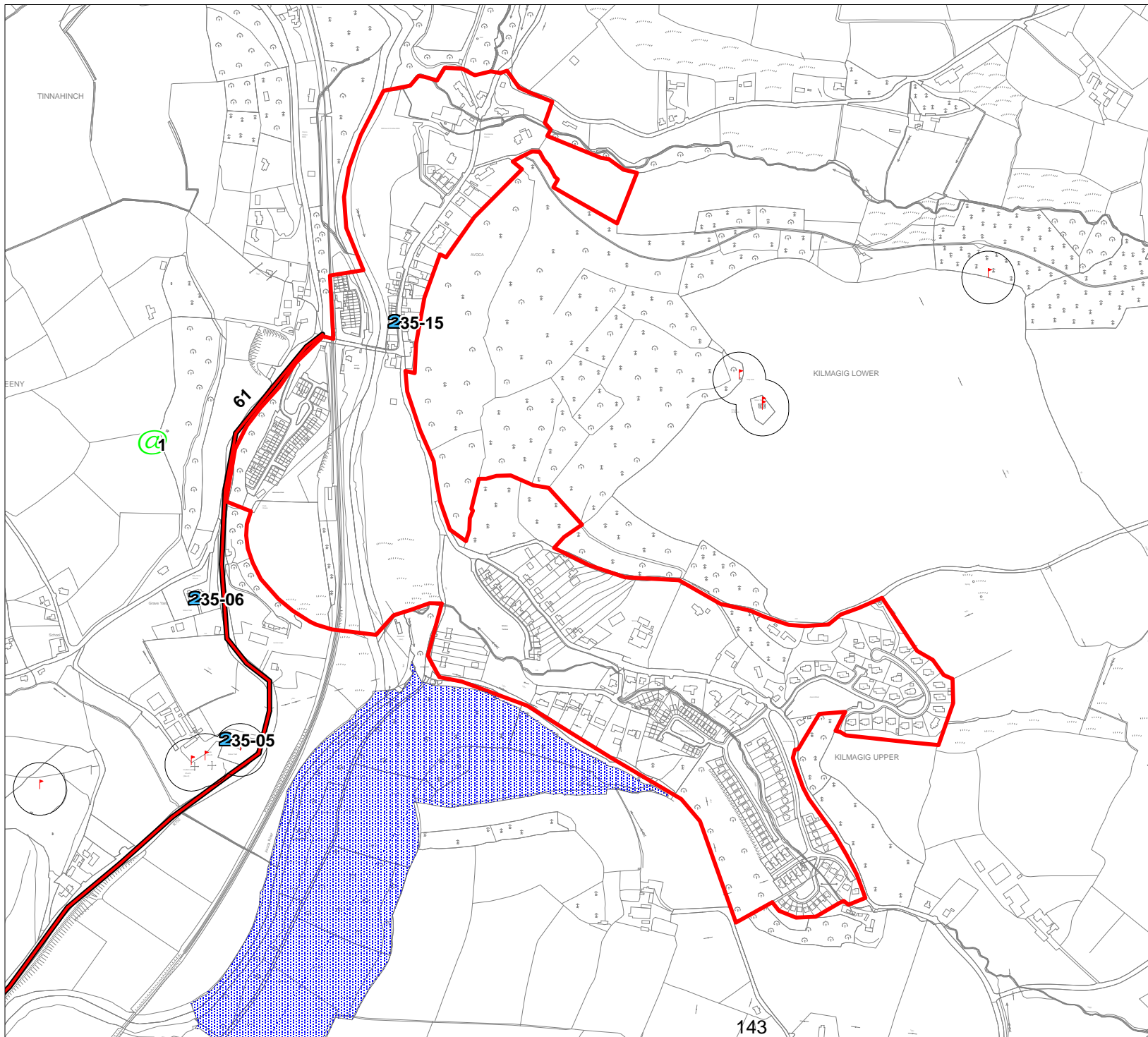


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
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# Avoca Settlement Plan

## WICKLOW COUNTY DEVELOPMENT PLAN 2016-2022

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

 Settlement Boundary

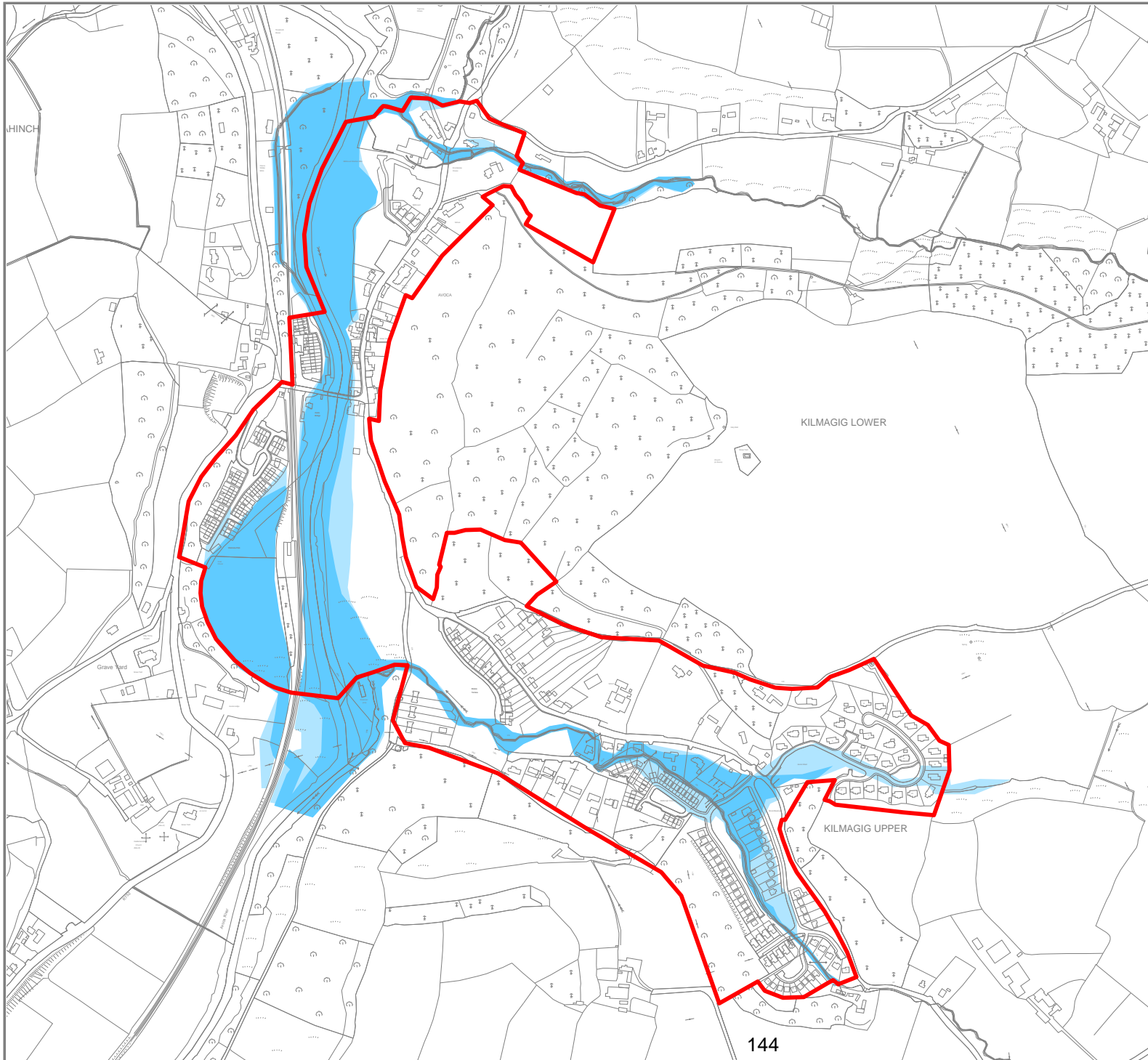
**Title: Heritage Objectives**



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# Avoca Settlement Plan

## WICKLOW COUNTY DEVELOPMENT PLAN 2016-2022

 Flood Zone A: High likelihood of flooding

Where the probability of flooding from rivers and the sea is highest (greater than 1% or 1 in 100 for river flooding or 0.5% or 1 in 200 for coastal flooding)

 Flood Zone B: Moderate likelihood of flooding

Where the probability of flooding from rivers and the sea is moderate (between 0.1% or 1 in 1000 and 1% or 1 in 100 for river flooding and between 0.1% or 1 in 1000 year and 0.5% or 1 in 200 for coastal flooding)

 Settlement Boundary

### Disclaimer

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### Title: Indicative Flood Zones



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## 2. Donard Settlement Plan

### Settlement Profile

The town of Donard is located in the west of County Wicklow, almost equidistant between the higher order settlements of Blessington and Baltinglass, located 2km off the N81 national secondary road, nestled between the N81 corridor and the western foothills of the Wicklow Mountains. Donard had an enumerated population of 179 in the 2011 Census of population.

Donard is one of the most historic towns in County Wicklow, with a historic core comprising the remains of a Monastic enclosure (now occupied by the graveyard and medieval church), parts of a 12<sup>th</sup> century motte-and-bailey, a triangular market area and 18-19<sup>th</sup> century architecture. For the most part, the buildings are in residential use, but there are also a small number of commercial / public service properties, in particular a general grocery / newsagents / post office, two public houses and a community centre. Surrounding the historic core, housing has generally occurred as 'single dwellings' along the approach roads into the centre, with only one 'housing estate' having been developed on the southern end of the town. There is also a primary school, a community crèche, a Garda Station, two churches and a GAA sports facility in the town.

Donard provides services to a wider rural catchment than the town itself and it is therefore important that it remains a viable town, with a strong retail and service base. In this regard, additional population in the town would strengthen this role.

The town's link with its historic origins is very much evidenced by its current form and built heritage, with the presence of an Ogham inscribed stone in the town green being of particular significance. There is a range of 18<sup>th</sup> and 19<sup>th</sup> century architecture in the town, comprising standard estate type houses, cottages and lodges, many of which survive in their original form. The presence of a number of single storey houses with metal roofs in the town is unusual, and adds greatly to the historic interest given that these would originally have been thatched. A number of these structures are on the County Wicklow Record of Protected Structures, and an additional number are identified as being of historical and / or streetscape value in the National Inventory of Architectural Heritage, including a 1930's handball alley. The town core is however suffering from dereliction and decay, with a number of buildings currently unoccupied and falling into disrepair.

Landscape plays an important part in the character of Donard. The town green provides an attractive open space while the views of the surrounding wooded landscape from the town enhance its rural setting. Donard is located in close proximity to Lugnaquilla Mountain, the highest peak in Wicklow and is well positioned to take advantage of the natural and recreational amenities in the surrounding hinterland, particularly with regard to potential to serve visitors and tourists

### Key Infrastructure

**Water supply:** The public water supply to Donard is from Donard/Hollywood scheme. Currently the scheme is close to capacity, for future development an additional source of water may be required.

**Wastewater:** The town's wastewater treatment and disposal system, which was constructed in 2007, was a significant departure from the traditional wastewater treatment systems that have been constructed within the County in the past. The Donard system is sustainable in nature and it uses a willow plantation to bio-filtrate the effluent. The willow plantation is harvested every three years and then a new crop of willow is sown. The harvested willow is dried and used as a fuel (wood pellets.) This system is likely to have adequate capacity for the targeted levels of growth.

## Donard Specific Development Objectives

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

1. To facilitate and promote the development of a range of high quality community and recreational facilities that meet the needs of the local population, and in particular to allow for the development of an equipped play space.
2. To particularly support recreation and heritage related tourist developments of an appropriate scale and design that would promote the natural and historic assets of the town such as its proximity to Lugnaquilla Mountain, the Wicklow Mountains National Park, archaeological sites and those sites associated with the 1798 rebellion. Initiatives centred on the development of outdoor recreational activities such as horse riding, walking and climbing will be encouraged.
3. To protect and enhance the natural heritage of the town and in particular to have regard to the Slaney River Valley SAC, which is hydrologically linked to the settlement via the Browns Beck Brook.
4. In the **Primary Zone**
  - (a) To support existing uses and facilitate the development of new uses that add to the vitality and vibrancy of the primary town core.
  - (b) To protect and enhance the historic and architectural fabric of the town.
5. In the **Secondary Zone**
  - a) Any developments on lands identified as DON 1 on the plan map shall include
    - the provision of a continuous footpath along the roadside frontage of the site linking the site and adjoining lands to the west to the primary zone
    - the provision of a link road from Irishtown Road to the GAA fields and the caravan park.
  - b) Existing stone walls and mature trees shall be retained other than in extenuating circumstances related to public health and safety. Where stone walls impede sightlines for new development, it will be a requirement to re-instate the wall using the original materials along the required set back distance to serve the new entrance.
6. In the **Tertiary Zone**
  - (a) To preserve the use of the Donard GAA grounds (identified as DON 2 on the plan map) as recreational and active open space use.
  - (b) Prior to the granting of any permission on lands identified as DON 3, a masterplan for the area shall be agreed with the Local Authority, which shall address the infrastructural requirements of the overall area and the manner in which such infrastructure is to be delivered and funded.

## Donard ACA

Historically, Donard is a monastic settlement established c. 8<sup>th</sup> century and further developed in medieval times by Norman baron, Jordan de Marisco, who built a motte-and-bailey type castle immediately beside the settlement site in 1190. The historic core of the village today comprises of the remains of the monastic enclosure; parts of the motte-and-bailey, the triangular market area and the nineteenth century architecture.

The monastic site is rectangular in shape and is made up of a graveyard and the ruins of a medieval church. The church building dates from the fifteenth century and consisted of a single chamber with a bell cote at the eastern end wall. The Norman motte-and-bailey lies immediately to the south of the enclosure.

Immediately north of the monastic enclosure is the triangular village green which is a significant open space contributing to the character of the village. This may have been a market place attached to the monastery. There is an Ogham stone present here which has been transported from its original location in a field outside the village.

It is reported that the village was burnt during the 1798 rebellion and rebuilt in subsequent centuries. The eighteenth and nineteenth century architecture of Donard is highly significant and consists of a range of standard estate type houses, cottages and lodges. These survive in their original form to an impressive degree and they are arranged along the village streets in both terraced and detached forms, as well as the adjoining streets. There are also a number of single storey cottages with metal roofs which may indicate buildings which were formerly thatched.

The village has two significant public buildings. These are the Church of Ireland and the Catholic churches, both are positioned at the edge of the village, a little way outside the historic centre.

Landscape plays an important role in the character of Donard. This includes both the village green and the countryside surrounding the village and is enhanced by the broad-leafed trees, hedgerows and the drystone walls on the entrances to the village. The surrounding wooded lands and the open landscape acts as an attractive rural backdrop.

The ACA is characterised by:

- Historic core and layout including the remains of monastic settlement and a triangular village green open space
- One and two storey terraced houses arranged along the village streets
- Buildings with painted roughcast render, pitched roofs, timber doors and windows with varied window sizes contributing to an urban vernacular character
- Use of natural stone in roadside walls and broadleaf tree and hedge planting
- Views of the surrounding wooded lands and rural landscape.

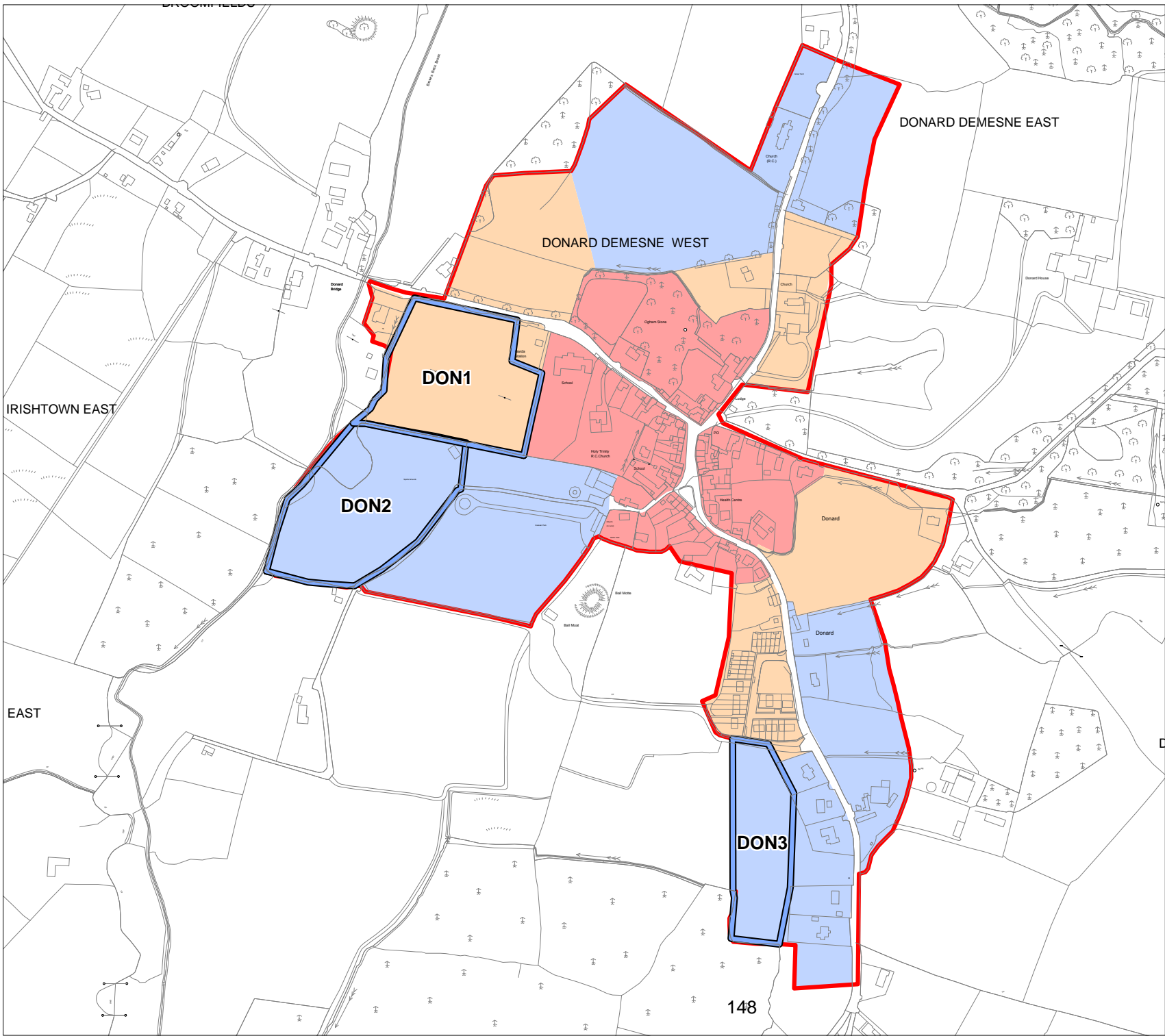
The following Protected Structures are located within the ACA

15-01 Donard Church of Ireland

15-02 Donard Demesne (Davidson's house)






15-04 Donard Catholic Church

There are 15 buildings on the NIAH for Donard ACA



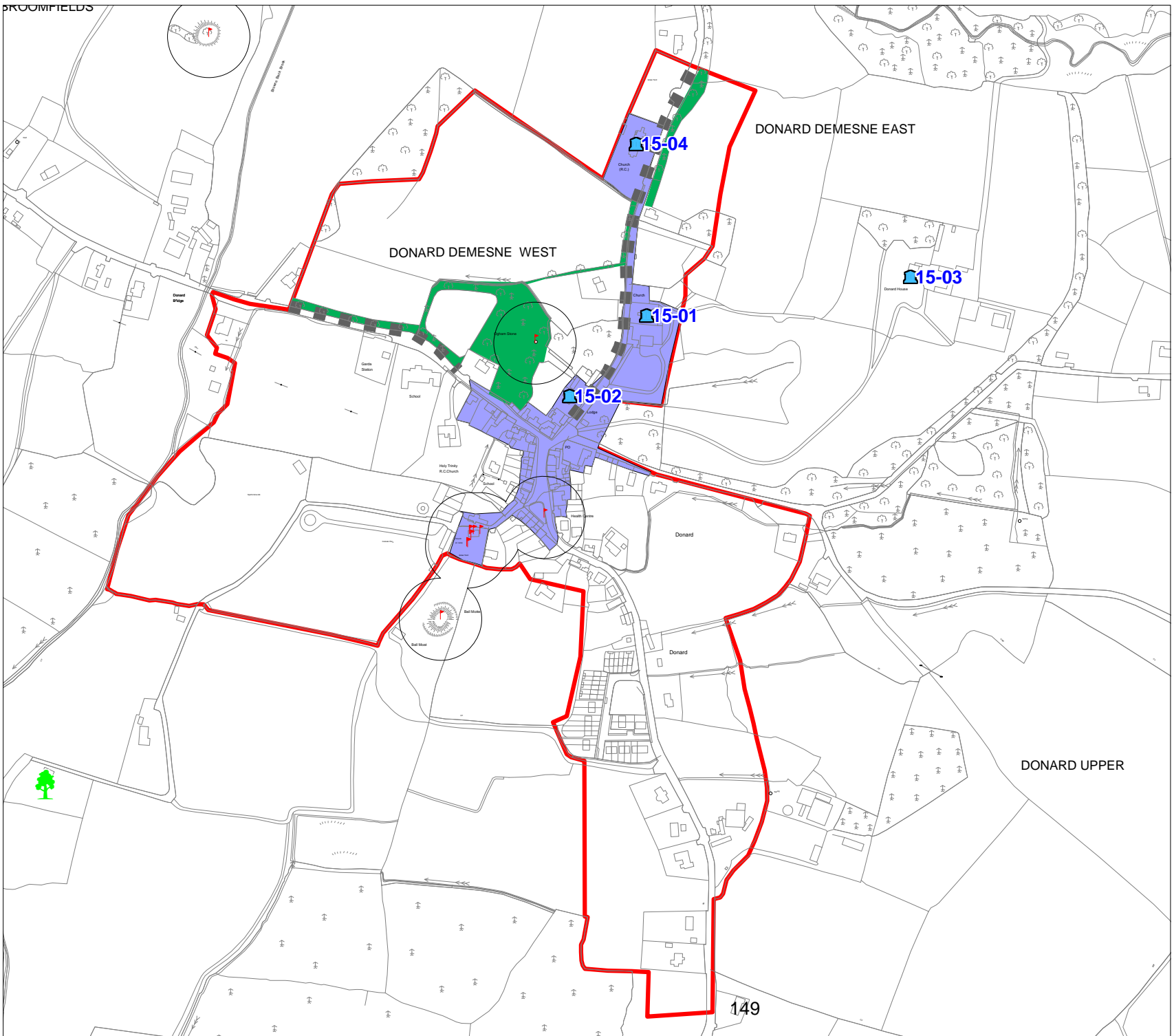
**Donard Settlement Plan**

**WICKLOW COUNTY  
DEVELOPMENT PLAN 2016-2022**

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







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





**Donard Settlement Plan**

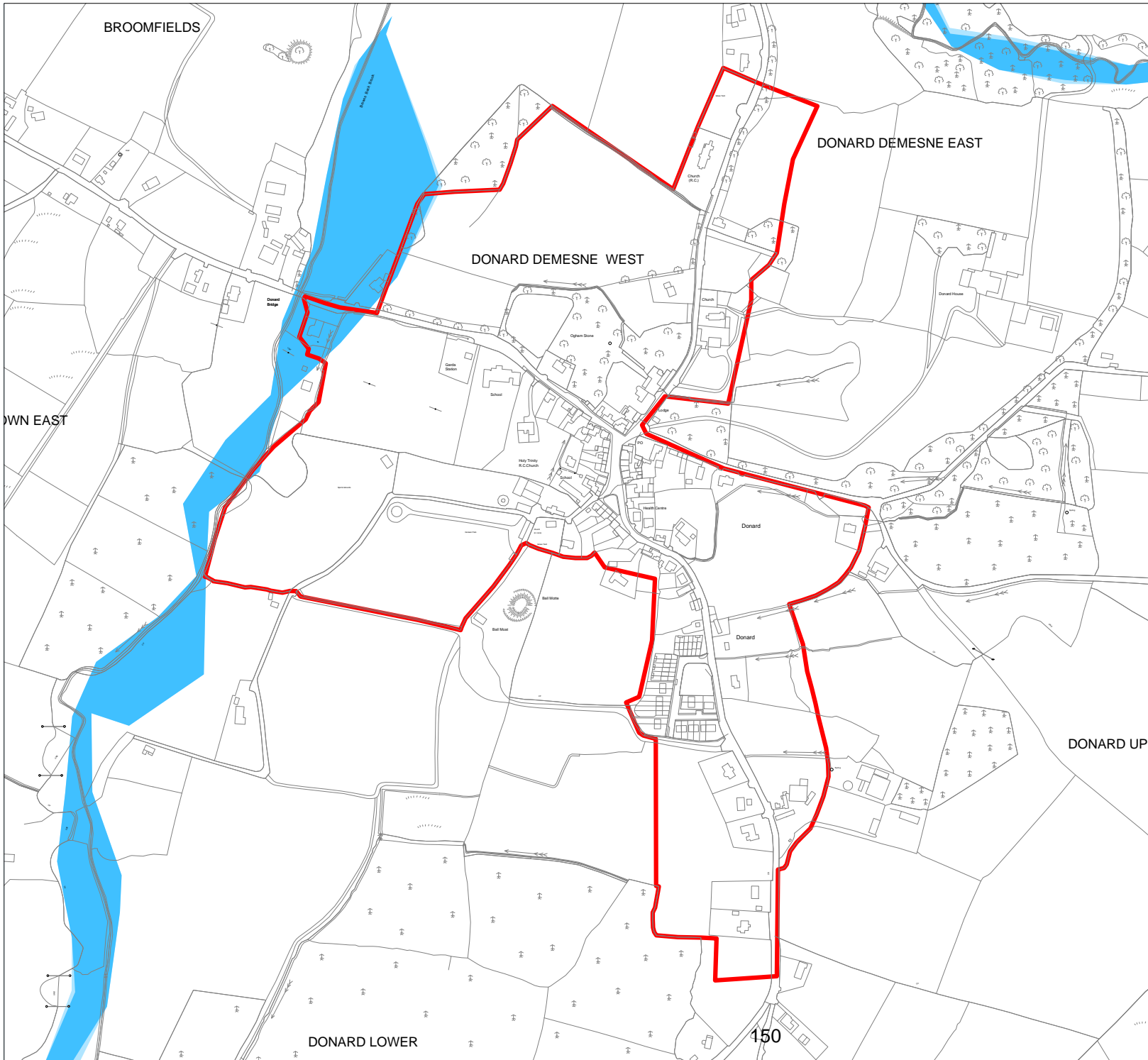
**WICKLOW COUNTY  
DEVELOPMENT PLAN 2016-2022**




-  Settlement Boundary
-  Protected Structures
-  Architectural Conservation Area
-  National Monument
-  Green Routes
-  Stone Walls

**Title: Heritage Objectives  
Map No. : 2**



**Donard Settlement Plan**  
**WICKLOW COUNTY**  
**DEVELOPMENT PLAN 2016-2022**



-  Settlement Boundary
-  Flood Zone A: High probability of flooding  
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-  Flood Zone B: Moderate probability of flooding  
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Full Disclaimer is included in SFRA

**Title: Indicative Flood Zones**  
**Map No.: 3**





### 3. Kilmacanogue Settlement Plan

#### Settlement Profile

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

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

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

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

#### Key Infrastructure

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

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

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



### Kilmacanogue Specific Development Objectives

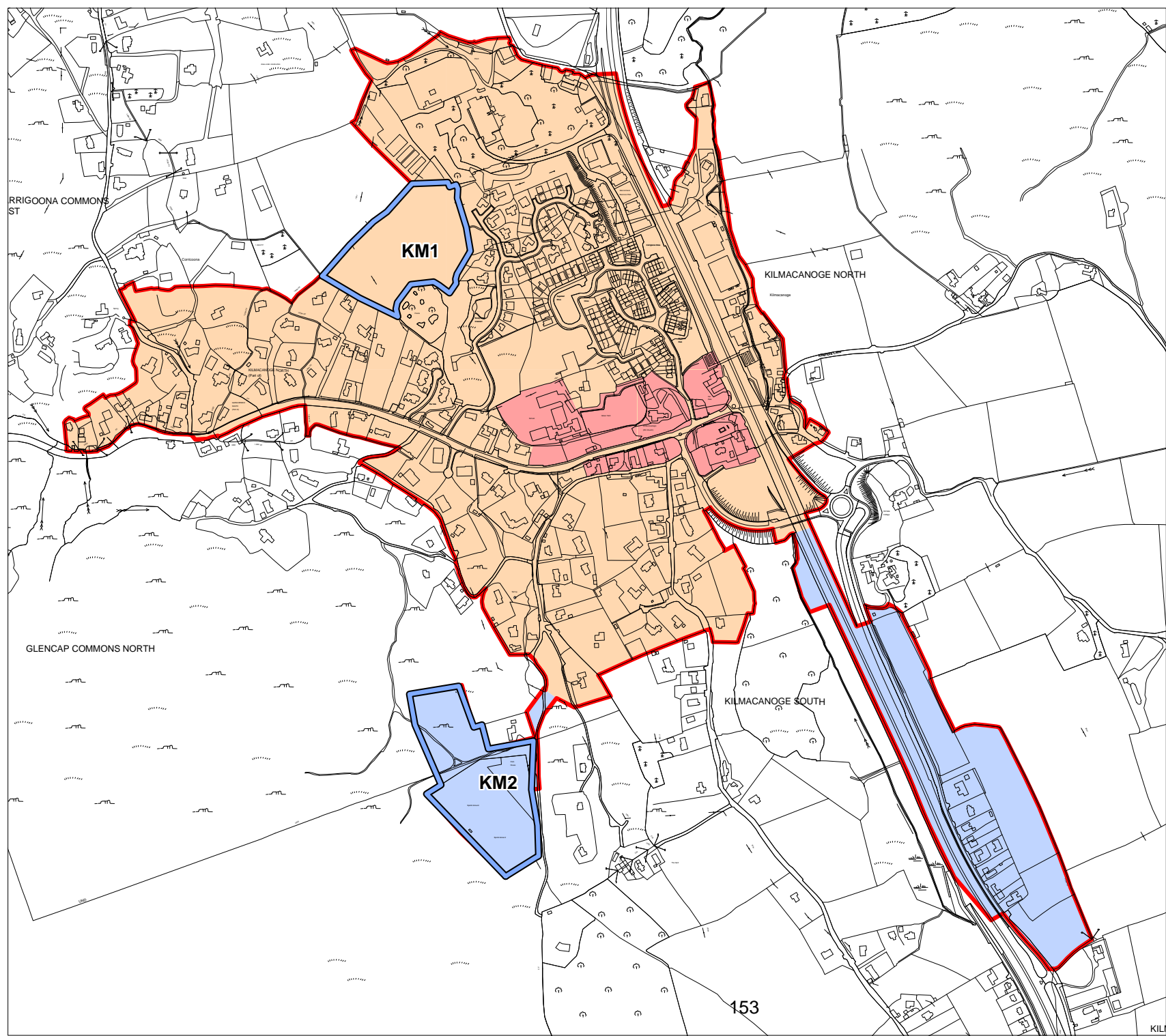
These objectives should be read in conjunction Part 1 of this Volume 'Introduction to Level 6 Settlement Plans':

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

# Kilmacanogue Settlement Plan

## WICKLOW COUNTY DEVELOPMENT PLAN 2016-2022

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

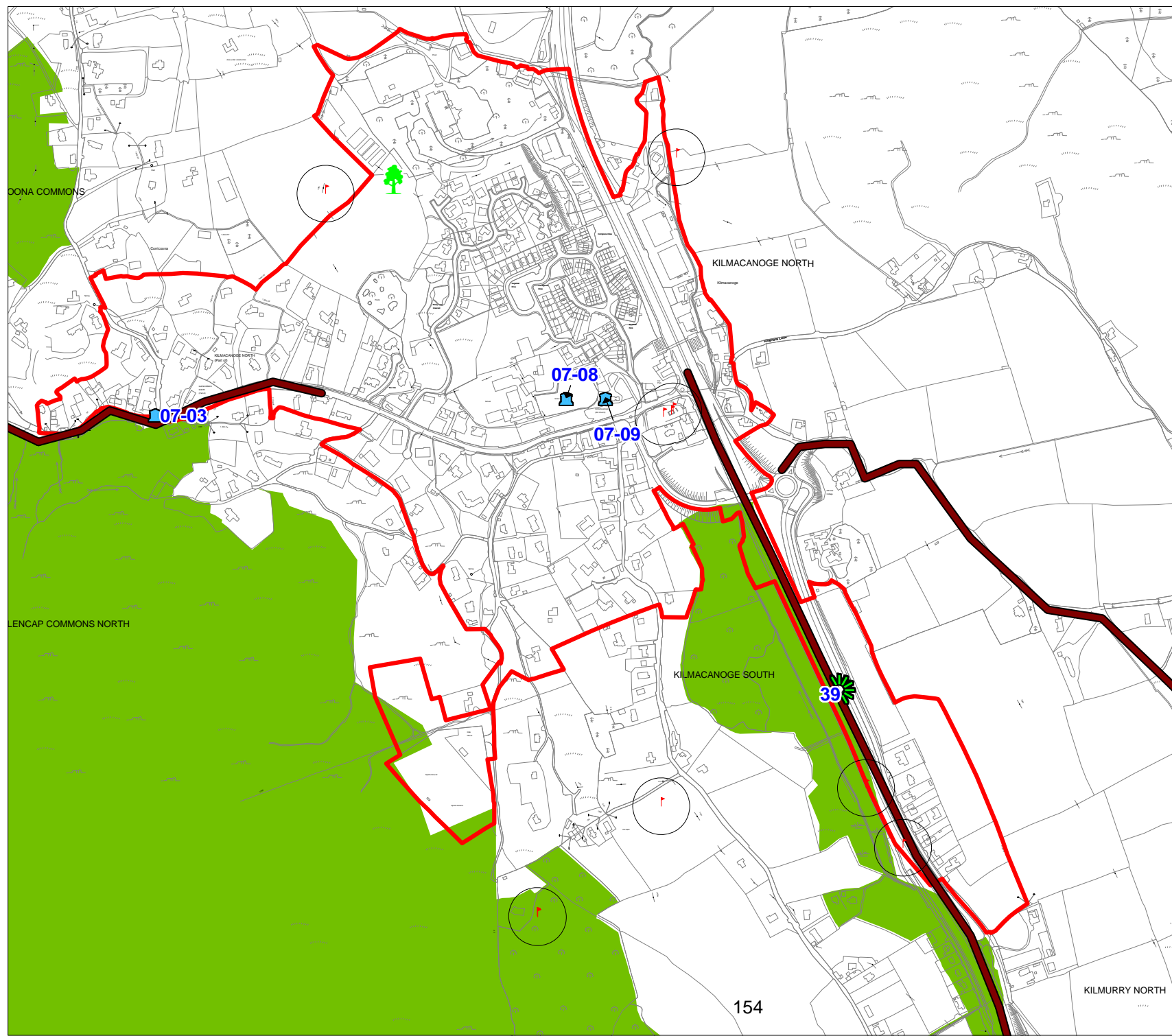









**Title: Land Use Zoning Objectives**  
**Map No. : 1**



# Kilmacanogue Settlement Plan

## WICKLOW COUNTY DEVELOPMENT PLAN 2016-2022



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

**Title: Heritage Objectives**  
**Map No. : 2**

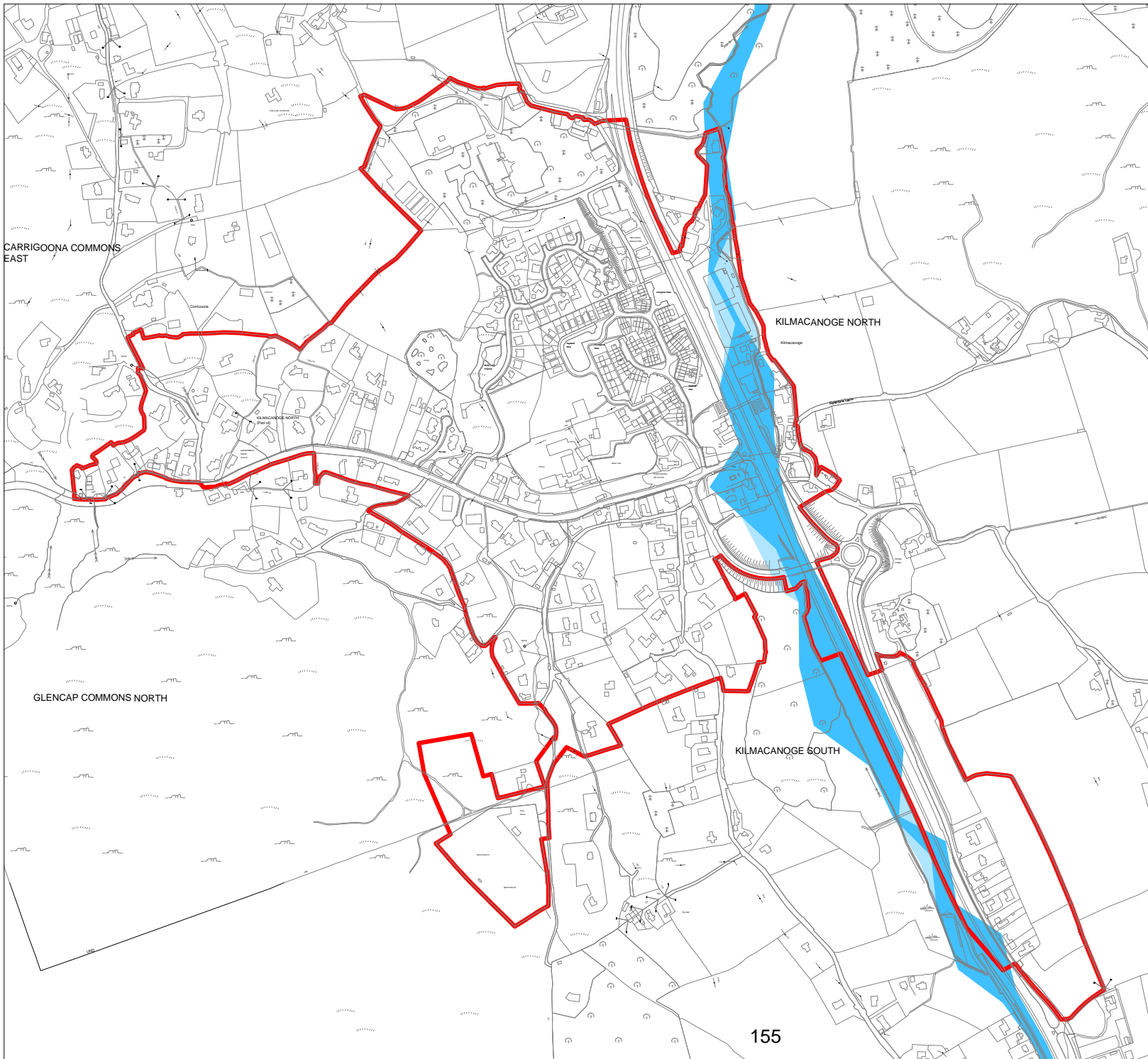





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Planning Department

# Kilmacanogue Settlement Plan

## WICKLOW COUNTY DEVELOPMENT PLAN 2016-2022



-  Settlement Boundary
-  Flood Zone A: High probability of flooding  
Where the probability of flooding from rivers and the sea is highest (greater than 1% or 1 in 100 for river flooding or 0.5% or 1 in 200 for coastal flooding)
-  Flood Zone B: Moderate probability of flooding  
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**Title: Indicative Flood Zones**  
**Map No.: 3**



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Planning Department

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## 4. Newcastle Settlement Plan

### Settlement Profile

The coastal settlement of Newcastle is situated 2km to the east of the N11 route on the R761 Regional Road, 4km south of Kilcoole, 4km from Newtownmountkennedy and 12km north of Wicklow Town. Historically the town centre developed around the Church of Ireland, graveyard, rectory, national school and the ruined castle. In the nineteenth century a 'second' town centre developed further east around the junctions on regional route R761 and Sea Road, with the link road back to the historic centre. The second town centre contains shops, a public house, bus stops, a car sales outlet and motor repair shop and post office for the town. In the 1970s the first large housing estates were built immediately south of the second town centre, followed by the community centre, GAA club, a religious institution, playground and by other residential estate. These have all been sited to the southern side of the second town centre, and larger houses have been constructed to the north of this centre. This area around the second town centre is the focal area for the future development of Newcastle and the area around the historic town centre will continue to be designated for mainly low density residential development.

Newcastle was once a successful medieval town. The name of the settlement has its origins from the first castle that was built close to the town between the years of 1177 and 1184 by Hugh De Lacey, then Governor of Ireland under Henry II. There were only two royal castles at that time, one in the city of Dublin and the other in Newcastle. The royal castle in Newcastle was known as Novum Castrum McKynegan. It was subsequently destroyed during the fourteenth and fifteenth centuries and rebuilt as a gatehouse. The ruins are on the edge of a motte with an unusually large and flat summit some 69m in diameter and 4.8m high. In 1606 Wicklow became a county arising from decisions taken at Newcastle and recommended to the Privy Council at Dublin castle.

### Key Infrastructure

**Water Supply:** Newcastle is currently supplied by the Vartry Scheme via a reservoir to the west of the settlement, which has capacity of approx 90m<sup>3</sup>. This supply is likely to have adequate capacity for the targeted level of growth.

**Waste Water Treatment:** Newcastle is currently served by a Waste Water Treatment Plant located on Sea Road. The current capacity of the treatment plant is 1,000 population equivalent (PE) and does not have adequate capacity to serve new development. Wastewater infrastructure will therefore require improvement to meet the growth targets for Newcastle.

**Roads:** Newcastle, as defined within the settlement boundary of the map, is principally situated around the pole defined by Regional Road R761 and Local Road L5050 that runs towards St Francis Primary School and Sea Road. Apart from a pinch point just north of the town centre, the R761 is reasonably aligned, though it lacks footpaths and public lighting to the north of the town centre and south of the community centre. The L5050 is very narrow in places however there is a footpath allowing for a pedestrian links between the town centre and St Francis School. Sea Road is very narrow in places, especially at its junction with the R761, and requires footpaths for most of the distance to the GAA club. There is no public lighting along Sea Road and the introduction of public lighting along the road is required to enhance safety for pedestrians and motorists. Further development along Sea Road will not be permitted until these shortcomings have been addressed. Parking to accommodate new developments shall be resolved through the Development Management process. Public transport frequency has improved in recent years and there are 19 buses per day serving the settlement connecting to Kilcoole, Greystones, Bray and Dublin (Dublin Bus No. 84). Notwithstanding this, the town would benefit from further improvements in bus services including the provision of a direct service to

Dublin city centre and third level colleges. There is a need to develop the permeability of the existing and emerging settlement by the provision of pedestrian and cycling links throughout the town and to upgrade the existing footpath with the provision of cycle links from the town centre to the Primary School.

### Newcastle Specific Local Objectives

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

1. Improve and provide roads, footpaths and cycleways where required and at the following locations:
  - the realignment of the junction of Sea Road/R761;
  - at the junction of the L5050 and the R761 and along the L5050 between the town centre and St. Francis School;
  - along the of the R761 from the L5050 to the north of the town;
  - along the L5550 (Sea Road) from Hunters Leap/the boat repair yard to the R761;
  - along Leamore Road from the town centre to the plan boundary.
2. To facilitate the provision of pedestrian and cycling linkages within and between existing and new housing/mixed use development throughout the settlement.
3. Existing mature trees and boundaries throughout the settlement shall be retained where considered appropriate by the Planning Authority and integrated appropriately into any new development proposal.
4. Development proposals on secondary and tertiary lands that front onto a public road shall provide a green buffer area between the road edge and any boundary / planting of at least 6m deep along the public road.
5. On the lands identified as **NC1** on Map No. 1, the following shall be provided as part of the development of these lands:
  - A linear landscaped park along the full length of the Newcastle River from the R761 to the L5050 as well as a 'town park' or 'village green' across the road front of the R761. The town park / village green shall have a depth of not less than 25m from the regional road (generally matching the line of the rear wall of the Oratory), while the width and layout of the riverine linear park shall be determined at the application stage having regard to the requirement to (a) protect the river from adverse environmental impacts during both the construction and operational phases of the development having regard to its hydrological links to the Murrough Wetlands SAC / SPA, (b) to maintain a suitable undeveloped buffer along the river in the interest of flood risk management and protection of local flora and fauna (not less than 10m) and (c) the requirement to provide for an area of land suitable for the creation of walks / paths etc.  
No more than 50% of the total lands identified in the objective boundary shall be developed prior to the provision of these open spaces.
  - Pedestrian and cycle links from the R761 (in the Primary Development lands) to the L5050 along the linear park.
  - Protection of established trees in the grounds of Oaklawn House and along the Newcastle River.
  - Reserve accesses to the lands to the rear of the secondary development lands for future development.

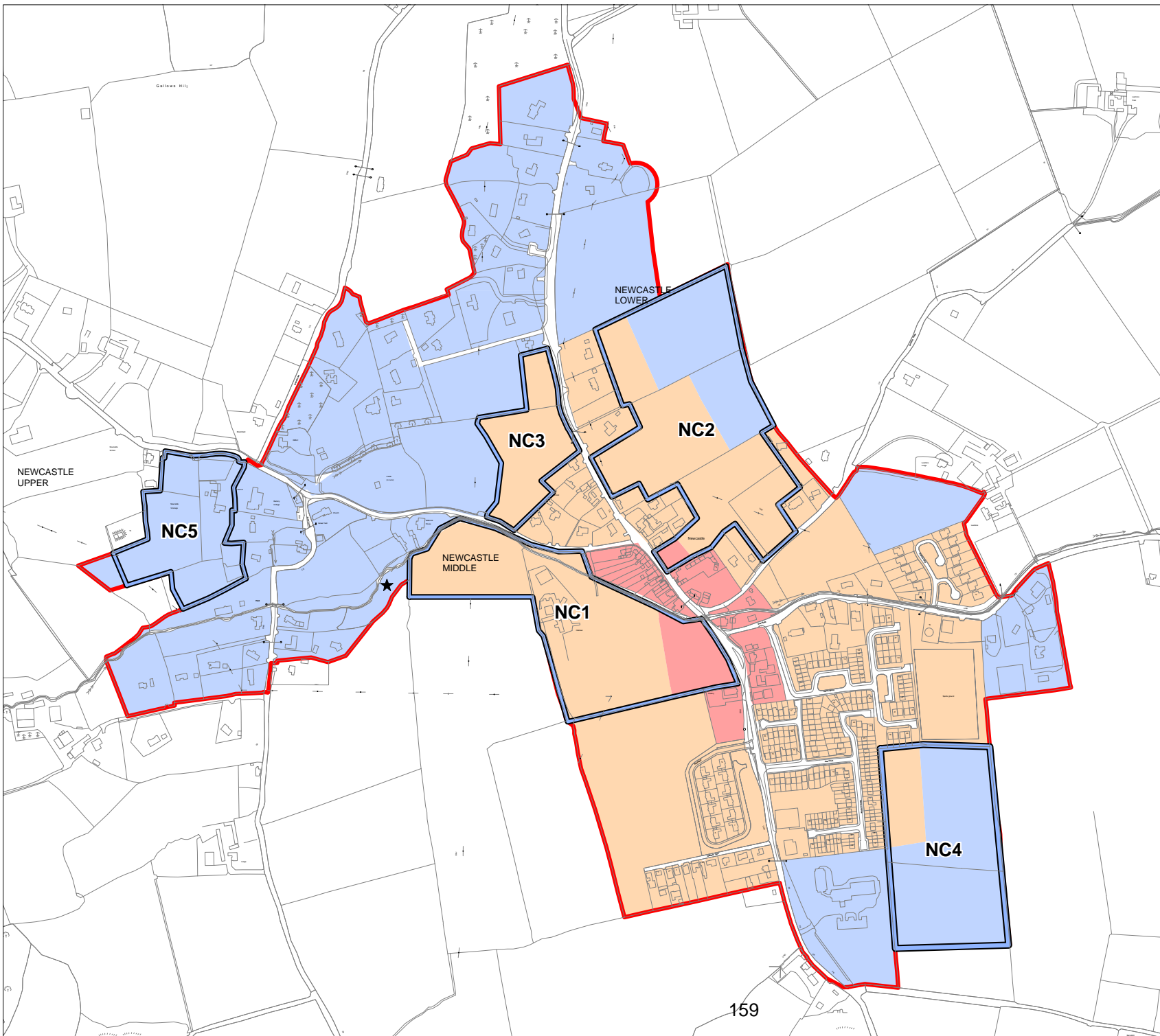
6. As part of the development of the lands identified as **NC2** on Map No.1, the following shall be provided:
  - A community / recreation area of at least 0.4ha, to be located close to the Primary development lands.
  - Reservation of a minimum of 1.2ha of the secondary development land for education use.
7. As part of the development of the lands identified as **NC3** on Map No. 1, to provide 0.2ha of an Active Play Area, to be located close to the R761 and at the southern end of the lands.
8. As part of the development of the lands identified as **NC4** on Map No. 1, to provide 1.5ha of Active Open Space that shall be leveled, drained and developed for the provision of a team sports field. No more than 50% of the total development lands within the objective boundary shall be developed prior to the provision of the active open space.
9. The lands identified as **NC5** on Map No.1 shall be limited to the development of eight residential units.



# Newcastle Settlement Plan

## WICKLOW COUNTY DEVELOPMENT PLAN 2016-2022

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



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

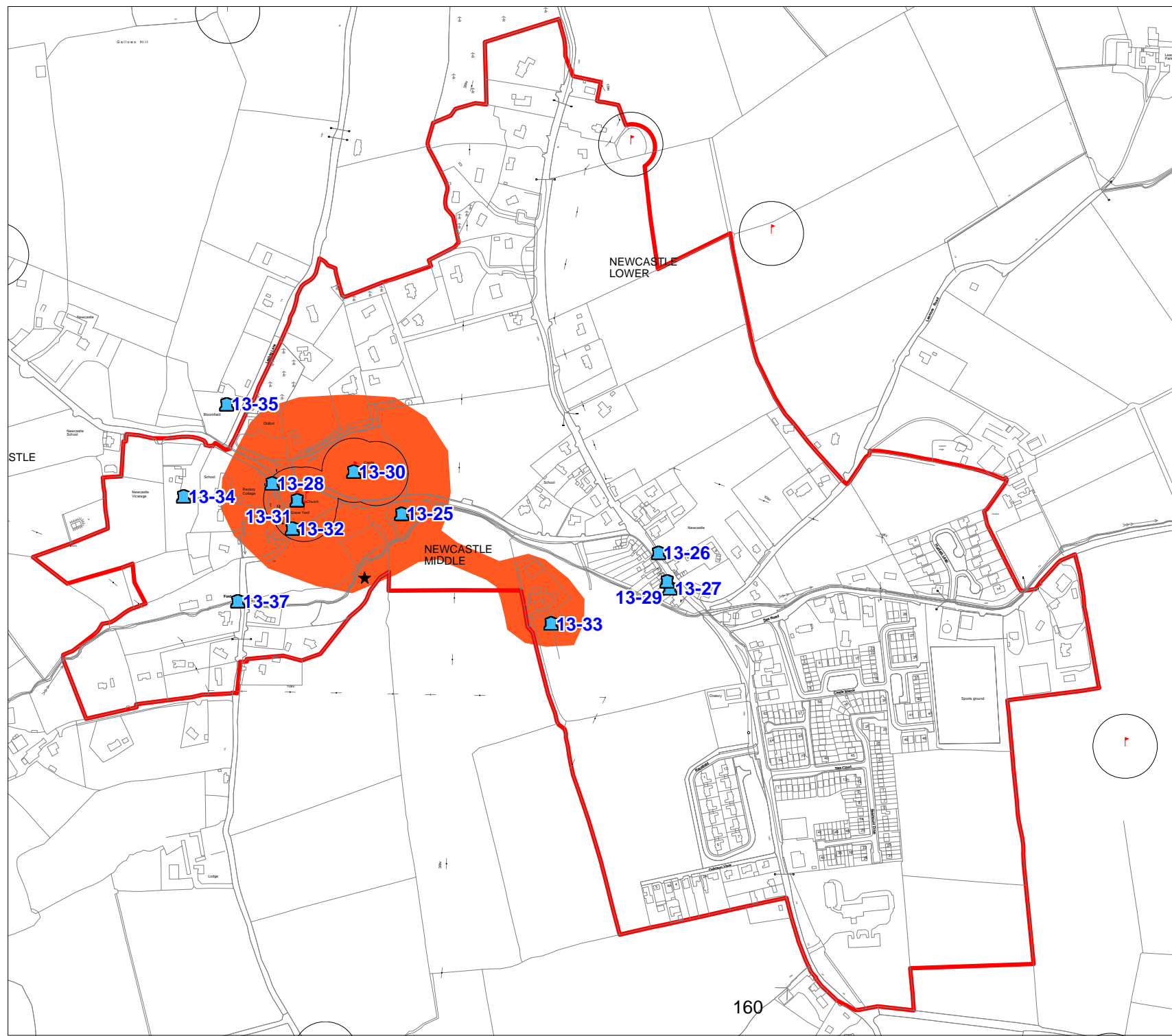






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Newcastle Settlement Plan  
WICKLOW COUNTY  
DEVELOPMENT PLAN 2016-2022



-  Settlement Boundary
-  Protected Structures
-  National Monument
-  Area of Archaeological Potential or Significance

**Title: Heritage Objectives  
Map No. : 2**

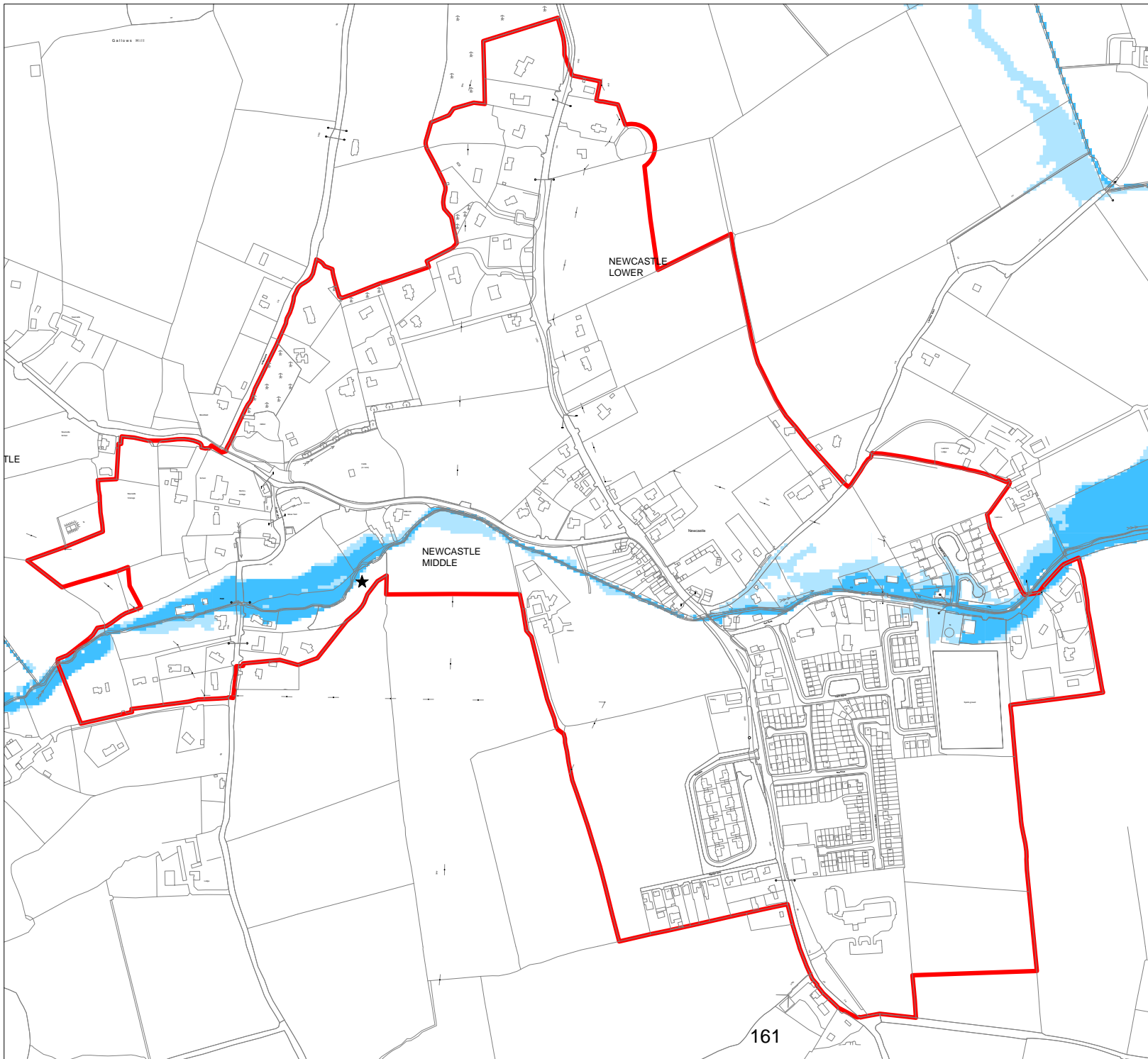





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# Newcastle Settlement Plan

## WICKLOW COUNTY DEVELOPMENT PLAN 2016-2022



-  Settlement Boundary
-  Flood Zone A: High probability of flooding  
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**Title: Indicative Flood Zones**  
**Map No.: 3**



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## 5. Roundwood Settlement Plan

### Settlement Profile

Roundwood is situated in County Wicklow west of the N11 route on the R755 Regional Road, approximately 13km west of Ashford, 10km from Newtownmountkennedy, approximately 9km north of Laragh and 20km south of Bray. Roundwood adjoins the Vartry Reservoir and along with Laragh, serves as a principal gateway to the Wicklow Uplands. Roundwood contains a National School, Catholic Church, five public houses/restaurants, local convenience shops, GAA facility, community centre, caravan park, Post Office and health clinic.

Roundwood is generally regarded as being one of the highest villages in Ireland at approximately 230 metres above sea level and is situated in an attractive setting with views of the Vartry Reservoir and surrounding mountainous landscape. The settlement slopes gently towards the reservoir while the gradient to the west of the main street is steeper. The original Vartry Scheme including the Lower Reservoir, the Water Treatment Works, and tunnel to Callowhill and pipes to Dublin was constructed from 1862 to 1868. The Upper Reservoir was only commenced in 1908 but due to contractual difficulties and the outbreak of World War I was not completed until 1923.

Roundwood dates back to 1250, but at the time it was known as Leitrim. It did not acquire the name of Roundwood until 1713. In 1837 there were only nineteen houses in Roundwood. Subsequent to this Roundwood experienced increased growth, once the road was changed and the artificial reservoir was constructed in the bed of the Vartry. The first National School in Roundwood opened in 1862 at Oldtown. The school then moved to the premises on the Main Street in 1923 and then to the former Fair Green in 1984. The new Saint Laurence's National School is located in Togher More near the main street. The Catholic Church was built in 1871 and is a very fine example of gothic revival architecture.

The urban form of Roundwood is linear with the existing town centre along both sides of the R755 with the majority of houses being concentrated to the northwest of the settlement. This can largely be attributed to the construction of the County Council developments in 1970s in this area. There are a number of well-established, medium density housing developments situated to the west of the Main Street, while a number of private houses have been constructed to the north and south of the settlement. The former Vartry Golf course and Roundwood Park Demesne form a natural boundary to the south of the settlement.

No Flood Risk Assessment Map has been created for Roundwood as no lands have been identified by the OPW's Preliminary Flood Risk Assessment or by the Planning Authority at this strategic stage as being within at risk of flooding, i.e. in Flood Zone A or B. All lands are within Flood Zone C with a low probability of flooding.

### Key Infrastructure

**Water Supply:** Roundwood is served by a single bored well. The capacity is limited and only has capacity to serve current needs. An augmented supply would be required to accommodate the growth targeted in this plan.

**Waste Water Treatment:** The existing wastewater plant in Roundwood has a capacity of 1600 Population Equivalent (PE) and is operating in excess of its capacity.

**Roads:** Roundwood is principally situated around the pole defined by Regional Road R755 (Bray/Laragh Road) and Local Road L1059 (Lough Dan Road), and the junction of R755 and R764 (Ashford Road) to the south of the settlement. Traffic flows well through the town, apart from limited congestion caused by on-

street parking and school traffic (at the junction with L1059). The R765 (Newtownmountkennedy Road) and R764 are very narrow in places and lack pedestrian links between the Town Centre and Reservoir Loop walk. R755 is very narrow in places, and requires footpaths for most of the distance to the GAA club. While there are no public transport services in Roundwood, a scheduled private bus service to Bray, Dublin and Glendalough is in operation. There is a need to develop the permeability of the existing and emerging settlement by the provision of pedestrian and cycling links throughout the town, and in particular pedestrian links between the town centre and all residential lands.







### Roundwood Specific Development Objectives

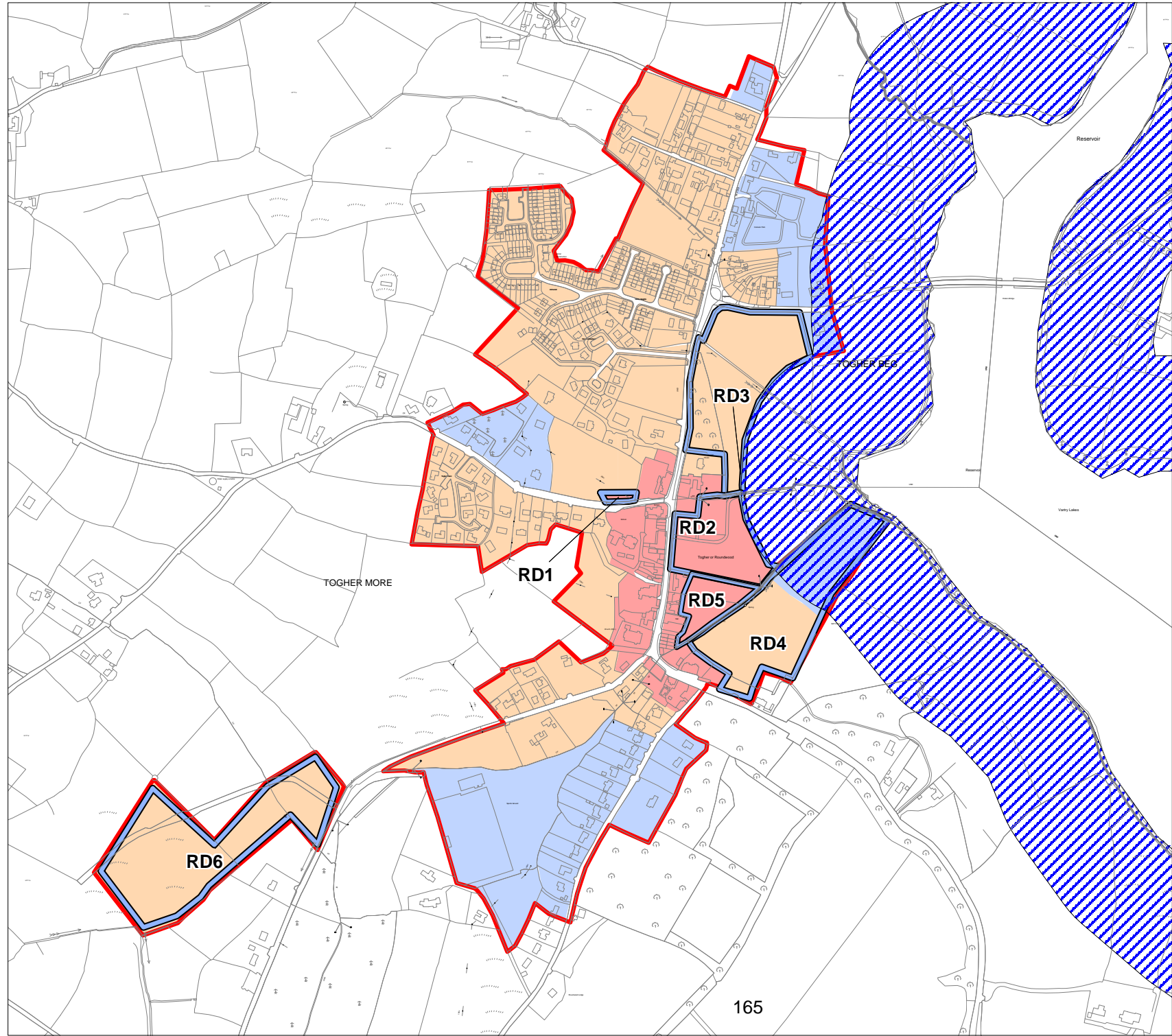
These objectives should be read in conjunction Part 1 of this Volume 'Introduction to Level 6 Settlements Plans'.

1. Improve and provide roads, footpaths and cycleways where required and at the following locations:
  - along the L-5059 between the town centre and St. Laurence O'Toole National School;
  - along the R765 from junction with R755 towards 'Waters Bridge';
  - along the R755 from Health Clinic to GAA Club;
  - along the R755 from Roundwood Caravan Park to the Vartry Ground;
  - along L5077 from junction with R764 to the old schoolhouse;
  - at the junction of R764 /R755; and
  - along the R764 from Kavanagh's Vartry House to Roundwood Park gates.
2. To facilitate the provision of pedestrian and cycling linkages within and between existing and new housing/mixed use development throughout the settlement.
3. To provide for a footbridge at Mullinaveigue Bridge on the R755 to connect the Vartry Reservoir Loop Walks for pedestrians.
4. Due to the inherent risk of leakage from waste-water pumping chambers or treatment plants, these installations and any other development that would have a significant risk to the Vartry reservoir will not be permitted within 200m of the reservoir shore.
5. All development proposals shall appropriately address the protection of waterways connected to the Vartry Reservoir, which is designated a proposed Natural Heritage Area (pNHA) and is hydrologically linked to protected European sites downstream.
6. To maintain views eastwards from the main street of the Vartry Reservoir; development proposals for lands between the main street and the reservoir shall be designed to maintain views following evaluation and agreement of principal vistas.
7. To protect established trees and boundaries within the area.
8. To provide for additional car parking and a set-down area, on the lands across the road from the school identified as **RD1** on Map No. 1.
9. To provide for a town centre extension and a 'village green' on the lands identified as **RD2** on Map No. 1. in accordance with the following criteria:
  - A minimum of 500sqm of commercial floor space shall be provided, particularly in the form of new street / village green facing ground floor retail / retail services / professional service uses.

- A 'village green' with a minimum width of 15m with hard and soft landscaping, located between the nearer edge of the footpath of the main street to the eastern edge of the plan boundary at the Reservoir buffer. No more than 50% of the lands within the objective boundary shall be developed prior to the provision of the 'village green'.
  - Vehicular/pedestrian/cycle access/links from the main street to the Primary development lands to the south (**RD5**) and provision of pedestrian/cycle access/links to the Secondary development lands to the north (**RD3**) and towards the Reservoir.
10. On the lands identified as **RD5** on Map 1, to ensure that any development proposals allow for future connectivity to the lands to the north and south (**RD2** and **RD4**)
11. To provide for secondary development uses on the lands identified as **RD3** on Map No. 1 and the following shall also be provided:
- Pedestrian and cycle access/link to the **RD2** Primary Development Area to the south.
  - 0.2ha of children's play area at an appropriate location close to the Primary Development Area.
  - Reserve the existing tree lined corner (0.7ha) along the R755 road from development.
12. To provide for secondary development uses on the secondary lands identified as **RD4** on Map No. 1 and the following shall also be provided:
- 1.37ha of active open space on the tertiary development lands, these lands shall be leveled, drained and rendered suitable for active open space use. No more than 50% of the secondary development lands shall be developed prior to the provision of the active open space.
  - Development proposals shall allow for future connectivity to the lands to the north (**RD5**).
13. On the secondary lands identified as **RD6** on Map No. 1 (measuring 5.5ha), only employment and open space development shall be permitted. A maximum area of 2ha may be developed for employment / enterprise uses; the format, scale and usage of this employment area shall be appropriate to the location in a Level 6 Rural Town and shall accord with the employment strategy set out in Chapter 5 of the Plan. No employment development may occur until the active open space area has been laid out and developed for sporting use (with necessary ancillary facilities such as car parking) or transferred to a sporting body.

**Roundwood Settlement Plan**  
**WICKLOW COUNTY**  
**DEVELOPMENT PLAN 2016-2022**







-  Settlement Boundary
-  Primary Development Area
-  Secondary Development Area
-  Tertiary Development Area
-  Plan Objective Boundary
-  200m Buffer from Reservoir

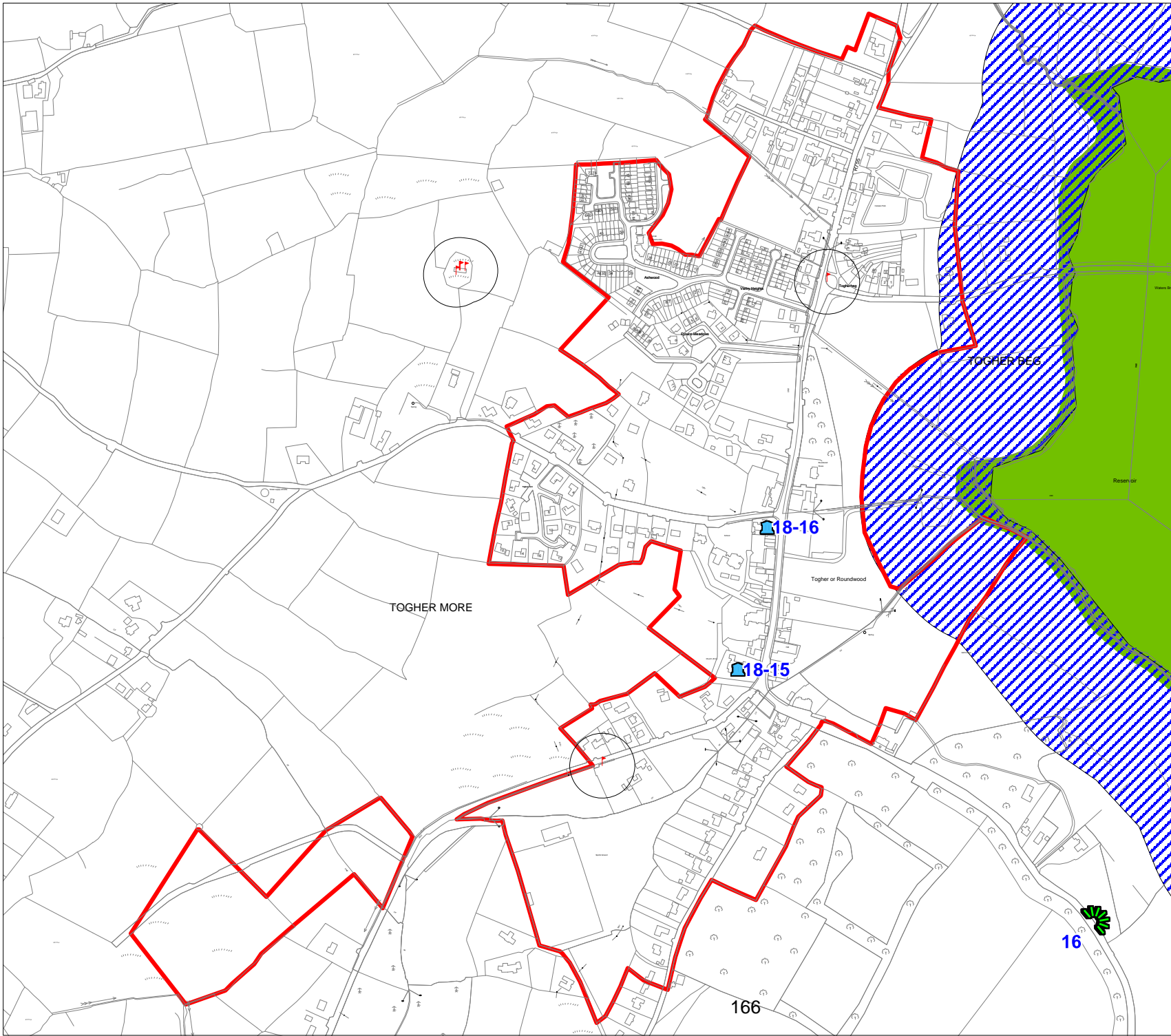


**Title: Land Use Zoning Objectives**  
**Map No. : 1**



**Roundwood Settlement Plan**  
**WICKLOW COUNTY**  
**DEVELOPMENT PLAN 2016-2022**

-  Settlement Boundary
-  Protected Structures
-  National Monument
-  Natural Heritage Area
-  200m Buffer from Reservoir
-  Views



**Title: Heritage Objectives**  
**Map No. : 2**





## 6. Shillelagh Settlement Plan

### Settlement Profile

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

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

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

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

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

### Key Infrastructure

**Water supply:** Shillelagh's water supply is currently supplied by the Tinahely regional water supply scheme with water sourced from the Derry River north of Tinahely. This supply has significant spare capacity and no shortage problems have arisen in the scheme. There are currently no deficiencies in this supply or network, which would impact on the development of Shillelagh.

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

### Shillelagh Specific Development Objectives

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

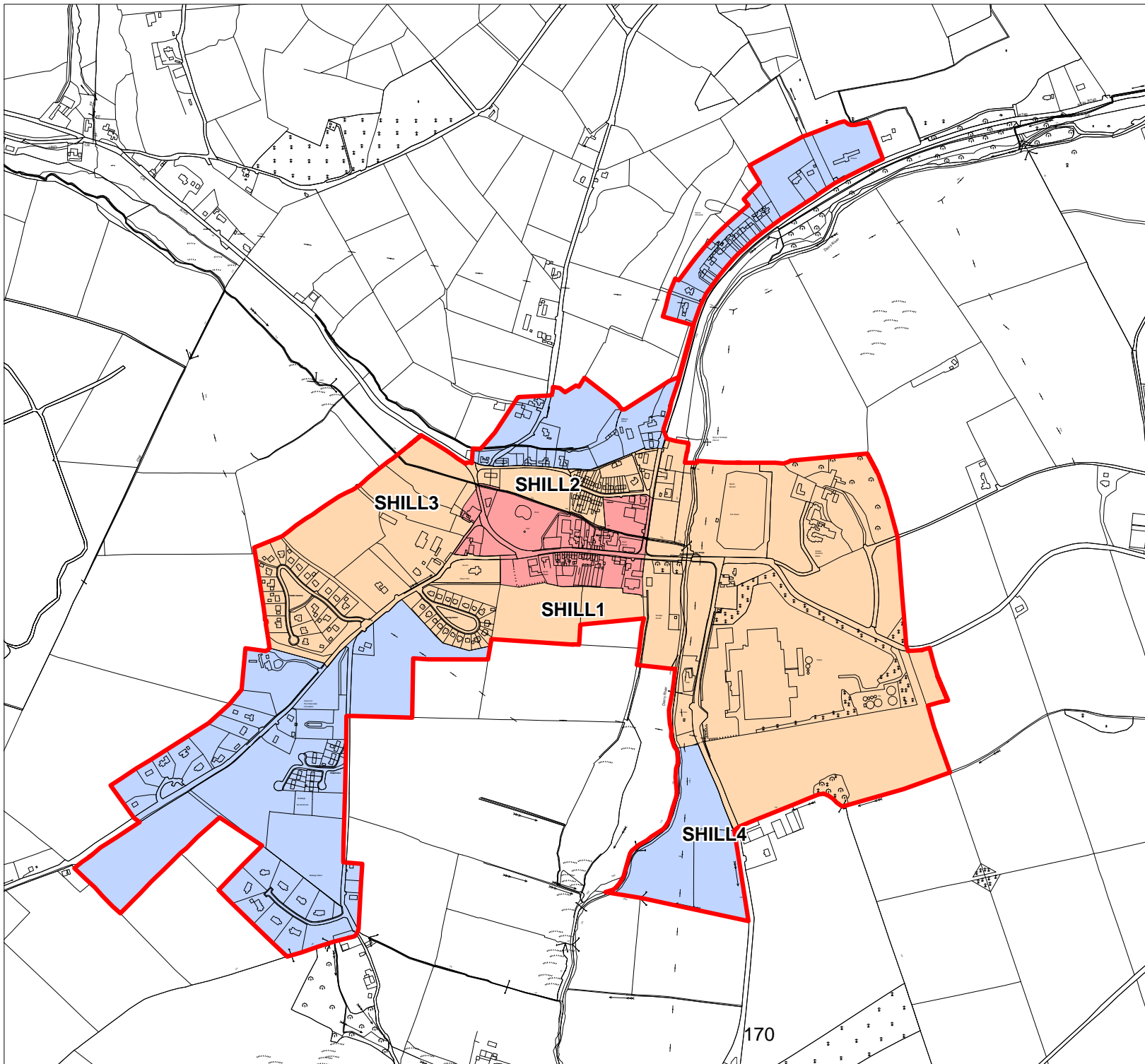
1. To facilitate and promote the development of a range of high quality community and recreational facilities that meet the needs of the local population and in particular to allow for the development of sport, play and recreation developments and the further expansion of the local community park.
2.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

of the town core to the immediate north.

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

6. In the **Tertiary Zone**

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



# Shillelagh Settlement Plan

## WICKLOW COUNTY DEVELOPMENT PLAN 2016-2022

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

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








Wicklow County Council  
Planning Department

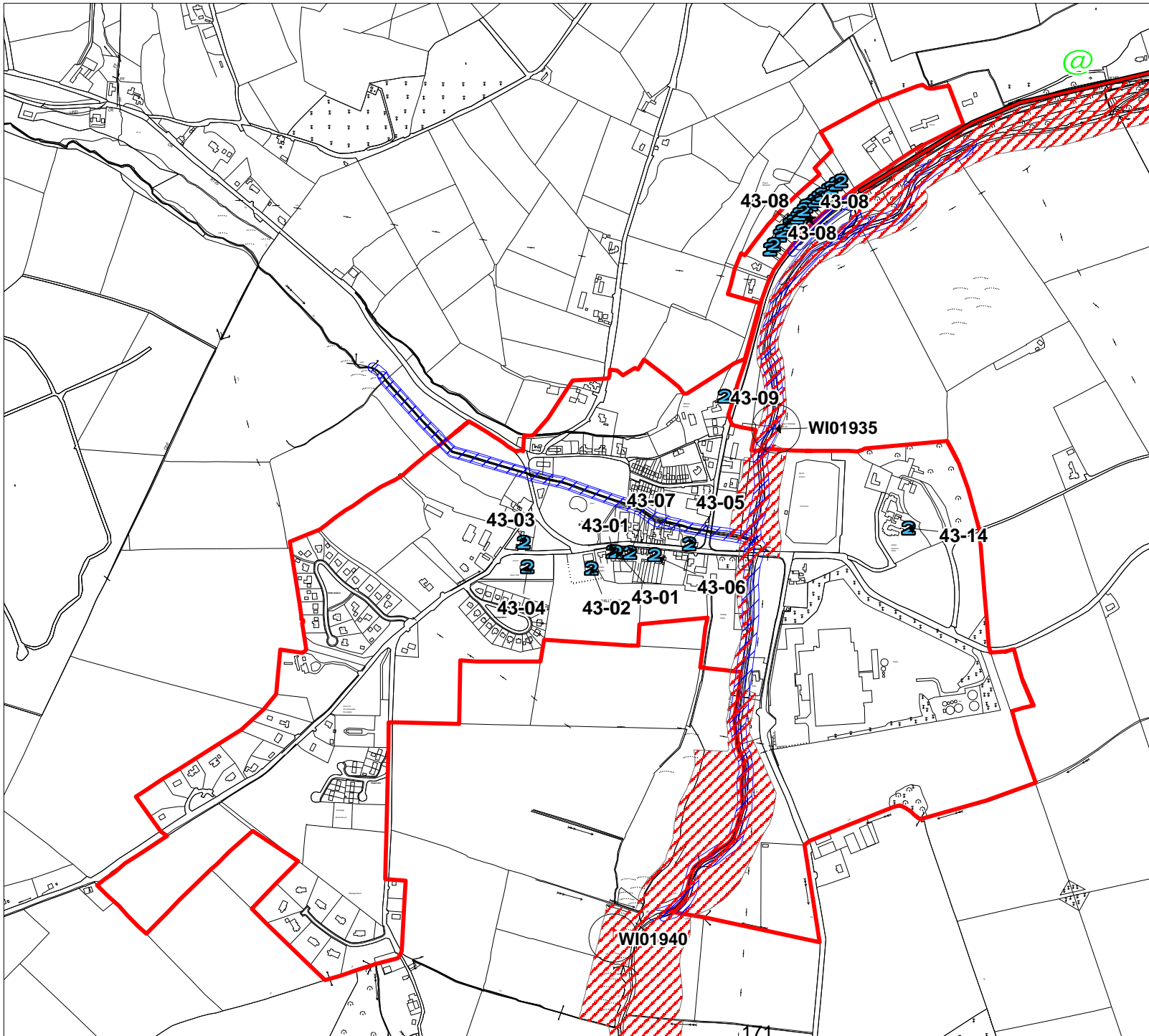
Maps are not to scale

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# Shillelagh Settlement Plan

## WICKLOW COUNTY DEVELOPMENT PLAN 2016-2022

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



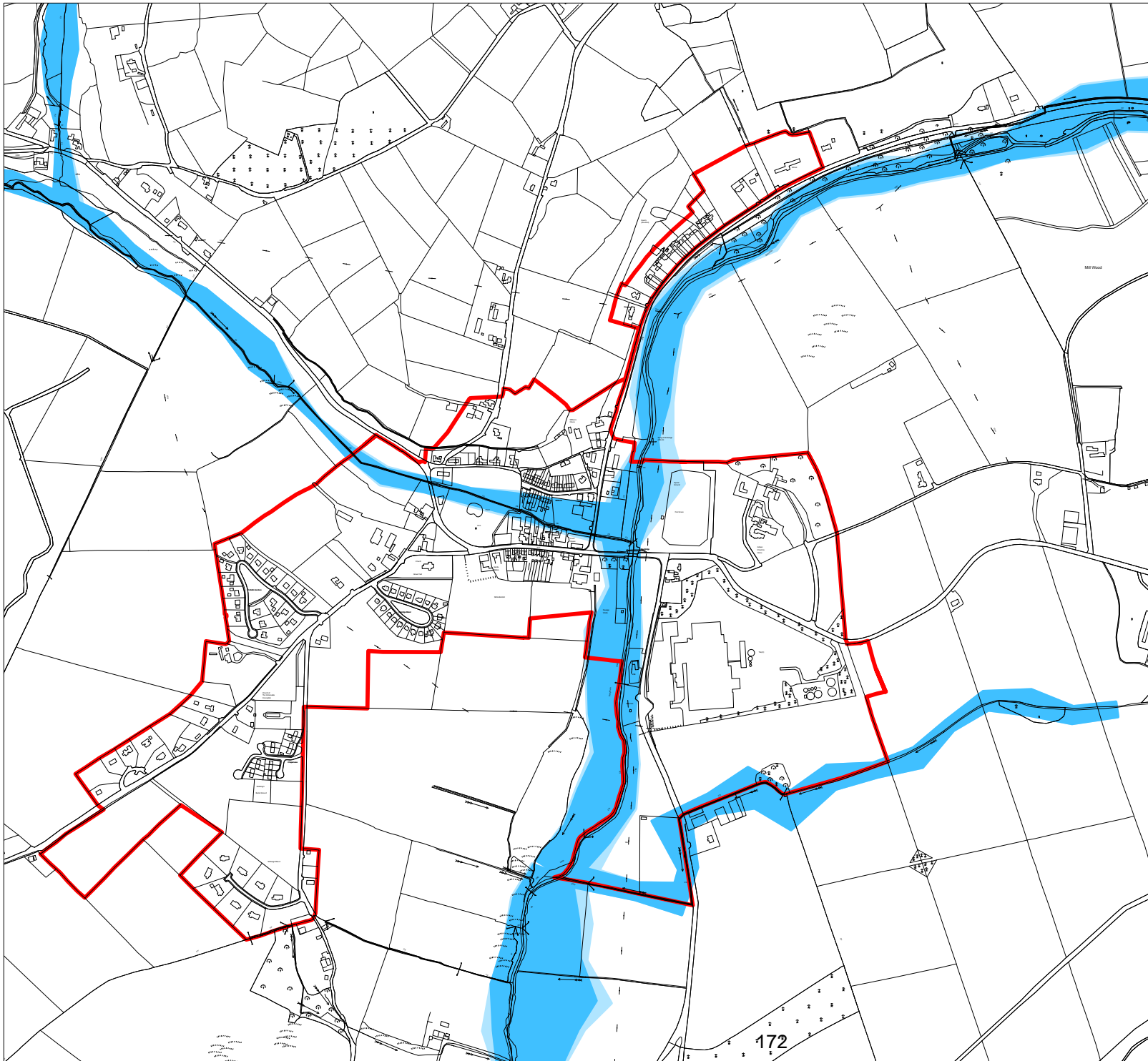
Title: Heritage Map  
Map No.: 2



Wicklow County Council  
Planning Department



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


## Shillelagh Settlement Plan

### WICKLOW COUNTY DEVELOPMENT PLAN 2016-2022

-  Settlement Boundary
-  Flood Zone A: High probability of flooding

Where the probability of flooding from rivers and the sea is highest (greater than 1% or 1 in 100 for river flooding or 0.5% or 1 in 200 for coastal flooding)

-  Flood Zone B: Moderate probability of flooding

Where the probability of flooding from rivers and the sea is moderate (between 0.1% or 1 in 1000 and 1% or 1 in 100 for river flooding and between 0.1% or 1 in 1000 year and 0.5% or 1 in 200 for coastal flooding)

#### Disclaimer

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

Full Disclaimer is included in SFRA

#### Title: Indicative Flood Zones Map No.: 3



Wicklow County Council  
Planning Department

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# LARAGH-GLENDALOUGH SETTLEMENT AND TOURISM PLAN

## 1.1 Context

### **Purpose and Status of Plan**

The purpose of the Laragh-Glendalough Settlement and Tourism Plan is to put in place a structure that will guide the future sustainable development of Laragh and Glendalough. This plan, in conjunction with the strategies, objectives and standards of the County Development Plan will inform and manage future development in the area.

The aim of this plan is to establish a framework for the planned, co-ordinated and sustainable development of Laragh and Glendalough, and to enhance and facilitate the balancing of tourism, 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.

In addition to the objectives set out in the County Development Plan, that are relevant to the development of Laragh-Glendalough, it is an objective of this plan to identify the special characteristics of Laragh-Glendalough and accordingly craft objectives to meet the area's specific needs. As this plan will be part of and form a subset of the County Development Plan, it is not proposed to include a repetition of the objectives or strategies as set out in the County Development Plan. Unless standards or objectives for a particular development are included in this plan, the provisions of the County Development Plan shall apply. The plan will however seek to formulate appropriate Laragh-Glendalough specific development objectives and guidance, compatible with those of the County Development Plan, to assist the Development Management process in managing sustainable progress for the town.

### **Settlement Profile**

Taken together, Laragh and Glendalough form a picturesque rural area located approximately 15 kilometres inland from the N11. The settlement comprises two main elements – (i) the village of Laragh, and (ii) Glendalough, which comprises a historic monastic settlement and the wider Glendalough Valley with the Upper and Lower Lakes. The Upper Lake acts as the main gateway to the Wicklow Mountains National Park, which is managed primarily for the conservation of natural habitats and species, but also for the promotion of recreational and educational activities. Glendalough also has a strong historic association with lead mining, the evidence of which remains, most notably at the now deserted 'miner's village' at the top of the Upper Lake.

The area performs two main functions - firstly, Glendalough acts as a prime tourist attraction, attracting both international and local visitors; and secondly, the village of Laragh provides a service function, providing for the day-to-day needs of the local population and some of the service needs of visitors.

The retail and social services that Laragh provides includes a number of convenience shops, a primary school, post office, Brockagh Community Centre, Catholic and Church of Ireland Churches and GAA pitches. Tourist infrastructure in the area includes a variety of service and accommodation options including The Glendalough Hotel and craft shops, Lynham's Hotel, The Wicklow Heather Restaurant and accommodation, Celtic Crafts shop, the Woolen Mills Factory Outlet, and a number of B&Bs, guest houses and youth hostels. While there is no dedicated tourist office, visitor information is provided about the Monastic City at the Office of Public Works (OPW) run 'Glendalough Visitor Centre', and about the National Park at the Upper Lake Information Office.

[Laragh-Glendalough Settlement and Tourism Plan](#)

Notwithstanding the fact that Glendalough is one of Ireland's prime tourist attractions, it is considered that the economic benefit that should be resulting from the nearly 1 million visitors that come to the area every year, is not being fully realised. This is considered to be due to a number of factors, including the spatial disconnect between the village of Laragh and the attractions of the Lakes and Monastic City at Glendalough, the short duration of visitors' stay, the lack of co-ordination amongst information providers / stakeholders, signage problems, and problems in tourist infrastructure including a lack of public transport, the physical limitations of the road serving the Upper Lake, and the lack of an adequate traffic management system to deal with periods of peak demand. Dealing with these issues, whilst ensuring that the integrity and value of the area's natural, built and archaeological heritage is maintained, is key to realising the future success and viability of the Laragh and Glendalough tourist product. A fundamental aim of this plan is therefore to promote Laragh as a tourist hub, where visitors gather to stay the night, to dine, shop, and to organise visits to the main attractions of Glendalough and to take part in the other tourist activities that the area has to offer. Of equal importance is the promotion of a number of sustainable transportation options so that visitors can travel to the key attractions that Glendalough offers, in an enjoyable manner, whilst also ensuring that the quality of attractions is improved.

Thus the Tourism Strategy will aim to manage the experience of existing visitor numbers in a different way so that the quality of the area's heritage assets is protected, the quality of the visitor experience is enhanced and the economic benefits to the local population are maximised.

The Settlement Strategy will aim to ensure that Laragh village has the capacity to provide for the future housing, employment and social needs that result from projected levels of growth.

There are a wide number of stakeholders involved in the management, development and promotion of the Laragh-Glendalough area, including members of the public and local business interests, the National Parks and Wildlife Service (NPWS), the Office of Public Works (OPW), Coillte, Department of Arts, Heritage, Regional, Rural and Gaeltacht Affairs, Failte Ireland and Wicklow County Tourism. Along with Wicklow County Council and other relevant interest groups, all stakeholders have different remits of responsibility and have different objectives regarding the management and development of the area. There is a need for the establishment of a single co-ordinating forum for stakeholders that are involved in the management, development and promotion of the area. The establishment of such a forum would be likely to result in far reaching benefits including a resolution of traffic management and parking issues, better protection of heritage, better co-ordination of marketing strategies and dissemination of visitor information, an improvement of the visitor experience and increased benefits for the local population. Importantly, it is considered that the establishment of such a forum is essential for the successful achievement of UNESCO World Heritage Status for Glendalough, which forms part of the Early Medieval Monastic Sites series, in consultation with the Department of Arts, Heritage, Regional, Rural and Gaeltacht Affairs

The successful protection and enhancement of the Laragh-Glendalough area will ensure the development of sustainable tourism options associated with a range of themes, including for example outdoor recreational activities, exploration of monastic, archaeological and historical heritage and traditional skills and crafts. Importantly, the theme of 'spiritual heritage' is making a growing economic and social contribution, as growing numbers of visitors are attracted by the peace and tranquillity of the area, for prayer, retreat and religious activities. In order to ensure the successful development of these unique tourist products and themes, it is essential that the distinct heritage on which they depend, is strictly safeguarded for the enjoyment of existing and future generations.



## **Growth Parameters**

Under the Wicklow County Settlement Hierarchy, Laragh is designated a Level 7 'Large Village'. In 2011 the population of the 'settlement' of Laragh, was estimated to be 378 people. The Settlement Strategy indicates that the settlement is targeted to increase by 30 housing units from 142 houses in 2011 to 172 by 2022.

## **Waste Water Treatment**

Laragh is served by the Laragh Wastewater Treatment Plant, which is located at Brockagh. The plant provides preliminary, primary and secondary treatment. Treated effluent is of good quality and discharges to the Avonmore River. The plant is currently the subject of a Waste Water Discharge Licence that was granted in December 2009. The plant has a design capacity of 1,000p.e. and has a current loading of 902<sup>1</sup>. No new development shall be permitted unless there is adequate capacity in the wastewater collection and treatment system.

Developments in the vicinity of Glendalough are mainly served by private waste water treatment plants, including small scale treatment plants at the car park, OPW interpretive centre and Glendalough Hotel and a number of private waste water treatment plants.

## **Water**

Water supply to the Laragh Water Supply Scheme is sourced from a surface water source at Glenmacnass which is fed to the Laragh Reservoir by gravity from the Glenmacnass Treatment Works. The Laragh distribution system extends to Glendalough in the west.

At present, water supply is able to meet demand but in times of dry weather and high demand, such as the tourist season, supply can be limited.

The delivery of a new Mid-Wicklow Regional Water Supply Scheme (Roundwood, Laragh, Rathdrum, Avoca/Ballinaclesh, Auhrim/ Annacurragh and Redcross) is being considered by Irish Water and would resolve the water supply constraints in the area into the future.

## **Roads and Transportation**

Laragh-Glendalough is located near to the centre of the county and is an accessible location, with transportation links from all points of the county crossing through the settlement. The settlement is connected by a number of key transportation routes including the R756 from Hollywood in the west and the R755 that has links to Ashford, Roundwood and Rathdrum to the east and south. In addition, Laragh acts as the gateway to the attractions at Glendalough, which is located at the end of the R757 and also has access to the scenic R115 Military Road across the Sally Gap.

Laragh village and the Glendalough area suffer from traffic congestion during periods of peak demand, which has the effect of reducing the amenity and safety of the area.

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<sup>1</sup> Annual Environmental Report 2014 – Laragh, Irish Water

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.

## 1.2 Laragh-Glendalough Settlement and Tourism Strategy

### Settlement and Tourism Vision

It is the vision that 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, and the area as a whole will provide employment opportunities for the local labour force, in a range of employment options, with a strong focus on the provision of employment in the tourist industry.

### Settlement and Tourism Objectives

Unless standards or objectives for a particular development are included in this plan, the provisions of the County Development Plan shall apply. All development proposals shall comply with the qualitative and quantitative development standards set out in the county development plan.

The objectives included herein shall apply to all lands that are located within the 'Plan Boundary', as shown on the map, unless otherwise stated. The 'Settlement Boundary' is the boundary of Laragh village, as shown on the map. The following objectives should be considered in conjunction with the objectives set out in the zoning tables.

It is an objective of the Council to:

### Housing

- LG1** Allow for growth of an additional 30 units within the settlement boundary of Laragh during the period 2011 and 2022.
- LG2** Within the Settlement Boundary, allow for new residential developments, including a mix of residential options within an attractive and accessible setting, at appropriate locations which have safe access to the public road network, which have pedestrian links to the Primary Development Area, and which are served by appropriate water services infrastructure, and which, if possible are in proximity to community and public services.

- LG3** Within the settlement boundary promote densities in the order of 10 dwelling units per hectare (save as indicated under LG27). A higher or lower density may be considered appropriate, having regard to the context of the site and the prevailing density in the vicinity of the site.

### **Tourism**

- LG4** Promote the development of the Glendalough tourist experience in a more sustainable manner that involves managing the movement and experience of visitors in a way so that the integrity of the rich natural and archaeological heritage of Glendalough is protected to the highest degree, while opportunities for yielding economic benefit from the attractions are maximized.

- LG5** Increase the length and quality of the stay of visitors to the area through promoting the development of new and improved tourist infrastructure (including for example tourist information, tourist accommodation, tourist shops ('tourist retail'), cafes, restaurants, public houses, tourist attractions and public infrastructure), facilities and attractions.

- LG6** Promote Laragh village as a tourism hub that is the first stop for visitors to Glendalough and the wider area, and that is the point from which visits to Glendalough and other attractions in the vicinity are organized. In order to ensure that Laragh village becomes the focus for the provision of the service needs of visitors, the planning authority will allow for the development of tourist-related developments on appropriate lands and which are of a high quality and an appropriate scale and design, in accordance with the following (save as otherwise indicated):

(i) Within the Settlement Boundary, tourist-related developments will generally be permitted.

(ii) Within the Tourism Corridor Area, the planning authority will generally limit the amount and type of tourist related developments in this area to a total amount, scale and design that is commensurate with the overarching objective to protect the integrity of the natural, built and archaeological environment of the area and the protection of listed prospect no.23.

(iii) Within the Tourist Attractions Area, the planning authority will generally not permit the development of new tourist related developments, except in the following cases: (i) where a development involves the redevelopment or reuse of an existing building, (ii) where a development involves an extension to an existing tourist related development, or (iii) where a development is a strictly necessary addition that improves the visitor experience or that contributes to the better management of traffic and infrastructure in this area. The development of new tourist related developments will only be permitted where it is demonstrated that the integrity of the heritage sites and prospects are not diminished.

- LG7** Particularly promote tourist developments that are associated with the following tourism products or themes: (i) monastic, archaeological and historical heritage, (ii) outdoor recreational activities, (iii) retreats and spirituality, (iv) mining heritage, (v) the Military Road, (vi) traditional skills and crafts, and (vii) natural heritage and education.

- LG8** Facilitate the appropriate development of the following sites for mixed use tourist developments, whilst ensuring the protection of the character and setting of natural and built heritage, as relevant to the site:

- The Old Mill Building for a mixed use tourist development. Any proposed development shall be of an exceptionally high quality design and shall include uses that reflect its landmark location within the settlement.

- Woolen Mills at Derrybawn (including the provision of parking facilities and the promotion of the use of the Green Road as a pedestrian and cycle link to Glendalough),
- Derrybawn House, in accordance with T23, Chapter 7: Tourism and Recreation of the CDP.
- Laragh Castle/ former Military Barracks.

**LG9** Allow for the development of a campsite at a suitable location.

### **Employment**

**LG10** Increase the quality and range of employment opportunities by facilitating developments that involve local investment in a variety of forms, including 'people' and 'product' intensive industries. The Council will allow for the development of 'people' intensive employment generating developments that provide for the needs of visitors and the retail and social service needs of the local population. The Council will allow for the development of a limited amount of small scale 'product' intensive industries, and will particularly support developments based on the use of a rural resource and which involve the production of a tourist product. The planning authority will particularly promote the development of 'people' intensive industries in the Primary Development Area and will particularly promote the development of 'product' intensive industries in the Secondary Development Area (save as otherwise indicated within the plan).

### **Retail**

**LG11** Within the Primary Development Area of the Settlement Boundary, provide for an appropriate expansion in the variety of retail facilities so that the village includes a range of retail outlets that provide for the day to day convenience needs of the local and visitor populations.

**LG12** Notwithstanding any other objectives in the plan, 'tourist retail' uses will only be permitted at the following locations:

- (i) 'Tourist retail' uses will be permitted within the Primary Development Area or on suitable lands within the Secondary Development Area.
- (ii) 'Tourist retail' uses will generally not be permitted at all other locations, however consideration will be given to the improvement/expansion of existing retail facilities or small scale retail facilities ancillary to tourist related developments. (Reference should also be made to the definition and policy relating to 'tourism retail' uses as set out in Chapter 6 of CDP.)

### **Community and Recreation**

**LG13** Within the Settlement Boundary, facilitate the development of a range of high quality community and recreational facilities that meet the needs of the local population, including facilities for health, welfare, community, education, civic and institutional uses including schools, childcare, nursing homes, community buildings, churches etc. in close proximity to existing and planned residential communities as well as other ancillary services such as public services and recycling facilities. It is a particular objective of the planning authority to allow for the development of child care services and youth-related developments, including an equipped play space at an appropriate location, and to allow for the appropriate extension or redevelopment of the Brockagh Centre and St. Kevin's National School.

## Transportation and Infrastructure

- LG14** Promote the development of safe and accessible pedestrian and traffic routes, with particular emphasis on improving pedestrian links around the primary development area and between this area and adjoining residential areas, through the development of additional footpaths and crossing points, as appropriate and in consultation with the Roads Section.
- LG15** Promote the better management of tourist movements in the area so that visitors are encouraged to stop in Laragh village and travel to the attractions at Glendalough in a range of sustainable transportation options. The planning authority will facilitate developments that reduce the amount of car dependent travel movements to the Tourist Attractions Area. The planning authority will particularly promote the following:
- The development of a 'park and ride' facility for tourists that is located at an appropriate location within the Settlement Boundary or on lands in close proximity to the Settlement Boundary. The 'park and ride' facility should have links to the Green Road, and any proposal should incorporate screening proposals, to consist of species of native provenance, to minimize visual impact and enhance local biodiversity.
  - The development of sustainable and high quality transportation links which improve connectivity throughout the area, and in particular, between Laragh village, Glendalough, and the area in the general vicinity of Derrybawn, including new walkways, cycleways, and other appropriate transportation options.
  - The development of pedestrian and cycle links on the Green Road.
  - Provide equal access for all, including people with disabilities, to the Glendalough site, Green road and general attractions in Glendalough.
- LG16** Ensure that a reliable and effective water services, drainage, energy, waste management and communications infrastructure is put in place to service the existing and future development needs of the settlement, in a manner that protects the quality of the environment, and to allow for the improvement of public services and public utility installations. It is an objective of the planning authority to facilitate Irish Water in the upgrading of water services infrastructure to meet current and projected growth requirements. In addition, it is a particular objective of the planning authority to ensure that broadband internet infrastructure is provided, at appropriate locations and in accordance with the relevant standards and objectives, to improve internet access in the area.
- LG17** Appropriately control advertising and signage in the interests of protecting the visual amenity of the area and ensuring the safety of the public. It is an objective of the Council to gradually remove unnecessary signage in the area and to only allow signage that is absolutely necessary for the enhancement of the tourist experience or for the safety of the public. Where appropriate, any application for new signage should provide for the removal of existing redundant or unsightly signage.
- LG18** Promote the development of pedestrian links between Laragh village, Glendalough and all recreational facilities, where possible, including the Wicklow Way and St. Kevin's Way.

## Natural, Archaeological and Architectural Heritage

- LG19** Facilitate developments that contribute to the achievement of a UNESCO World Heritage site status for Glendalough, which forms part of the Early Medieval Monastic Sites series, in consultation with the Department of Arts, Heritage and the Gaeltacht.
- LG20** To have regard to the 'Management Plan for Wicklow Mountains National Park' regarding any developments likely to impact upon the conservation objectives of the park, or on issues regarding visitor access.
- LG21** No development will be permitted that adversely affects the integrity of a Natura 2000 site. All development proposals shall comply with the following objectives:
- (i) On lands designated a 'Natura 2000 Site' it is an objective of the Council to preserve and improve the integrity of the Natura 2000 site and to prohibit development that adversely affects the integrity of the Natura 2000 site, in light of the site's conservation objectives. Land designated a 'Natura 2000 Site' comprises Special Areas of Conservation (SACs) and Special Protection Areas (SPAs).
  - (ii) Any proposed development with potential to impact upon a Natura 2000 site shall be subject to an Appropriate Assessment in accordance with Article 6(3) of the EU Habitats Directive 1992 and 'Appropriate Assessment of plans and projects in Ireland-Guidance for Planning Authorities' (DoEHLG, 2009).
  - (iii) Avoid encroachment on a Natura 2000 site and implement an appropriate buffer zone on adjacent sites, as required, where feasible or as determined following consultation with NPWS or other relevant body.
  - (iv) Ensure that recreational use is directed away from sensitive areas within the Natura 2000 site, in accordance with the Wicklow Mountains National Park Management Plan and in consultation with National Parks and Wildlife Service (NPWS).

In order to ensure the protection of the integrity of Natura 2000 sites, the planning authority is not limited to the implementation of the above objectives, and shall implement all other relevant objectives of the CDP as it sees fit.

- LG22** Any development that may, due to its size, location or nature, have implications for the 'Glendalough-Monastic Settlement' area of archaeological potential and significance and the 'Glendalough' major site of archaeological importance shall be subject to an archaeological assessment. No development in the vicinity of a feature included in the Record of Monuments and Places (RMP) will be permitted where it seriously detracts from the setting of the feature or which is seriously injurious to its cultural or educational value.
- LG23** To allow for the development of a community forest at an appropriate location, using native species and where possible, species of local provenance. Depending on the nature, scale and location of any proposed community forest, the planning authority may require the submission of a Visual Impact Assessment and may consult with NPWS.

## Miscellaneous

### Development Objectives

The following tables indicate the objectives for each of the different areas, as identified on the map.

#### Primary Development Area – Village Centre

**Objective:** To create a consolidated and vibrant mixed use settlement centre that is the focal point for the delivery of the retail, commercial, social service and activity needs of the local population and its hinterland; and to promote this settlement centre as a tourism hub which is the prime gathering place for visitors to stay the night, to dine, shop and to organise visits to Glendalough and the other attractions of the area. These lands should have some residential use and should have an animated and high quality streetscape, whilst ensuring the protection of the special character and heritage of this area.

#### Objectives:

- LG24** To support existing uses and facilitate the development of new uses that add to the vitality and vibrancy of this area.
- LG25** Development in this area shall have a maximum plot ratio of 1.0
- LG26** These lands shall be promoted for the development of a range of small scale retail outlets that provide for the needs of the local population and visitors.
- LG27** To allow residential development at a suitable density, and to assess proposals on the basis of qualitative standards such as layout, design, amenity and impacts on adjacent properties, transportation infrastructure and environmental quality.
- LG28** Mixed use applications which comprise a housing element will be accepted, although loss of active commercial or retail floorspace to residential use will be not be permitted.
- LG29** To promote the use of upper floors for 'Living over the Shop' and office accommodation.
- LG30** All shopfronts should complement the traditional character of the village in terms of design, scale and materials used. There shall be strict adherence to the use of traditional materials only.

#### Secondary Development Area – Mixed Use Area

**Objective:** To provide for the sustainable development of a mix of uses including residential, employment, community and recreational uses that provide for the needs of the existing settlement and that allows for the future growth of the settlement, and to promote this area as a location for the gathering of visitors to the area.

- LG31** Allow for the limited extension or 'spill-over' of the use types allowed in the Primary Development Area onto the Secondary Development Area lands which immediately adjoin the boundary of the Primary Development Area. New development of this type should be compatible with or reinforce the function of the Primary Development Area and shall be visually and physically linked with the Primary Development

Area. No development will be permitted that prejudices the viability and function of the Primary Development Area.

**LG32** Retail developments (excluding 'tourism retail'), will generally not be permitted at any location within the Secondary Development Area (save that allowed under LG31).

**LG33** Preserve the use of Laragh GAA grounds for recreational and open space use (save that which may facilitate LG15).

### **Laragh Glendalough Tourism Corridor Area**

**Objective:** To provide facilities and infrastructure that contribute to the improvement of the visitor experience to Glendalough and to promote the movement of visitors from the area in the vicinity of Laragh towards the attractions at Glendalough through a range of sustainable transportation options so that visitors can travel to the key attractions of the Lakes and Monastic city, in an enjoyable manner.

#### **Objectives:**

**LG34** All lands located within this area are considered to be within the 'rural area', and all planning applications shall be assessed on the basis of the objectives of the CDP that pertain to the 'rural area'.

### **The Tourist Attractions Area – 'Glendalough'**

**Objective:** To enhance the visitor experience at Monastic City and Wicklow Mountains National Park, whilst also ensuring that the integrity of the heritage of the area is maintained and improved.

#### **Objectives:**

**LG35** All lands located within this area are considered to be within the 'rural area', and all planning applications shall be assessed on the basis of the objectives of the CDP that pertain to the 'rural area'.

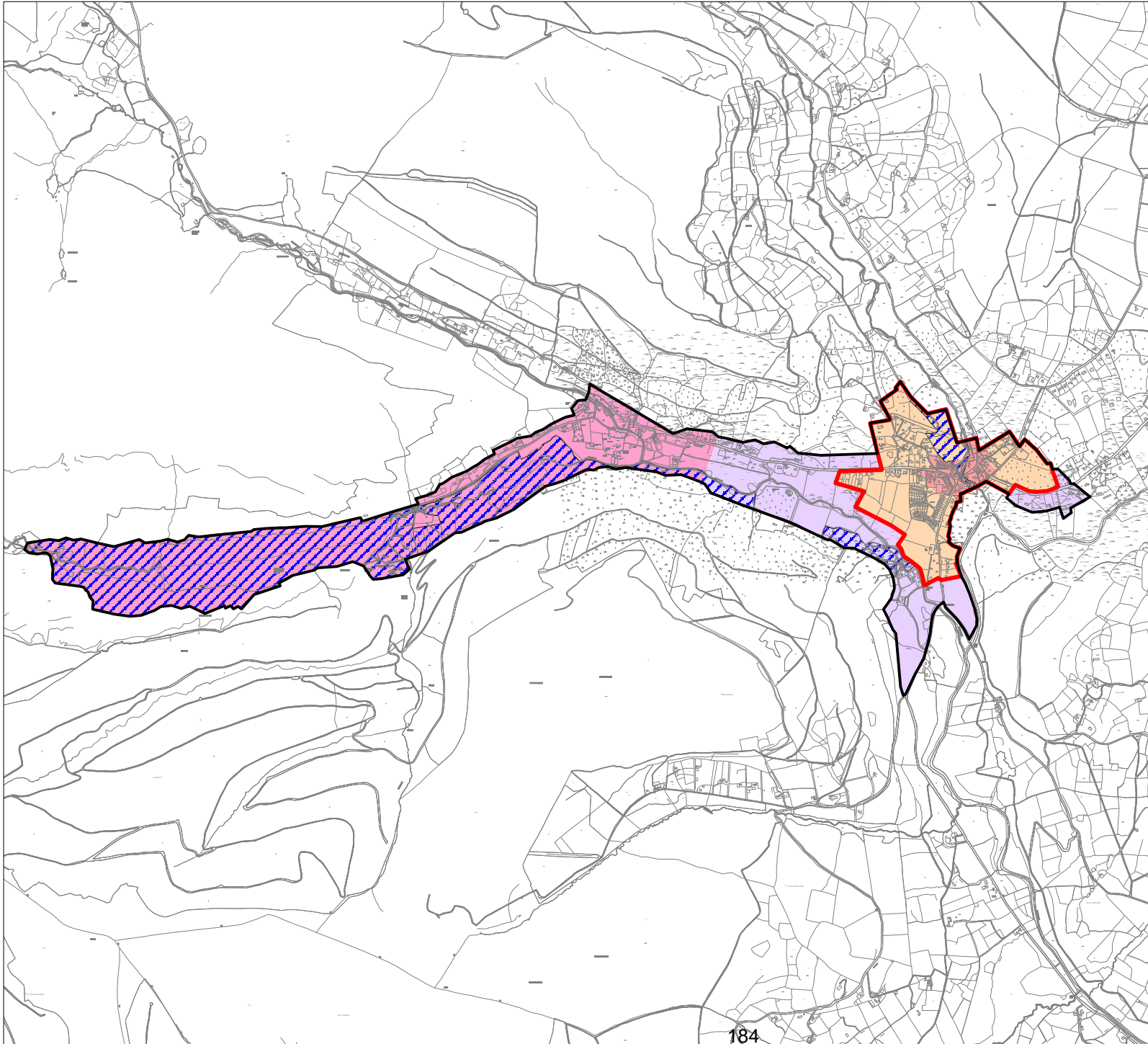
**LG36** To allow for the development of an appropriately sited and designed tourist information facility to provide a comprehensive tourist information service. Such a facility would be most appropriately located at a site that is shared with an existing visitor information centre, such as the OPW Visitor Centre.

**LG37** To generally improve the visual amenity of the area through the following: (i) to promote the gradual decluttering of this area, (ii) promote the screening of visually unattractive developments, (iii) introduction of landscaping at certain locations using appropriate species of native provenance, for example in car park areas.

Land uses not referred to above will be considered on the merits of the individual planning application, the general objectives and policies for the area and considerations relating to the proper planning and sustainable development of the area. All areas should be considered as mixed development areas with primary uses, but not necessarily excluding all other types of development. Development proposals should be compatible with a zoning objective, however consideration may be given to proposals that, in the opinion of the Council are in the interests of achieving the overall vision for the area and which are necessary for the vitality and proper development of the settlement, which benefit the local community and which are in the interest of the proper planning and development of the area.










Notwithstanding the fact that all areas are designated for mixed use development, at locations where different types of land uses adjoin, the Council shall ensure that the amenity and visual integrity of these areas are protected. At these locations, developments shall be designed in order to avoid abrupt transitions in scale and use, through incorporating design solutions including landscaping, screening and appropriate layout of site, that provide buffer areas between different land uses. This is particularly important where there are adjoining residential and employment uses.



# Laragh-Glendalough Settlement and Tourism Plan

## WICKLOW COUNTY DEVELOPMENT PLAN 2016-2022

-  Natura 2000 Site
-  Primary Development Area
-  Secondary Development Area
-  Laragh-Glendalough Tourism Corridor Area
-  The Tourist Attractions Zone - 'Glendalough'

-  Settlement Boundary
-  Plan Boundary



### Title: Land Use Zoning Objectives





Maps are not to scale  
 Wicklow County Council  
 Planning Department

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**Laragh-Glendalough  
Settlement and Tourism Plan  
WICKLOW COUNTY  
DEVELOPMENT PLAN 2016-2022**

-  Wicklow Mountains SAC  
(Special Area of Conservation)
-  Wicklow Mountains SPA  
(Special Protection Area)

-  Settlement Boundary
-  Plan Boundary

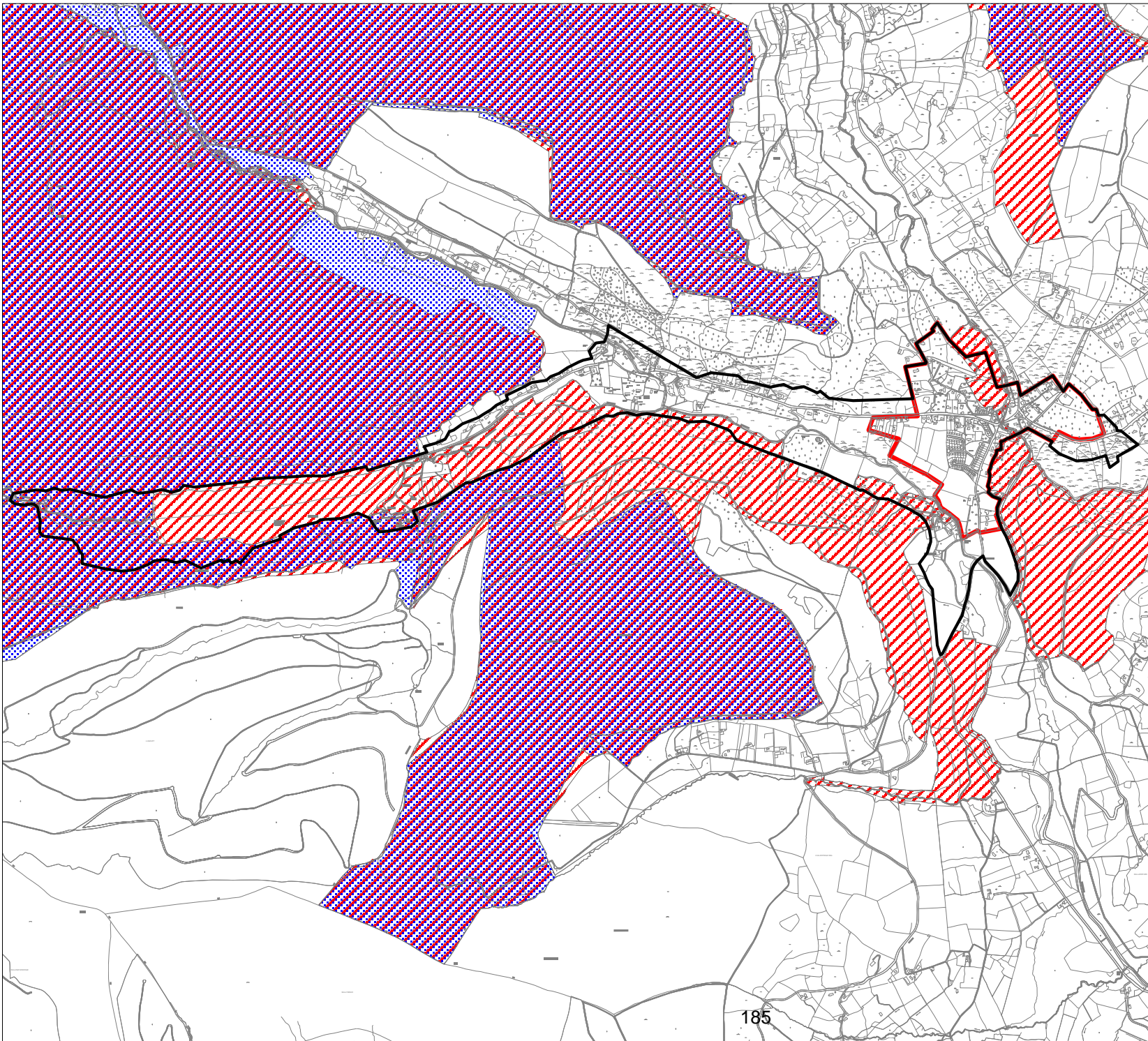
**Title: Heritage Objectives Map**



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# Laragh-Glendalough Settlement and Tourism Plan


WICKLOW COUNTY  
DEVELOPMENT PLAN 2016-2022

**2** Protected Structures

 National Monument

 Prospect

 Area of Archaeological Potential  
or Significance

 County Geological Sites

 Wicklow Mountains National Park

 Nature Reserve

 Settlement Boundary

 Plan Boundary

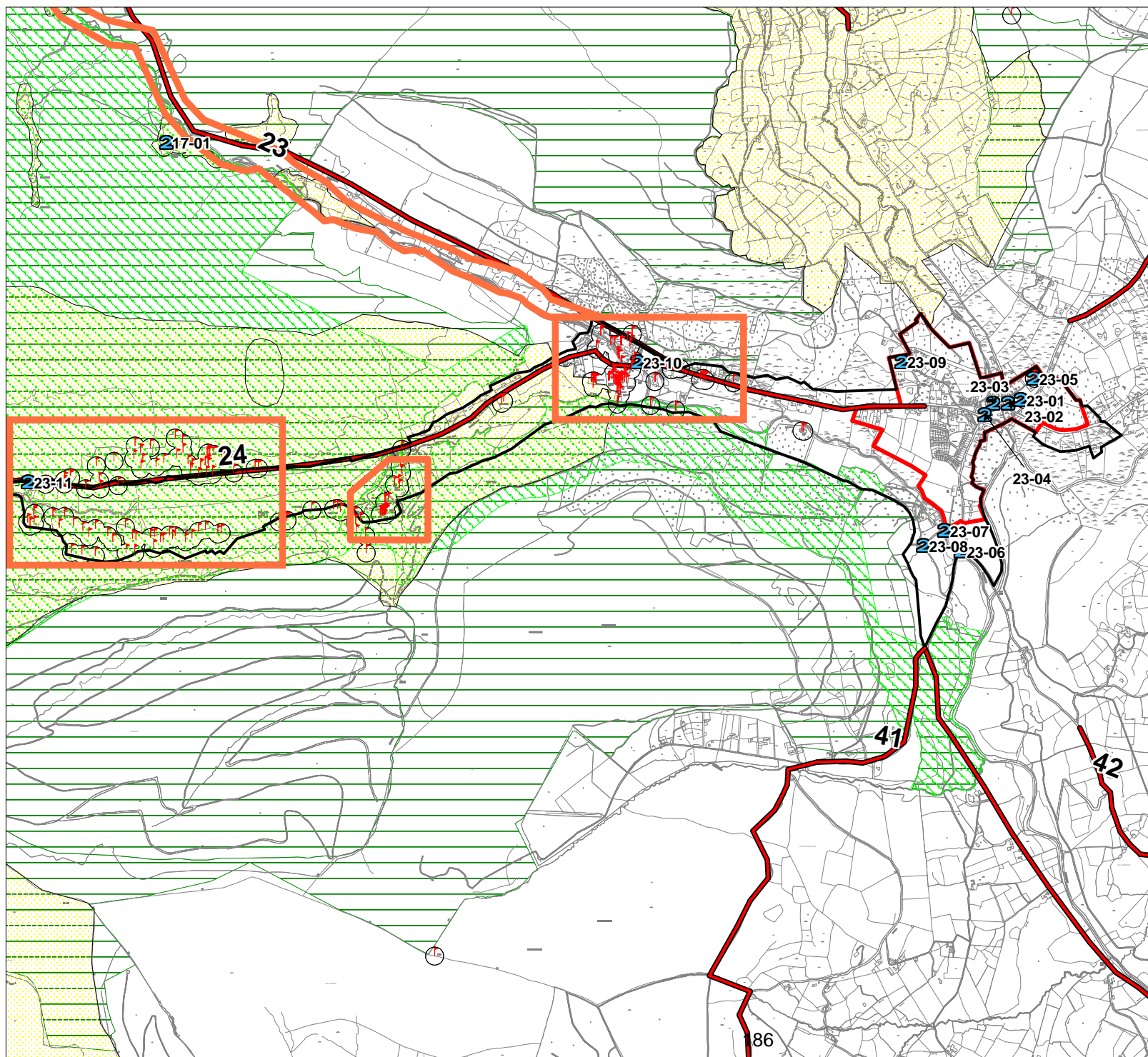
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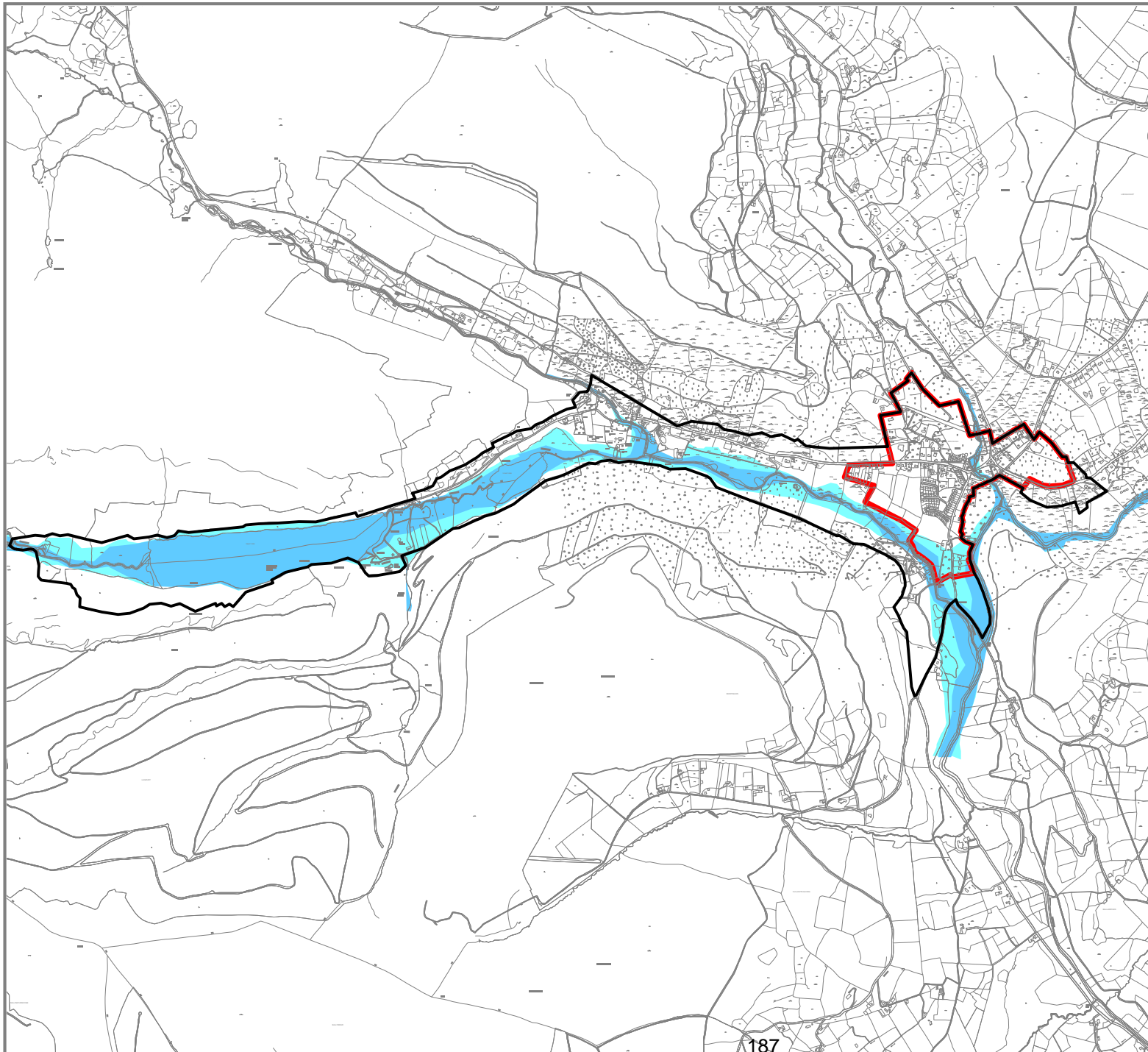


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


# Laragh-Glendalough Settlement and Tourism Plan

## WICKLOW COUNTY DEVELOPMENT PLAN 2016-2022

 Flood Zone A: High likelihood of flooding

Where the probability of flooding from rivers and the sea is highest (greater than 1% or 1 in 100 for river flooding or 0.5% or 1 in 200 for coastal flooding)

 Flood Zone B: Moderate likelihood of flooding

Where the probability of flooding from rivers and the sea is moderate (between 0.1% or 1 in 1000 and 1% or 1 in 100 for river flooding and between 0.1% or 1 in 1000 year and 0.5% or 1 in 200 for coastal flooding)

 Settlement Boundary

 Plan Boundary

### Disclaimer

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

Full Disclaimer is included in SFRA

### Title: Indicative Flood Zones



Maps are not to scale

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