



VOLUME

1

Written Statement

# CHAPTER 1 - INTRODUCTION TO THE WICKLOW COUNTY DEVELOPMENT PLAN 2016-2022

## 1.1 Introduction

The Wicklow County Development Plan 2016-2022 sets out the overall strategy for the proper planning and sustainable development of County Wicklow for the plan period and beyond. The Wicklow County Development Plan 2016-2022 has been prepared in accordance the Planning and Development Act 2000, as amended (the Act). The plan relates to the whole functional area of Wicklow County Council.

## 1.2 What is the Wicklow County Development Plan 2016-2022?

The County Development Plan (CDP) will set out a strategic spatial framework for the proper planning and sustainable development of County Wicklow for the period between 2016 and 2022. While the CDP is in place for a six year period, it is framed having regard to the long term development objectives of the County beyond 2022.

The CDP in the main, focuses on 'big picture' planning issues<sup>1</sup>. The plan is not a 'spending plan'; however it sets a framework within which developments could be undertaken, in the event that the public or private sectors have the finance to develop.

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

## 1.3 Structure of the Plan

The plan consists of a written statement and plans that indicate the development objectives for County Wicklow.

**Volume 1** of the plan contains the primary written statement including the 'Core Strategy' and main chapters of the plan.

**Volume 2** contains a set of town / settlement plans for the following settlements: Ashford, Aughrim, Avoca, Baltinglass, Carnew, Donard, Dunlavin, Enniskerry, Kilmacanogue, Laragh-Glendalough, Newcastle, Roundwood, Shillelagh and Tinahely.

**Volume 3** contains the appendices to the plan that inform and clarify the broader strategic context of the written statement.

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<sup>1</sup> The County Development Plan does however include a set of more detailed town plans, which are more 'local' than 'strategic' in their focus (see Volume 2).

Separate **Local Area Plans** are in place, or will be in place, for the following towns: Bray, Wicklow-Rathnew, Arklow, Greystones-Delgany and Kilcoole, Rathdrum, Blessington and Newtownmountkennedy. These Local Area Plans are reviewed and made under Sections 18, 19 and 20 of the Planning and Development Act, and as such do not form part of the CDP. However, the CDP does provide the key parameters for these Local Area Plans such as the future population and housing targets and sets out the broad strategy for the future economic and social development of these towns.

#### 1.4 Statutory Content of the Plan

The Planning and Development Act 2000 (as amended) sets out the statutory requirements regarding the content of a development plan.

As required by the Act, the Wicklow CDP 2016-2022 is consistent, in so far as is practicable, with such national plans, policies and strategies as the Minister determines relate to proper planning and sustainable development. In this regard, Appendix 13 sets out a list of statutory provisions, plans, policies and strategies that set the context within which the plan is framed and which have influenced the strategies and objectives of the plan.

Section 28 of the Act requires the Planning Authority to append a statement to the development plan including information which demonstrates how the Planning Authority has implemented the policies and objectives of the Minister, contained in Ministerial Guidelines, when considering their application to the area of the development plan. This statement is included in Appendix 12.

In making the plan, the Planning Authority shall have regard to the development plans of the adjoining planning authorities and shall co-ordinate the objectives in the development plan with the objectives in the plans of those authorities, except where the planning authority considers it to be inappropriate or not feasible to do so. The Planning Authority shall take into account any significant likely effects the implementation of the plan may have on the area of any adjoining planning authority. Accordingly, the objectives of this plan have been prepared having regard to the plans of the adjoining planning authorities of Dun-Laoghaire Rathdown, South Dublin, Kildare, Carlow and Wexford.

Wicklow County Council, being a planning authority within the Greater Dublin Area (GDA) shall ensure that its development plan is consistent with the transport strategy of the National Transport Authority.

The development plan shall include a 'Core Strategy' which shows that the development objectives in the development plan are consistent, as far as practicable, with national and regional development objectives set out in the National Spatial Strategy and the relevant regional planning guidelines (which in the case of this plan is the Regional Planning Guidelines for the Greater Dublin Area 2010-2022). The 'Core Strategy' is set out in Chapter 2 of this plan.

The written statement shall include a separate statement which shows that the development objectives in the development plan are consistent, as far as practicable, with the conservation and protection of the environment. The Environmental Report (included as part of the draft development plan) and Strategic Environmental Assessment Statement (included upon the 'making' of the development plan) form part of the development plan process. It is considered that these reports satisfy the statutory requirements in this regard.

Section 10(2) of the Act includes a list of the objectives that shall be included in a development plan. A list of additional objectives that may be included in the plan are set out in the First Schedule of the Act. These lists are included in Appendix 14.

## 1.5 Local Economic and Community Plan for County Wicklow

The Local Government Reform Act 2014 put into effect reforms set out in the Government's 'Putting People First - Action Programme for Effective Local Government' which was published in 2012. 'Putting People First' sets out a programme for the overall reform of the local government system. The programme aims to increase the efficiency and level of service of local government, based around the themes of government structures; funding accountability and governance; economic development and job creation, and delivering services efficiently.

An important element of the reform identified in 'Putting People First' is the preparation of plans for the integration of economic and local and community development at local level. It is intended that these plans will facilitate the emerging local development role of local government and bring about better alignment of the work of local development companies with that of the local authority and other providers of social, community and economic development, thereby achieving better returns for the communities they serve.

Accordingly, Wicklow County Council has prepared a Local Economic and Community Plan (LECP) for County Wicklow. The LECP sets out, for a six year period, the objectives and actions needed to promote and support the economic development and the local and community development of the local authority area, both by itself directly and in partnership with other economic and community development stakeholders.

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

The objectives of the development plan have been crafted bearing in mind the role and function of the LECP. The development plan will not duplicate objectives that are considered to be within the remit of the LECP. However, the objectives contained in the development plan will be formulated in a manner that aims to complement and give effect to the objectives of the LECP.

## 1.6 Strategic Environmental Assessment

Strategic Environmental Assessment (SEA) is the formal, systematic evaluation of the likely significant effects of implementing a plan or programme before the decision is made to adopt the plan or programme. The purpose is to *"provide for a high level of protection of the environment and to contribute to the integration of environmental considerations into the preparation of plans and programmes with a view to promoting sustainable development"*, (European Directive 2001/42/EC).

The Strategic Environmental Assessment (SEA) of the Wicklow CDP 2016-2022 has been carried out in compliance with the provisions of the SEA Directive and those regulations transposing the Directive into Irish Law. Lower levels of decision making and environmental assessment should consider the sensitivities identified in Section 4 of the SEA Environmental Report that accompanies the development plan.

The SEA has been informed by the findings of the Appropriate Assessment and the Strategic Flood Risk Assessment.

The Environmental Statement of the Wicklow CDP 2016-2022 is included in Appendix 9.

## 1.7 Habitats Directive - Appropriate Assessment

The Wicklow CDP 2016-2022 has been prepared in accordance with the Appropriate Assessment requirements under EU Habitats Directive (43/92/EEC) and the EU Birds Directive (79/409/EEC) and Section 177 of the Act. These Directives form the cornerstone of Europe's nature conservation policy, built around the Natura 2000

network of nature protection areas made up of Special Areas of Conservation (SACs)<sup>2</sup> and Special Protection Areas (SPAs)<sup>3</sup>.

The Planning Authority is required to ensure that any plan or programme and any projects that arise therefrom, individually or in combination with other plans or projects, are subject to 'Appropriate Assessment' to ensure there are no likely significant effects on the integrity (defined by the structure and function) of any Natura 2000 site(s) and that the requirements of Article 6(3) and 6(4) of the EU Habitats Directive are fully satisfied. Where a plan / project is likely to have a significant effect on a Natura 2000 site, or there is uncertainty with regard to effects, it shall be subject to a full Appropriate Assessment. The plan / project will proceed only after it has been ascertained that it will not adversely affect the integrity of the site or where, in the absence of alternative solutions, the plan / project is deemed imperative for reasons of overriding public interest - all in accordance with the provisions of Article 6(3) and 6(4) of the EU Habitats Directive.

The Appropriate Assessment carried out for this plan is attached in Appendix 10.

## **1.8 Strategic Flood Risk Assessment**

The Strategic Flood Risk Assessment (SFRA) for the Wicklow County Development Plan 2016-2022 has been prepared in accordance with 'The Planning System and Flood Risk Management – Guidelines for planning authorities' (2009).

The SFRA is attached in Appendix 11.

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<sup>2</sup> Special Areas of Conservation (SACs) are sites designated under European Communities Directive 92/43/EEC known as the 'Habitats Directive'. This requires the conservation of important, rare or threatened habitats and species (not birds) across Europe.

<sup>3</sup> Special Protection Areas (SPAs) are sites designated under the European Communities Directive 79/409/EEC, known as the 'Birds Directive', to conserve the habitats of certain migratory or rare birds.

## CHAPTER 2 - VISION AND CORE STRATEGY

### 2.1 Introduction

The purpose of this chapter is to set out the vision for the future of the County and to provide a 'Core Strategy' for its spatial organisation over the plan period.

### 2.2 Strategic Policy Context

The Wicklow County Development Plan 2016-2022 (CDP) is consistent with higher order strategic policy documents including the 'National Spatial Strategy 2002-2020', the 'Regional Planning Guidelines for the Greater Dublin Area 2010-2022' and the National Transport Authority's 'Transportation Strategy for the Greater Dublin Area 2016-2035'. While strictly speaking not a 'higher order strategy' document, in the crafting of the 'Core Strategy' for Wicklow, particular regard has also been taken of the Ministerial guidance 'Rural Planning Guidelines for Planning Authorities' (DoEHLG 2005), having regard to the mainly rural nature of the County. The strategic policies included in these documents are key to informing the 'Core Strategy' of the development plan.

Other national plans, policies or strategies that influence the objectives of the development plan are considered within the main chapters of the development plan where they relate to a particular topic or land use.

In addition, there are a number of environmental considerations that have a significant bearing on the overall development objectives of the plan. Under the Habitats and Birds Directive and the Strategic Environmental Assessment Directive, both an Appropriate Assessment and a Strategic Environmental Assessment were carried out for the entire development plan including the written statement, maps, objectives and appendices. The plan had regard to both assessments with resultant changes being made to the Plan throughout the plan process.

In addition, the plan has had regard to other relevant environmental legislation. Legislation is outlined in the relevant chapters of the plan and includes, but is not exclusive to, the Water Framework Directive, Floods Directive, Shellfish Directive, Waste Water Treatment Directive, the Wildlife Acts, National Monuments Acts and Waste Management Acts. It is considered that the development objectives in the plan are consistent, in as far as practicable, with the conservation and protection of the environment.

#### **National Spatial Strategy 2002–2020 (NSS)**

The strategic vision for the spatial development of Ireland for the twenty year period from 2002 to 2020 is outlined in the 'National Spatial Strategy' (NSS). This NSS aims to achieve balanced regional development over the country of Ireland within the period up to 2020, in a way that is internationally competitive, socially cohesive and environmentally sustainable. The NSS is now some 14 years old. Central Government has indicated its intention to review or replace the NSS but when a successor document will be available is unclear.

The NSS envisages the establishment of a national spatial structure based around a series of 'gateways' and 'hubs', which will act as engines of growth into the future. The NSS includes a set of policy recommendations that aim to strengthen rural areas in recognition of the role that they play in supporting and driving the attainment of more balanced regional development.

Under the NSS, County Wicklow is included in the 'Dublin and Mid East Region' (the Greater Dublin Area). The strategy sets out the following role for the region:

*"Enhancing the competitiveness of the Greater Dublin Area (GDA), so that it continues to perform at the international level as a driver of national development, means physically consolidating the growth of the metropolitan area i.e. Dublin City and suburbs. At the same time, development in the hinterland of the metropolitan area is to be concentrated in strategically placed, strong and dynamic urban centres, i.e. the 'Primary Development Centres' identified in the Strategic Planning Guidelines. These development centres have a unique role in Irish terms, given the scale of the Dublin City region and the need for internal balance between the city and its surrounding counties."*

The NSS recognises that the rural areas of the region vary substantially from strong rural areas to weak rural areas. The NSS categorises the north of County Wicklow as a 'stronger rural area' (including villages close to the main urban areas experiencing strong pressure for development) where urban generated housing should be directed into the urban centres and minimised in the rural area. Any development within the villages of the stronger rural area should be respectful of the character of the villages. The rural area of south west Wicklow is identified as a 'weaker' area that is struggling to maintain population and an area of declining or marginal agriculture and falling population. In such areas, there should be a focus on boosting the development capacity of smaller villages and rural towns.

The NSS recognises the role of the towns across the County and identifies Wicklow Town as a 'Primary Development Centre' and Arklow as a town with 'Urban Strengthening Opportunity'. The N/M11 route is identified as a National Transport Corridor.

### **Regional Planning Guidelines for the Greater Dublin Area 2010-2022 (RPGs)**

The Regional Planning Guidelines (RPGs) provide for the implementation of the NSS at a regional level in the Greater Dublin Area (GDA). The principal objective of the RPGs is to develop a broad, spatially-oriented planning framework for the GDA comprising the counties of Dun Laoghaire-Rathdown, South Dublin, Fingal, Kildare, Meath and Wicklow.

Within the GDA, a distinction is made in the guidelines between the existing built up area of Dublin and its immediate environs (the Metropolitan Area) and the remaining extensive areas of countryside containing a range of designated development centres specifically located on transportation corridors (the Hinterland Area). Bray and Greystones are located in the Metropolitan Area and the remainder of the County forms part of the Hinterland Area.

In brief, the settlement strategy for the GDA aims to:

- i. physically consolidate the growth of the metropolitan area of Dublin by focusing new housing within the existing footprint of the metropolitan area and planning expansion of the footprint in conjunction with new high quality public transport investment; and
- ii. to concentrate development in the hinterland into designated towns, along multi-modal transport corridors providing enhanced public transport linkages.

The guidelines set out a 'Settlement Typology' and 'Hierarchy' and designate certain settlements within County Wicklow as follows:

**Table 2.1 Settlement Typology**

Hierarchy	Location (as relates to County Wicklow)	Description
<b>Gateway Core</b>	Dublin city centre and immediate suburbs	International business core and high density population, retail and cultural activities
<b>Metropolitan Consolidation Town</b>	Bray	Strong active urban place within metropolitan area with strong transport links.
<b>Large Growth Town I</b>	Wicklow	Key destinations, economically active towns supporting surrounding areas, located on multi modal corridor in metropolitan hinterland
<b>Large Growth Towns II</b>	Greystones, Arklow	Smaller in scale but strong active growth towns, economically vibrant with high quality transport links to larger towns/city.
<b>Moderate Sustainable Growth Towns</b>	Newtownmountkennedy, Blessington	(i) In metropolitan area, strong edge of metropolitan area district service centres, high quality linkages and increased densities at nodes on public transport corridors (ii) In hinterland areas, 10km from large town on public transport corridor, serve rural hinterland as market town.
<b>Small Towns</b>	To be defined in development plan	Good bus or rail links; 10k from large growth towns.
<b>Villages</b>	To be defined in development plan	

The guidelines include the following recommendation for the preparation of the 'Core Strategy' of the Wicklow County Development Plan:

*"The extension of the Luas line into Wicklow from Cherrywood opens up new opportunities for both new housing areas and supporting consolidation of the urban area of Bray and its environs. The recommended examination of possible improvements to the Wicklow rail route by the RPGs will assist in supporting economic and housing activity in the key towns of Greystones, Wicklow and Arklow; as well as the smaller rail served towns of Rathdrum and Kilcoole, and support the continued delivery of a strong defined settlement pattern for the County. The rural and particular landscape qualities of the County, which see a large rural hinterland to the south west more focused towards Carlow allows the town of Baltinglass to grow in a sustainable manner, meeting the needs of the local community and surrounding districts, and playing a critical local role."*

The guidelines identify Wicklow/Arklow and Bray/Cherrywood/Greystones as 'Core Economic Areas', which are identified for economic development based around sectoral themes.

The guidelines sets out guidance on the future role and function of settlements throughout the region and include population and housing targets. These matters are considered in detail in the Core Strategy section of this chapter.



The guidelines make recommendations with regard to the broad rural settlement and housing framework objectives set out in the NSS. The guidelines indicate that rural housing policies should take account of the differing types of rural housing demands in varying rural contexts (e.g. stronger rural areas V structurally weak rural areas) and tailor policies accordingly. A distinction should be made between urban and rural generated housing demands as defined in the 'Sustainable Rural Housing Guidelines for Planning Authorities' (2005). In general, urban generated rural housing needs should be directed to existing settlements. Where local needs assessment criteria have been satisfied and subject to satisfying good planning requirements, rural generated housing should be accommodated where it arises. The guidelines make specific reference for the need for a renewed focus on quality design of rural housing and the need to protect the environmental and ecological sensitivities of the rural area.

The guidelines also provide a framework for future investment in environmental services, transportation and other infrastructure and make recommendations regarding rural development, social infrastructure and built and natural heritage.

From 1<sup>st</sup> June 2014 the GDA Regional Authority was replaced by a new Eastern and Midlands Regional Assembly. The current 2010-2022 Regional Planning Guidelines, which were shaped and framed by the 2006 Census, are due to be replaced by a Regional Spatial and Economic Strategy (RSES) – to be drafted by the new Regional Assembly. There remains a lack of clarity as to when this replacement RSES document might be published.

### **NTA Transport Strategy for the Greater Dublin Area 2016-2035**

This transport strategy provides a framework for the planning and delivery of transport infrastructure and services in the Greater Dublin Area (GDA) over the next two decades. It also provides a transport planning policy around which other agencies involved in land use planning, environmental protection, and delivery of other infrastructure such as housing, water and power, can align their investment priorities. It is, therefore, an essential component, along with investment programmes in other sectors, for the orderly development of the Greater Dublin Area over the next 20 years.

The transportation assessment and proposals to meet demand provided in the strategy are based around 6 'radial corridors' emanating out from the city centre and for County Wicklow, the following strategy is set out:

#### **Corridor E – N81 Settlements – South Tallaght – Rathfarnham – to Dublin City Centre**

Corridor E is made up of generally suburban residential development and is not defined on the basis of a major transport route, road or public transport service. It presents a challenge in that respect as it is more difficult to serve with high capacity public transport than other corridors, which are defined by multi-lane roads and / or dual carriageways, and contain existing or proposed rail lines.

As limited growth in radial trips along Corridor E outside of the Metropolitan Area is anticipated, it is not proposed to implement significant public transport infrastructure improvements. Bus capacity will be increased to meet demand along the N81.

For the Metropolitan parts of this corridor, the performance of the Rathfarnham Quality Bus Corridor is poor relative to others and requires enhancement. As such, a number of options, including Light Rail, have been examined. However, due to the land use constraints in the corridor and owing to the pressure on the existing road network, a Luas line was not deemed feasible. Instead, the emerging solution comprises a Bus Rapid Transit (BRT) to Tallaght via Rathfarnham and Terenure. This will result in a significant increase in capacity and reliability compared to existing public transport services and will balance public transport requirements with those of the private car. The BRT will be supplemented by a core radial bus corridor between Rathfarnham, Rathmines and the City Centre.

Two new roads are to be built within this corridor, a South Tallaght link road from Oldcourt Road to Kiltipper Road, and a public transport bridge over the Dodder to the east of Tallaght from Firhouse Road to the N81 to address localised access and congestion issues.

### **Corridor F – Arklow – Wicklow – Greystones – Bray – Cherrywood – Dundrum – Dun Laoghaire – Dublin City Centre.**

Corridor F stretches from the south east business districts to Wicklow, based around the N/M11 route and containing both the DART and Luas Green Line. The Strategic Development Zone of Cherrywood is in this corridor.

During the preparation of the Strategy, the Authority prepared a report on the South East corridor. This study primarily aimed to identify public transport options that could effectively meet the growth in travel demand to year 2035, between the South East Study Area and Dublin City Centre. A number of options to cater for transport growth were examined. This included the upgrading of the Green line to Metro standard all the way to a point in Bray. Other options included focusing on the DART and a combination of BRT and bus priority to service growth, including a BRT network linking to the upgraded Metro at Bride's Glen or Sandyford.

Given the need to accommodate expected growth in demand between segments along Corridor F, as well as from these segments to the city centre, a number of schemes are proposed. The capacity of the South Eastern rail line will be increased through enhancements to the existing rail line, incorporating city centre signalling and extra rolling stock. DART Underground will also enable increases in capacity along this corridor. This will facilitate faster and more frequent intercity, regional and DART services to be provided on this line.

While these schemes focus on the coastal areas, the western parts of the corridor, including Cherrywood and other potential development areas, will require high capacity public transport. It is, therefore, proposed to upgrade the Luas Green Line to Metro standard from the city centre, where it will link into the new Metro North, as far as its current terminus at Bride's Glen. From this point to Bray, a new Luas line is proposed. This will provide a new north-south inland rail axis from Swords to Bray. These rail services will be supplemented by the proposed BRT on the N11 from UCD to Blanchardstown, and the core radial bus corridors on the N11, south of UCD, and on the Rock Road.

To provide for growth in vehicular trip demand and improve road safety, the N11 and M50 between Newtownmountkennedy and Sandyford (including the M11/M50 junction) will be upgraded. Additionally, Loughlinstown roundabout will be improved, while a distributor road network will be developed to service development lands at Kiltiernan / Glenamuck.

### **Sustainable Rural Housing – Guidelines for Planning Authorities**

Wicklow's proximity to Dublin, which allows for easy access to the main commercial and employment centres of the Metropolitan area, coupled with its beautiful landscape and amenities, has led to considerable pressure for housing in the open countryside. The Wicklow County Development Plan has, since 1999, included measures to manage rural housing, with a presumption against unnecessary rural dwellings and urban generated rural housing. This approach is supported the '*Sustainable Rural Housing – Guidelines for Planning Authorities*'<sup>1</sup> which provide that:

<sup>1</sup> These guidelines constitute Ministerial guidelines under Section 28 of the Planning & Development Act 2000 (as amended). Section 28 provides that Planning Authorities and An Bord Pleanála shall have regard to Ministerial guidelines in the performance of their functions.

- people who are part of the rural community should be facilitated by the planning system in all rural areas, including those under strong urban-based pressures;
- anyone wishing to build a house in rural areas suffering persistent and substantial population decline will be accommodated; and
- the development of the rural environs of major urban areas, including the gateways and hubs identified in the NSS and County and other larger towns over 5,000 in population needs to be carefully managed in order to ensure their orderly development and successful functioning into the future.

In accordance with these guidelines, planning authorities should aim to support the following overarching policy objectives in their policies, practices and actions:

- the importance of encouraging development needed to sustain and renew established rural communities, in both smaller rural towns and villages and wider countryside areas;
- the need to ensure that the planning system guides residential and other development to the right locations in rural areas in the interest of protecting natural and man-made assets in those areas; and
- the need to analyse the different types of economic, social and physical circumstances of different types of rural areas and to tailor planning policies to respond to these differing local circumstances.

The Sustainable Rural Housing Guidelines stress the importance of research and analysis being carried out into population and development trends in rural areas before Planning Authorities draft their rural development policies and objectives. In particular, an analysis of rural area ‘types’ as set out in Section 5.3.2 of the National Spatial Strategy 2002 – 2020 should be carried out.

The rural area types identified by the NSS are:

- (1) Rural areas under strong urban influence. These areas will exhibit characteristics such as proximity to the immediate environs or close commuting catchment of large cities and towns, rapidly rising population, evidence of considerable pressure for development of housing due to proximity to such urban areas, or to major transport corridors with ready access to the urban area, and pressures on infrastructure such as the local road network.
- (2) Stronger rural areas. In these areas population levels are generally stable within a well-developed town and village structure and in the wider rural areas around them. This stability is supported by a traditionally strong agricultural economic base and the level of individual housing development activity in these areas tends to be relatively low and confined to certain areas.
- (3) Structurally weaker rural areas. These areas will exhibit characteristics such as persistent and significant population decline as well as a weaker economic structure based on indices of income, employment and economic growth.
- (4) Areas with clustered settlement patterns. As set out in the NSS, areas exhibiting these characteristics are generally associated with the western seaboard of counties such as Donegal, Mayo, Galway, Clare and some parts of Kerry and many parts of the Gaeltacht where there are comparatively fewer villages or smaller town type settlements compared with other rural areas; instead there tends in those areas to be a prevalence of housing clusters, groups of clusters and occasionally linear development.

For the review of this County Development Plan, the Planning Authority carried out an assessment in accordance with the approach outlined in the Guidelines, which included an evaluation of:

- population trends in the County between 2002-2011 in order to ascertain the pattern of population increase and decline in the County, and
- rural housing trends (i.e. location of rural applications and outcomes of such applications) since 2006.

This assessment revealed:

- no evidence of persistent or significant population decline in any part of the County; while the 2011 Census found a small number of areas had experienced population decline between 2006 and 2011 (including the centres of the main towns and the most highly populated eastern seaboard areas), only a small number had experienced population decline in the preceding period 2002-2006; and
- pressure for rural housing across the entire County, with the highest concentrations of applications on the fringes of major towns.

It is therefore concluded that there are effectively no 'structurally weak' areas in the County. Furthermore, when the 'zone of influence' of urban areas is considered (which includes the influence of Dublin as well as major towns in the County, namely the Bray–Greystones cluster, Rathdrum, Wicklow-Rathnew, Arklow, Blessington and Baltinglass), it is evident that the entire County can be considered an area under strong urban influence. This would be consistent with the preliminary analysis carried out as part of the National Spatial Strategy 2002 – 2020. This conclusion forms the basis for the rural housing objectives set out in this plan.

Given the likely future development patterns in major towns, improvements in accessibility and the attractiveness in quality of life and affordability terms, rural settlements face increasing development pressures from those wishing to move from large urban and city areas. This can in turn have knock-on repercussions for the affordability of housing and housing land in rural settlements for rural dwellers. There is therefore a major development challenge in harnessing the development potential of these centres on the one hand, while protecting these resources for essentially local or rurally derived housing needs on the other.

## 2.3 Vision and Goals

Key Strategic Goals underpinning the Vision of the Wicklow County Development Plan 2016-2022



### VISION

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

#### 1 CONSISTENCY

To be consistent, as far as is practicable, with higher order national and regional development objectives set out in the National Spatial Strategy 2002-2020, the Regional Planning Guidelines for the Greater Dublin Area 2010-2022, the NTA GDA Draft Transport Strategy 2011-2030 and national rural housing policy, and manage the spatial organisation of the county in an efficient sustainable manner.

#### 2 EMPLOYMENT

To facilitate and encourage the growth of employment, enterprise and economic activity in the county, across all economic sectors and in all areas.

#### 3 TRANSPORT

To integrate land use planning with transportation planning, with the aims of reducing the distance that people need to travel to work, shops, schools and places of recreation and social interaction, facilitating the sustainable transportation of goods and the delivery of improved public transport.

#### 4 HOUSING

To enhance existing housing areas and to provide for high quality new housing, at appropriate locations and to ensure the development of a range of house types, sizes and tenures in order to meet the differing needs of all in society and to promote balanced communities.

#### 5 VIBRANT SETTLEMENTS

To maintain and enhance the viability and vibrancy of settlements, to ensure that towns and villages remain at the heart of the community and provide a wide range of retail, employment, social, recreational and infrastructural facilities.

#### 6 ENHANCE THE RURAL AREA

To protect and enhance the county's rural assets and recognise the housing, employment, social and recreational needs of those in rural areas.

#### 7 INFRASTRUCTURE

To protect and improve the county's transport, water, waste, energy and communications and maritime infrastructure, whilst having regard to our responsibilities to respect areas protected for their important flora, fauna and other natural features.

#### 8 COMMUNITIES

To promote and facilitate the development of sustainable communities through land use planning, by providing for land uses capable of accommodating community, leisure, recreational and cultural facilities, accessible to and meeting the needs of all individuals and local community groups.

#### 9 HERITAGE

To protect and enhance the diversity of the county's natural and built heritage, including the protection of the integrity of the Natura 2000 network, the protection of ecological corridors under Article 10 of the Habitats Directive and the protection of protected species.

#### 10 CLIMATE CHANGE

To address the climate change challenge, as a plan dynamic, throughout the county plan, directly in the areas of flooding and renewable energy, and indirectly by integrating climate change and sustainable development into statements of plan policy, strategies and objectives.

#### 11 QUALITY DESIGN

To promote high quality design so that new developments complement their surroundings, are well connected to neighbourhoods, are functional and pleasant to experience, are accessible, attractive, secure and contribute to a 'sense of place'.



## 2.4 Core Strategy

The purpose of the Core Strategy is to articulate a medium to longer term quantitatively based strategy for the spatial development of the area of the planning authority and in so doing to demonstrate that the development plan and its objectives are consistent with national and regional development objectives set out in the National Spatial Strategy and Regional Planning Guidelines and especially as regards:

- the hierarchy and role of gateways, hub towns, County towns, other towns and villages and rural areas outlined in the documents above; and
- the process of giving effect to the hierarchy above by setting regional and national population targets and associated requirements for housing land.

Whether zoning objectives are outlined in the relevant development plan or in subsidiary local area plans, the Core Strategy of the development plan must be sufficiently specific in setting population targets and housing requirements across the overall area of the planning authority and the elements of the settlement hierarchy outlined above thereby to act as a clear framework for amendments to existing zonings or new zonings in lower-level plans. In turn, the population targets and housing requirements of lower-level plans must accord with the Core Strategy of the County Development Plan and this will be achieved either in subsequent amendments to such plans or in the preparation of new local area plans.

### 2.4.1 Settlement Hierarchy

The Settlement Hierarchy for County Wicklow is set out in Table 2.2. The Settlement Hierarchy is in accordance with the settlement structure set out in higher order documents including the RPGs and NSS.

**Table 2.2 County Wicklow Settlement Hierarchy**

Settlement	National Spatial Strategy	Regional Planning Guidelines for the Greater Dublin Area	County Development Plan 2016	County Development Plan Level
<b>Bray</b>	Dublin CZ	Metropolitan Area Consolidation Town	Metropolitan Area Consolidation Town	1
<b>Wicklow / Rathnew</b>	Dublin CZ	Hinterland Area Large Growth Town I	Hinterland Area Large Growth Town I	2
<b>Arklow</b>	Dublin CZ	Hinterland Area Large Growth Town II	Hinterland Area Large Growth Town II	3
<b>Greystones / Delgany</b>	Dublin CZ	Metropolitan Area Large Growth Town II	Metropolitan Area Large Growth Town II	3
<b>Blessington</b>	Dublin CZ	Hinterland Area Moderate Growth Town	Hinterland Area Moderate Growth Town	4
<b>Newtownmountkennedy</b>	Dublin CZ	Hinterland Area Moderate Growth Town	Hinterland Area Moderate Growth Town	4
<b>Ashford</b>	Dublin CZ	Small Growth Town	Small Growth Town	5
<b>Aughrim</b>	Dublin CZ	Small Growth Town	Small Growth Town	5
<b>Baltinglass</b>	Dublin CZ	Small Growth Town	Small Growth Town	5
<b>Carnew</b>	Dublin CZ	Small Growth Town	Small Growth Town	5
<b>Dunlavin</b>	Dublin CZ	Small Growth Town	Small Growth Town	5
<b>Enniskerry</b>	Dublin CZ	Small Growth Town	Small Growth Town	5
<b>Kilcoole</b>	Dublin CZ	Small Growth Town	Small Growth Town	5
<b>Rathdrum</b>	Dublin CZ	Small Growth Town	Small Growth Town	5
<b>Tinahely</b>	Dublin CZ	Small Growth Town	Small Growth Town	5
<b>Avoca</b>	Dublin CZ	Key Village	Rural Town	6
<b>Donard</b>	Dublin CZ	Key Village	Rural Town	6
<b>Kilmacanogue</b>	Dublin CZ	Small Growth Town	Rural Town	6
<b>Newcastle</b>	Dublin CZ	Small Growth Town	Rural Town	6
<b>Roundwood</b>	Dublin CZ	Small Growth Town	Rural Town	6
<b>Shillelagh</b>	Dublin CZ	Key Village	Rural Town	6

CZ – Consolidation Zone

The proposed minor deviations are the designation of Avoca, Donard and Shillelagh as ‘towns’ (albeit ‘rural towns’) rather than ‘villages’ as set out in the RPGs. The only difference in planning ‘character’ between these three settlements and three other towns in the ‘rural town’ category is their lower population (projected to be less than 1,000 in 2028) but otherwise all six towns defined as ‘rural towns’ share the same characteristics, that is, they are strong rural settlements, with a substantial rural catchment and good range of services, including shops, schools and community facilities, as well as mains water and sewerage.

### 2.4.2 Population

This County Development Plan must, in accordance with the provisions of the Planning Act and various Ministerial guidelines, set out population targets for the County and the settlements within the County.

National population targets are generally provided by the Government through the Minister on a cyclical basis, following publication of Census results and CSO forecasts. It was on the basis of national population targets published in 2009, that the RPGs in 2010 set out population and housing growth targets for each of the counties in the GDA.

A review of the current RPGs is due to commence during the lifetime of this plan. Until such new guidelines are produced, the current guidelines remain in force. This presents a number of difficulties, given that this County Development Plan is being adopted in 2016. In particular, the current guidelines only provide population and housing targets up to 2022, whereas the Wicklow County Development Plan will have a 12 year outlook, up to 2028.

Secondly, the current targets were based on 2006 Census results and population growth and population movement patterns that were prevailing at that time. In the intervening period since 2006, population patterns have shifted considerably, rendering the existing projections and targets outdated.

Therefore in order to progress the preparation and adoption of this plan, new population targets have been prepared, taking into account (a) population growth patterns since 2006, (b) more recent CSO regional population projections based on the 2011 Census and (c) the principles of the existing NSS and RPGs. (Please note that the 2016 preliminary Census results were not available at the time of preparing these targets.) In particular, cognisance has been taken of the current 2022 RPG population target for Wicklow of 176,800. The RPG office has advised that while it may no longer be reasonable to expect this level of growth by 2022, the option of extending the achievement of this target to 2028 may be considered substantially consistent with the spirit of the existing guidelines<sup>2</sup>.

**Table 2.3 Proposed population targets**

Year	2006	2011	2022	2025	2028	2031
<b>Existing</b>	126,196	136,640				
<b>Target</b>			158,000	167,000	176,000	185,000

### 2.4.3 Population Distribution

The RPGs require that 42% of the total growth allocated to County Wicklow be allocated to the Metropolitan Area settlements and that the ‘majority’ of the remainder be allocated to the Growth Towns, weighted towards the Large Growth towns in the settlement hierarchy and also particularly towards towns with rail based public transport i.e. c. 70% of total population growth to be directed towards the ‘growth towns’.

<sup>2</sup> **Post adoption note:** Please note that the preliminary results of the 2016 Census were published on 14 July 2016 i.e. too late in the plan making process to allow such results to be integrated into the plan by way of amendments thereto. The preliminary 2016 results revealed a population of 142,332 in Wicklow.



As in the previous County Development Plan, rigid adherence to these distribution requirements has led to difficulties – once the allocation for the metropolitan and other growth towns is distributed, and natural rural growth is taken into account, there is very little growth left to allocate to the 15 other towns in the County (Levels 5 and 6 in the hierarchy). The majority of these towns have capacity for growth, and to severely restrict development due to strict adherence to these population distribution requirements is considered a retrograde step, considering especially the investment in infrastructure that has been undertaken in these towns.

Furthermore, it is never possible to manage growth in any particular settlement to come in at an exact population figure at a set time, which is 2028 for the purposes of this plan. As development in 3 of the 6 growth towns, representing towards 35% of the projected County growth, is reliant on the cooperation and financing of Transport Infrastructure Ireland (formerly National Roads Authority and the Railway Procurement Agency), as is the case in Bray, or Irish Water (as is the case in Arklow and Blessington), it is not possible to predict this with any accuracy whatsoever. The town population allocations in this plan have thus incorporated 'compensatory headroom' of 15% to accommodate this uncertainty and to ensure that there will be sufficient capacity in other settlements if some growth towns are unable to deliver the necessary infrastructure to service their projected populations. The population targets for the various settlements and areas of the County are set out in Table 2.4.

**Table 2.4 Population targets for County Wicklow 2022, 2025, 2028**

Designation	Town	2011	2022	2025	2028
Consolidation Town	Bray	29,339	36,237	38,119	40,000
Large Growth Town I	Wicklow / Rathnew	13,468	20,283	22,141	24,000
Large Growth Town II	Arklow	13,066	19,494	21,247	23,000
Large Growth Town II	Greystones/ Delgany	17,208	21,603	22,801	24,000
Moderate Growth Town	Blessington	4,780	6,540	7,020	7,500
Moderate Growth Town	Newtown	3,073	4,967	5,483	6,000
Small Growth Town	Ashford	1,484	2,675	3,000	3,250
Small Growth Town	Aughrim	1,315	1,758	1,879	2,000
Small Growth Town	Baltinglass	1,786	2,572	2,786	3,000
Small Growth Town	Carnew	1,145	1,698	1,849	2,000
Small Growth Town	Dunlavin	793	2,134	2,500	2,750
Small Growth Town	Enniskerry	1,940	2,302	2,401	2,500
Small Growth Town	Kilcoole	4,063	4,669	4,835	5,000
Small Growth Town	Rathdrum	1,638	2,843	3,171	3,500
Small Growth Town	Tinahely	956	1,308	1,404	1,500
Rural Town	Avoca	717	835	868	900
Rural Town	Donard	179	257	279	300
Rural Town	Kilmacanogue	799	897	923	950
Rural Town	Newcastle	817	1,065	1,132	1,200
Rural Town	Roundwood	780	1,052	1,126	1,200
Rural Town	Shillelagh	426	571	610	650
<b>TOTAL</b>		<b>99,772</b>	<b>135,761</b>	<b>145,576</b>	<b>155,200</b>
Compensatory headroom			15%	15%	15%
	Large Villages	3,296	3,620	3,710	3,800
	Small Villages	1,346	1,610	1,680	1,750
	Rural clusters	892	1,060	1,100	1,150
	Open countryside	31,334	33,375	33,938	34,490
<b>RURAL TOTAL</b>		<b>36,868</b>	<b>39,665</b>	<b>40,428</b>	<b>41,190</b>
<b>COUNTY TOTAL</b>		<b>136,640</b>	<b>158,000</b>	<b>167,000</b>	<b>176,000</b>

Even in the scenario where there are no impediments to growth in any towns, and no town is allowed to growth by an additional 15% to compensate for lack of growth elsewhere, the combined total growth in the 'growth towns' would equate to c. 70% of total growth. Therefore this distribution is considered to be generally consistent with the principles of the RPGs.

#### 2.4.4 Housing

Assuming the following:

- (1) Average household size<sup>3</sup> for the various intervals between 2011 and 2028 at:

**Table 2.5 County Wicklow Household Sizes**

Year	2011	2012	2025	2028
<b>Average Household Size</b>	2.79	2.41	2.3	2.19

- (2) 'Excess factor', which encompasses vacancy rate, at 6.5% for all target years

These are the housing unit targets for the plan period and up to 2028:

**Table 2.6 County Wicklow Housing Targets 2022, 2025, 2028**

Year	2011	2022	2025	2028
<b>Population</b>	136,640	158,000		
<b>Housing Stock (existing)</b>	54,351			
<b>House Stock (required)</b>		69,822	73,328	85,589
<b>Increase (from 2011)</b>		+15,471	+22,977	+31,238

While the proposed new 2028 population target is compatible with the existing 2022 target from the RPGs of 176,000, the 'housing stock' target differs slightly due to an assumption being made about household size – it is assumed that household size will continue to fall following national and international trends. The RPGs in 2010 allowed for a total housing stock in Wicklow of 82,012 units in 2022 to meet this 176,800 population target – this is proposed to be increased to 85,589 for 2028.

To reach this target, it will be necessary to delivery an annual average housing completion rate of 1,838 units per annum 2011-2028.

This is reasonably consistent with the housing growth rate allowed to Wicklow in the current RPGs – 2,058 units per annum 2006-2022, taking into account the much slower rate of development that has occurred in the period 2008-2014.

The following table 2.7 sets out the housing stock growth distribution for 2022 and 2028 on the basis of the population and housing stock growth figures set out in Tables 2.3 and 2.6. The target growth for each town is on the basis of the population figures provided in Table 2.4, less the 'compensatory headroom' of 15% for the towns. These should be considered a form of 'minimum' figure, while Tables 2.8 and 2.9 should be considered 'maximum' figures.

<sup>3</sup> Ratio of enumerated population to the total number of housing units in categories A, B and C of the Census housing stock descriptions. Other categories of housing i.e. categories D, E and F are accounted for in the 6.5% 'excess factor' which includes the 'vacancy rate'.

**Table 2.7 County Wicklow housing growth distribution 2022, 2028**

	2011 Existing Housing Stock	2022 Target Housing Stock	2028 Target Housing Stock	Target Housing Stock Growth 2011-2028	% of total Housing Stock Growth 2011-2028
<b>Bray</b>	11,518	13,958	16,896	5,378	17.22%
<b>Wicklow / Rathnew</b>	5,399	7,813	10,138	4,739	15.17%
<b>Arklow</b>	5,459	7,509	9,715	4,256	13.62%
<b>Greystones/ Delgany</b>	6,637	8,321	10,138	3,501	11.21%
<b>Blessington</b>	1,865	2,519	3,168	1,303	4.17%
<b>Newtown</b>	1,078	1,913	2,534	1,456	4.66%
<b>Ashford</b>	531	1,030	1,373	842	2.70%
<b>Aughrim</b>	592	677	845	253	0.81%
<b>Baltinglass</b>	769	991	1,267	498	1.59%
<b>Carnew</b>	491	654	845	354	1.13%
<b>Dunlavin</b>	313	822	1,162	849	2.72%
<b>Enniskerry</b>	642	887	1,056	414	1.33%
<b>Kilcoole</b>	1,402	1,799	2,112	710	2.27%
<b>Rathdrum</b>	657	1,095	1,478	821	2.63%
<b>Tinahely</b>	419	504	634	215	0.69%
<b>Avoca</b>	282	322	380	98	0.31%
<b>Donard</b>	92	99	127	35	0.11%
<b>Kilmacanogue</b>	277	345	401	124	0.40%
<b>Newcastle</b>	313	410	507	194	0.62%
<b>Roundwood</b>	326	405	507	181	0.58%
<b>Shillelagh</b>	200	220	275	75	0.24%
<b>Urban total</b>	<b>39,262</b>	<b>52,293</b>	<b>65,558</b>	<b>26,296</b>	<b>84.18%</b>
<b>Large Villages</b>	1,407	1,600	1,848	441	1.41%
<b>Small Villages</b>	445	711	851	406	1.30%
<b>Rural clusters</b>	413	468	559	146	0.47%
<b>Open countryside</b>	12,824	14,749	16,773	3,949	12.64%
<b>Rural Total</b>	<b>15,089</b>	<b>17,528</b>	<b>20,031</b>	<b>4,942</b>	<b>15.82%</b>
<b>County total</b>	<b>54,351</b>	<b>69,822</b>	<b>85,589</b>	<b>31,238</b>	<b>100.00%</b>

### 2.4.5 Zoning

This development plan sets the population and housing targets for all 21 'towns' in the County up to 2028. However, it only provides 'zoning' for 13 settlements, the remainder of the settlements having their own stand-alone 'Local Area Plans', which will be reviewed after the adoption of this County Development Plan.

The zoning provisions of this plan and future LAPs are based on the population figures set out in Table 2.4 (which includes a 15% 'compensatory headroom' inflator), rather than the housing stock growth figures set out in Table 2.7.

## Local Area Plans (LAPs)

It is planned that these LAPs will be adopted during 2017-2019 period, in order of timeline priority (i.e. according to the date when each existing plan is due to expire). Each LAP will cover a period of 6 years (the latest plan to be reviewed having a timeline of 2019-2025) and zoning will be provided on the basis of the land needed to meet a 6 year horizon, plus 3 years zoning 'headroom' or 'market factor'<sup>4</sup>, as recommended in the Development Plan Guidelines issued by the Minister. The horizons utilised for each plan will also be cognisant of the fact the LAPs have the potential to be extended to last for up to 10 years, but no plan will include a timeline beyond 2028.

Zoning Table 2.8 to follow shows the zoning requirements for the LAP towns, up to the year 2025, plus headroom.

This table shows that the majority of current LAPs do not have sufficient zoned land available to meet the 2025 population target (the exceptions being Blessington and Rathdrum which are very slightly 'over-zoned' to the tune of 2-3 hectares each). The review of each LAP will ensure that each plan is consistent with the County Development Plan 'Core Strategy'.

## Other Town / Settlement Plans

With respect to the remaining towns and settlements, their plans form part of this County Development Plan and are therefore being adopted with a 2016-2022 horizon. Zoning is therefore provided on the basis of the land needed to meet the 2022 population and housing targets, plus 3 years 'headroom'.

Zoning Table 2.9 to follow shows the zoning requirements for these settlements / towns, up to the year 2022.

Level 5: The majority of the town plans adopted for these towns prior to the review of this County Development Plan had a surplus of zoned land having regard to the population and housing targets set out in this plan. This was in the main due to the revised population targets included in this plan, as well as previous take up of land for housing development altering the headroom proportion<sup>5</sup>. Where a surplus was identified, the surplus land has been either re-designated for an alternative, non-residential use, or as a 'Strategic Land Bank' (SLB). The only exception is Enniskerry where a deficit was identified. Therefore the new Enniskerry town plan forming part of this CDP includes additional zoned land to address this deficit.

Level 6: These are 'settlement plans' that don't have the same detailed zonings as LAPs or Level 5 'town plans'. The amount of residential development that is facilitated in these settlements is therefore not a function of the amount of 'zoned' land, but is dictated by the population and housing objectives set out in the CDP and the 'settlement plan' itself.

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<sup>4</sup> "Headroom" or "market factor" which is 'extra' land that should be zoned over and above the minimum amount needed to accommodate the population target. Headroom is provided so as to allow for greater location choice and deal with any land supply inflexibility which may arise. This is not the same as the 'compensatory headroom' provided for in Table 2.4 for the towns in the County, which is to allow for towns that are unable to grow due to infrastructural deficits.

<sup>5</sup> For example, where it is determined that 100 acres of zoned housing land is required to achieve a certain housing target, a total of 150 acres may be zoned to allow for market choice or headroom (i.e. 50% headroom). If however 50 acres is developed, the 'headroom' proportion would increase to 100% (i.e. only 50 acres needed for development, yet 100 acres remain zoned).

**Table 2.8 Wicklow LAP Settlements – Housing and Zoning Requirements**

Future Plan Type	Settlement	Population 2011	Housing Stock 2011	Core Strategy Population Allocation 2025	Total Housing Unit Requirement 2025	Housing Unit Growth Requirement 2011-2025	Housing Unit Growth Requirement + headroom <sup>6</sup>	Housing Yield of existing zoned land <sup>7</sup>	Shortfall/surplus (UNITS)	Method of addressing shortfall / surplus
LAP	Bray	29,339	11,518	38,119	17,651	6,133	7,934	4,689	-3,245	<b>Note 1</b>
LAP	Wicklow – Rathnew	13,468	5,399	22,141	10,252	4,853	6,272	5,640	-632	Future LAP
LAP	Arklow	13,066	5,459	21,247	9,838	4,379	5,726	4,000	-1,726	Future LAP
LAP	Greystones – Delgany	17,208	6,637	22,801	10,558	3,921	5,034	3,767	-1,267	Future LAP
LAP	Blessington	4,780	1,865	7,020	3,251	1,386	1,782	1,840	+58	Future LAP
LAP	Newtownmountkennedy	3,073	1,078	5,483	2,539	1,461	1,840	1,706	-134	Future LAP
LAP	Kilcoole	4,063	1,402	4,835	2,239	837	1,030	782	-248	Future LAP
LAP	Rathdrum	1,638	657	3171	1,469	812	1045	1,089	+44	Future LAP

**Note 1:** A future LAP for Bray town and environs shall address the zoning shortfall in Bray. This new plan shall comprise a 'Bray Municipal Area Local Area Plan' which shall replace the existing Bray Town Development Plan and the Bray Environs Local Area Plan, and shall encompass all settlements in the Municipal District including Kilmacanogue and Enniskerry.

<sup>6</sup> Equivalent of +3 years zoning i.e. to meet '2028' target

<sup>7</sup> As per plans adopted pre 2015 and any lands zoned through this plan

**Table 2.9 Other Wicklow Settlements – Housing and Zoning Requirements**

Future Plan Type	Settlement	Population 2011	Housing Stock 2011	Core Strategy Population Allocation 2022	Total Housing Unit Requirement 2022	Housing Unit Growth Requirement 2011-2022	Housing Unit Growth Requirement + headroom <sup>8</sup>	Housing Yield of proposed zoned land <sup>9</sup>	Shortfall/Surplus (UNITS)
Level 5 Town Plan	Ashford	1,484	531	2,675	1,182	651	858	858	Balance
Level 5 Town Plan	Aughrim	1,315	592	1,758	777	185	278	287	Balance *
Level 5 Town Plan	Baltinglass	1,786	769	2,572	1,136	367	521	521	Balance
Level 5 Town Plan	Carnew	1,145	491	1,698	750	259	365	365	Balance
Level 5 Town Plan	Dunlavin	793	313	2,134	943	630	840	840	Balance
Level 5 Town Plan	Enniskerry	1,940	642	2,302	1,017	375	470	470	Balance
Level 5 Town Plan	Tinahely	956	419	1,308	578	159	231	231	Balance
Level 6 Settlement Plan	Avoca	717	282	835	369	87	120	120	Balance
Level 6 Settlement Plan	Donard	179	92	257	114	22	37	37	Balance
Level 6 Settlement Plan	Kilmacanogue	799	277	897	396	119	151	151	Balance
Level 6 Settlement Plan	Newcastle	817	313	1,065	471	158	211	211	Balance
Level 6 Settlement Plan	Roundwood	780	326	1,052	465	139	195	195	Balance
Level 6 Settlement Plan	Shillelagh	426	200	571	252	52	83	83	Balance

\* The difference is considered so minor as to constitute 'balance'

<sup>8</sup> Equivalent of +3 years zoning i.e. to meet '2025' target

<sup>9</sup> As per this County Development Plan

## 2.4.6 Transport

The transportation strategy set out in the National Spatial Strategy, of the development of 'Strategic Radial Corridors', 'Strategic Linking Corridors' and 'Strategic International Access Points' are translated to the regional level through the Regional Planning Guidelines for the Greater Dublin Area and NTA Transport Strategy for the Greater Dublin Area 2016 -2035.

### Roads

The NSS identifies the N11 – M11 as **Strategic Radial Corridor** from Dublin to the south-east of Ireland. The RPGs identify the N11 – M11 as a **Multi-Modal Transport Corridor**.

The N11/M11 national primary route / motorway serves the eastern coast area of the County, while a second national route, national secondary route N81, serves the west of the County along the border with Kildare and Carlow.

The N11 / M11 is part of Euroroute 01 and has undergone significant investment in the last 20 years. The final section of dual carriageway between Bray to the north and the Wexford boundary to the south was completed in 2015 – the Rathnew to Arklow Scheme. Having regard to the limitations of the mainline rail route in the County (see below), the N11/M11 will continue to be the principal access corridor in the eastern side on the County.

The RPGs also identify the 'Leinster Outer Orbital Route', traversing the region from Arklow in the south-east, to the Naas-Kilcullen area in the west via a route similar to the existing R747 – N81 corridor.

The second national route in Wicklow, National Secondary Route N81, is not identified in the NSS or the RPGs as being of strategic or regional significance. The N81 has only undergone minor improvements over the last 20 years. The NRA National Road Design Office in 2012 published a 'preferred route' for improvements of the N81 from Tallaght to Hollywood, but this scheme has not been progressed as yet to consent or construction stage.

The County is served by a network of regional and local roads, which are essential for inter-County traffic and east-west connections and local movements.

In light of the likely continuing car dependency to access the metropolitan region in the short to medium term, it is the strategy of this plan to facilitate and encourage measures to improve capacity and efficiency of the national routes and facilitate the improved use of the national routes by public transport. The priority for strategic road improvement will be:

- the upgrade of the N11 in the north of the County, from the Dublin border as far as Ashford, in particular improvements to the M50 / M11 merge which is deficient in capacity, and all interchanges serving Bray;
- the upgrade of the N81 between the Dublin border and Hollywood; and
- the finalisation of and protection of the Leinster Outer Orbital Route corridor with possible incremental implementation of the road (in line with NTA Strategy).

The priority for regional road improvement will be with east-west connector routes i.e. Wicklow – Roundwood – Sally Gap – N81 (R763/4 – R759), Wicklow – Laragh – Wicklow Gap – N81 (R763 – R756) and the R747 (Arklow – Tinahely – Baltinglass).

## Public Transport

The NSS identifies the Dublin – Rosslare rail line as a **Strategic Radial Corridor** from Dublin to the south-east of Ireland. The RPGs identify the rail line as a **Multi-Modal Transport Corridor**.

This is the only heavy rail line in the County, which is single track only from Bray and has only six functioning stations from Bray to Arklow. The settlement strategy exploits the towns along this route by allocating over two thirds of the population growth to these settlements.

It is proposed to extend the Luas light rail system to Bray – this extension is identified in the RPGs as a **critical strategic transport project** - and the vast majority of the population growth for Bray is allocated for Fassaroe which will require to be served by Luas or other mass transit. This will reinforce the role of Bray as the primary settlement in the County and will provide an option for removing car traffic from the N11/M11 north of Bray with the provision of park-and-ride facilities.

It is the strategy of this plan to encourage and facilitate:

- significant improvements to heavy and light rail infrastructure, including the provision of new lines and new stations and the provision of improvements to the rail line south of Bray to facilitate additional rail services to Greystones, Wicklow and Arklow;
- improvements to the Dublin-Rosslare rail line, the extension of Luas or other mass transit to Bray town centre, Bray Station and Fassaroe, the provision of car and bus park-and-ride facilities and improved penetration of local bus services in designated growth towns; and
- retention of local bus services.

### 2.4.7 Economic Development

While the Planning Act does not require the 'Core Strategy' of a development plan to address economic development explicitly, this is considered an essential element of the overall development strategy for the County. While the overall economic development strategy for the County is set out in the 'Local Economic and Community Plan', this land use framework plays a key role in the delivery of certain economic development goals.

A key economic aim of the NSS and the RPGs is to enhance the competitiveness of the Greater Dublin Area, so that it continues to perform at the international level as a driver of national development. In order to achieve this aim, these strategies include the following objectives, which have relevance to the economic development of County Wicklow:

- A key aim of the RPGs is to promote a balance between jobs and population in settlements throughout the GDA region. County Wicklow has a strong commuting pattern which is reflective of the imbalance that exists between the location of the labour force in the Dublin region and the location of jobs. The best indicator of the imbalances that exist is the 'jobs ratio', which is a measure of the number of jobs in the County as a proportion of the number of Wicklow residents in the labour force. A key goal of the RPGs is to improve the jobs ratio in County Wicklow.
- Support the development of key economic infrastructure, including transport, telecommunications, energy and waste management.
- Develop strategic reserves of land for enterprise development and adopt the least restrictive enterprise land use approach to the zoning of land.
- Increase land use densities in proximity to public transport.
- Improve capacity for innovation, with a focus on third level education and research facilities.
- Promote a high quality built and natural environment that is attractive to industry.



In these regards, the economic development hierarchy, as well as the jobs growth targets for the County are as set out in the tables to follow:

**Table 2.10 County Wicklow Economic Development Hierarchy**

Settlement Level	Settlement Type	Town	Economic Function	Investment Target
<b>1</b>	Metropolitan Consolidation Town	Bray	Main attractor for major investment	Foreign direct investment  'People' intensive, knowledge based industries
<b>2</b>	Large Growth Town Type 1	Wicklow / Rathnew	Main attractor for major investment	Foreign and local investment  'People' and 'product' intensive industries.
<b>3</b>	Large Growth Town Type 2	Arklow Greystones/Delgany	Subsidiary attractor for inward investment	
<b>4</b>	Moderate Growth Town	Blessington Newtownmountkennedy	Attractor for substantial investment	
<b>5</b>	Small Growth Towns	Ashford Aughrim Baltinglass Carnew Dunlavin Enniskerry Kilcoole Rathdrum Tinahely	Attractor for investment	Local investment  'Product intensive' industries, with some 'people' emphasis
<b>6</b>	Rural Towns	Avoca Donard Kilmacanogue Newcastle Roundwood Shillelagh		
<b>7 &amp; 8</b>	Large & Small Villages		Small rural-based enterprises	Local investment  Generally small scale non-intensive industry
<b>9 &amp; 10</b>	Rural Clusters & Rural Areas i.e. any location outside the development boundary of any settlement in Levels 1-8	Objectives set out in Chapter 5 for rural employment and economic development		

## Employment Growth

Table 2.11 below sets out a broad assessment of County Wicklow's employment requirements up to 2028. Wicklow residents are currently highly dependent on jobs located elsewhere in the region and therefore in order to make the County more self-sufficient and improve the quality of life of Wicklow residents by making their employment location closer to where they live, it will be necessary to increase the number of jobs available in the County.

A measure often used to determine what a sustainable target for job creation would be is the 'jobs ratio'. This is the ratio of the number of jobs in any given geographical area compared to the number of people in the labour force living in that same area. In 2011 (a time of low national levels of employment), the jobs ratio in County Wicklow was 42%.

The RPGs indicate that a healthy jobs ratio would be around 70% and in this regard, it is considered most realistic to aim to increase the County's job ratio to around 65% in 2028, given the low starting ratio. Clearly in order to achieve a jobs ratio of 65% overall in the County, some areas would need to have a higher jobs ratio than 70% as some areas will always be much lower (such as rural areas and villages).

For the purpose of this plan, it is assumed that the jobs ratio in Level 1-4 towns (the growth towns) will increase from 46% in 2011 to 80% in 2028 and in the small towns (Levels 5 and 6 in the settlement hierarchy) from 47% in 2011 to 70% in 2028. Along with national trends, it is assumed that rural employment will continue to decline from 32% in 2011 to 25% in 2028.

**Table 2.11 County Wicklow employment growth targets by settlement**

	2011			2028			2011 - 2028	
	Labour Force	Existing Jobs	Jobs ratio	Target Labour Force	Target Jobs Ratio	Jobs Required	Growth 2011-2028	% of total growth
<b>Bray</b>	14,081	7,678	55%	16,665	83%	13,832	6,154	28%
<b>Wicklow / Rathnew</b>	6,464	3,071	48%	9,999	72%	7,199	4,128	19%
<b>Arklow</b>	6,271	3,580	57%	9,582	86%	8,241	4,661	21%
<b>Greystones/Delgany</b>	8,259	1,808	22%	9,999	33%	3,300	1,492	7%
<b>Blessington</b>	2,299	984	43%	3,125	65%	2,031	1,047	5%
<b>Newtown</b>	1,475	567	38%	2,500	57%	1,425	858	4%
<b>Ashford</b>	712	245	34%	1,250	52%	645	400	2%
<b>Aughrim</b>	631	165	26%	833	39%	327	162	1%
<b>Baltinglass</b>	857	596	70%	1,250	104%	1,304	708	3%
<b>Carnew</b>	550	318	58%	833	87%	723	405	2%
<b>Dunlavin</b>	381	240	63%	1,042	95%	985	745	3%
<b>Enniskerry</b>	931	206	22%	1,250	33%	415	209	1%
<b>Kilcoole</b>	1,950	836	43%	2,083	64%	1,340	504	2%
<b>Rathdrum</b>	786	438	56%	1,458	84%	1,219	781	4%
<b>Tinahely</b>	459	270	59%	625	88%	552	282	1%
<b>Avoca</b>	344	99	29%	375	36%	135	36	0%
<b>Donard</b>	86	39	45%	125	57%	71	32	0%
<b>Kilmacanogue</b>	383	362	94%	417	118%	492	130	1%
<b>Newcastle</b>	392	234	60%	500	75%	373	139	1%
<b>Roundwood</b>	374	126	34%	500	42%	210	84	0%
<b>Shillelagh</b>	204	46	22%	292	28%	82	36	0%
<b>Total</b>	<b>47,886</b>	<b>21,908</b>	<b>46%</b>	<b>64,703</b>	<b>70%</b>	<b>44,899</b>	<b>22,991</b>	<b>103%</b>
<b>Total rural</b>	<b>17,695</b>	<b>5,666</b>	<b>32%</b>	<b>19,769</b>	<b>25%</b>	<b>4,942</b>	<b>-724</b>	<b>-3%</b>
<b>County total</b>	<b>65,581</b>	<b>27,574</b>	<b>42%</b>	<b>84,472</b>	<b>59%</b>	<b>49,841</b>	<b>22,267</b>	<b>100%</b>

**Note:** The Jobs Ratio for target for settlements in Levels 1-5 is calculated by increasing the existing jobs ratio by 50%; in Level 6 settlements by 25% and assuming a Jobs Ratio decline in the rural area from 32% to 25%.

#### 2.4.8 Retail

The development plan includes a retail strategy for the entire County, which is generally consistent with the GDA Regional Retail Strategy. In accordance with the Retail Planning Guidelines, the retail strategy for Wicklow will include the following:

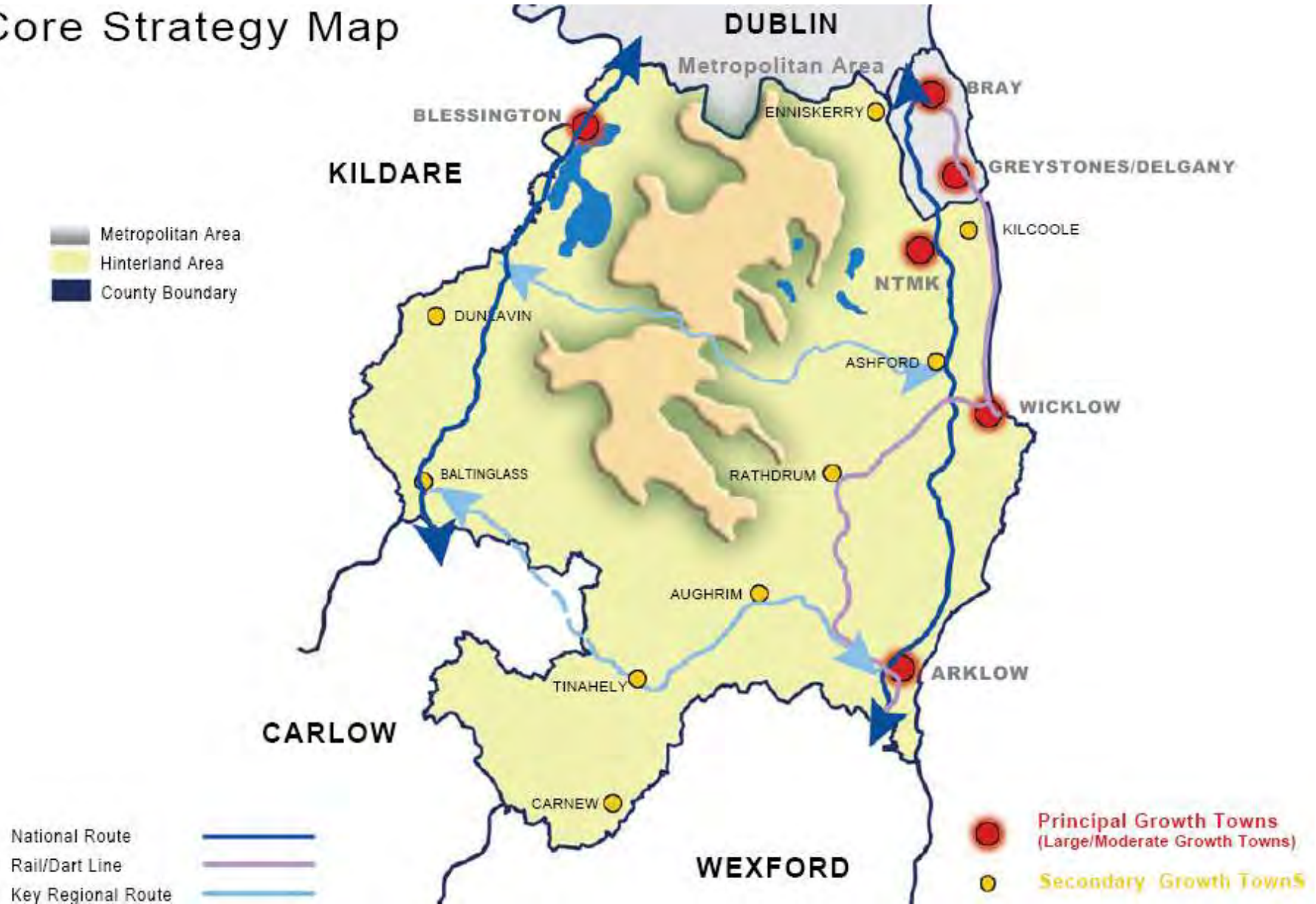
- confirmation of the retail hierarchy, the role of centres and the size of the main town centres;
- definition in the development plan of the boundaries of the core shopping area of town centres;
- a broad assessment of the requirement for additional retail floorspace;
- strategic guidance on the location and scale of retail development;
- preparation of policies and action initiatives to encourage the improvement of town centres; and
- identification of criteria for the assessment of retail developments.

**Table 2.12 GDA and County Retail Hierarchy**

RETAIL STRATEGY FOR THE GREATER DUBLIN AREA	WICKLOW COUNTY DEVELOPMENT PLAN	
	METROPOLITAN AREA	HINTERLAND AREA
<b>LEVEL 1</b>  <b>METROPOLITAN CENTRE</b>  <b>Dublin City Centre</b>		
<b>LEVEL 2</b>  <b>MAJOR TOWN CENTRES &amp; COUNTY TOWN CENTRES</b>  <b>Bray, Wicklow</b>	<b>Bray</b>	<b>Wicklow</b>
<b>LEVEL 3</b>  <b>TOWN AND/OR DISTRICT CENTRES &amp; SUB COUNTY TOWN CENTRES</b>  <b>Greystones, Arklow, Blessington, Baltinglass</b>	<b>Greystones</b>	<b>Tier 1</b> <b>Towns serving a wide district:</b> Arklow, Blessington, Baltinglass, Rathdrum  <b>Tier 2</b> <b>Towns serving the immediate district:</b> Newtownmountkennedy
<b>LEVEL 4</b>  <b>NEIGHBOURHOOD CENTRES, LOCAL CENTRES – SMALL TOWNS &amp; VILLAGES</b>	<b>Bray area:</b> Boghall Road / Ballywaltrim, Vevay, Dargle Rd, Dublin Road / Little Bray, Albert Road & Walk, Fassaroe, Southern Cross Road  <b>Greystones area:</b> Blacklion, Bellevue Road, Mill Road, Charlesland, Delgany  <b>Wicklow area:</b> Broomhall, Rocky Road/Town Relief Junction  <b>Arklow area:</b> Kilbride (AA3), Tinahask (AA2)  The designation of neighbourhood centres within other towns is a matter for the relevant local plan.	Ashford, Aughrim, Avoca, Carnew, Donard, Dunlavin, Enniskerry, Kilcoole, Kilmacanogue, Newcastle, Rathnew, Roundwood, Shillelagh, Tinahely
<b>LEVEL 5</b>  <b>CORNER SHOPS / SMALL VILLAGES</b>	The identification of corner shops / small local centres is a matter for the relevant local plan.	Barndarrig, Ballinaclash, Coolboy, Glenealy, Hollywood, , Kilpedder / Willowgrove, Kiltegan, Knockananna, Laragh, Manor Kilbride, Redcross, Stratford

The only minor deviation from the Regional Retail Strategy is the inclusion of Newtownmountkennedy and Rathdrum in Level 3. The County Development Plan makes a distinction between Tier 1 and Tier 2 centres in Level 3 to reflect this deviation. Newtownmountkennedy is selected as being appropriate for this position having regard to its designation as 'Moderate Growth Town' in the RPGs whereas Rathdrum is selected in the main because of the level of growth planned in the settlement and its existing strong town centre.

# Core Strategy Map



## CHAPTER 3 - SETTLEMENT STRATEGY

### 3.1 Introduction

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

### 3.2 County Wicklow Settlement Strategy

#### LEVEL 1 – METROPOLITAN CONSOLIDATION TOWN

**Settlement:** Bray



#### Population and Growth Target

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

#### Role and Function

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

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

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

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

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

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

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

### **Housing Occupancy Controls**

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

## LEVEL 2 – LARGE GROWTH TOWN I

**Settlement:** Wicklow-Rathnew



### Population and Growth Target

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

### Role and Function

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

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

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

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



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

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

### **Housing Occupancy Controls**

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

## **LEVEL 3 – LARGE GROWTH TOWN II**

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



### **Population and Growth Target**

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

### **Role and Function**

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

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

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

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

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

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

### **Housing Occupancy Controls**

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

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

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

**Role and Function**

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

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

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

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

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

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

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

### **Housing Occupancy Controls**

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

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

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



### **Population and Growth Target**

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

### **Role and Function**

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

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

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

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

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

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

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

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

### **Housing Occupancy Controls**

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

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

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

**Role and Function**

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

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

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

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

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

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

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

### **Housing Occupancy Controls**

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

## LEVEL 5 – SMALL GROWTH TOWNS

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



*Tinahely*

### Population and Growth Targets

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

### Role and Function

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

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

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



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

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

### **Housing Occupancy Controls**

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

## LEVEL 6 – RURAL TOWNS

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



*Avoca*

### Population and Growth Targets

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

### Role and Function

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

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

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

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

**Growth Controls**

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

**Housing Occupancy Controls**

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

**Multi-house development**

75% no restriction

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

**Single house development**

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

## LEVEL 7 – LARGE VILLAGES

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



*Coolboy*

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

### Population and Growth Targets

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

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

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

## Role and Function

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

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

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

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

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

## Growth Controls

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

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

## Housing Occupancy Controls

### Multi-house development

50% no restriction

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

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

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

### Single house

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

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

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

### LEVEL 8 – SMALL VILLAGES

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



*Annacurragh*

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

### Population and Growth Targets

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

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

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

### Role and Function

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

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

### Growth Controls

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

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

### **Housing Occupancy Controls**

#### **Multi-house development**

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

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

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

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

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

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

#### **Single house**

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

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

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



## LEVEL 9 – RURAL CLUSTERS

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



*Tomacork*

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

### Population and Growth Targets

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

### Role and Function

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

### Growth Controls

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

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

## **Housing Occupancy Controls**

### **Multi-house development**

Not permitted

### **Single house**

Applicant / purchaser of any new home must

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

## LEVEL 10 – THE RURAL AREA



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

### Population and Growth Targets

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

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

### Role and Function

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

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

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

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

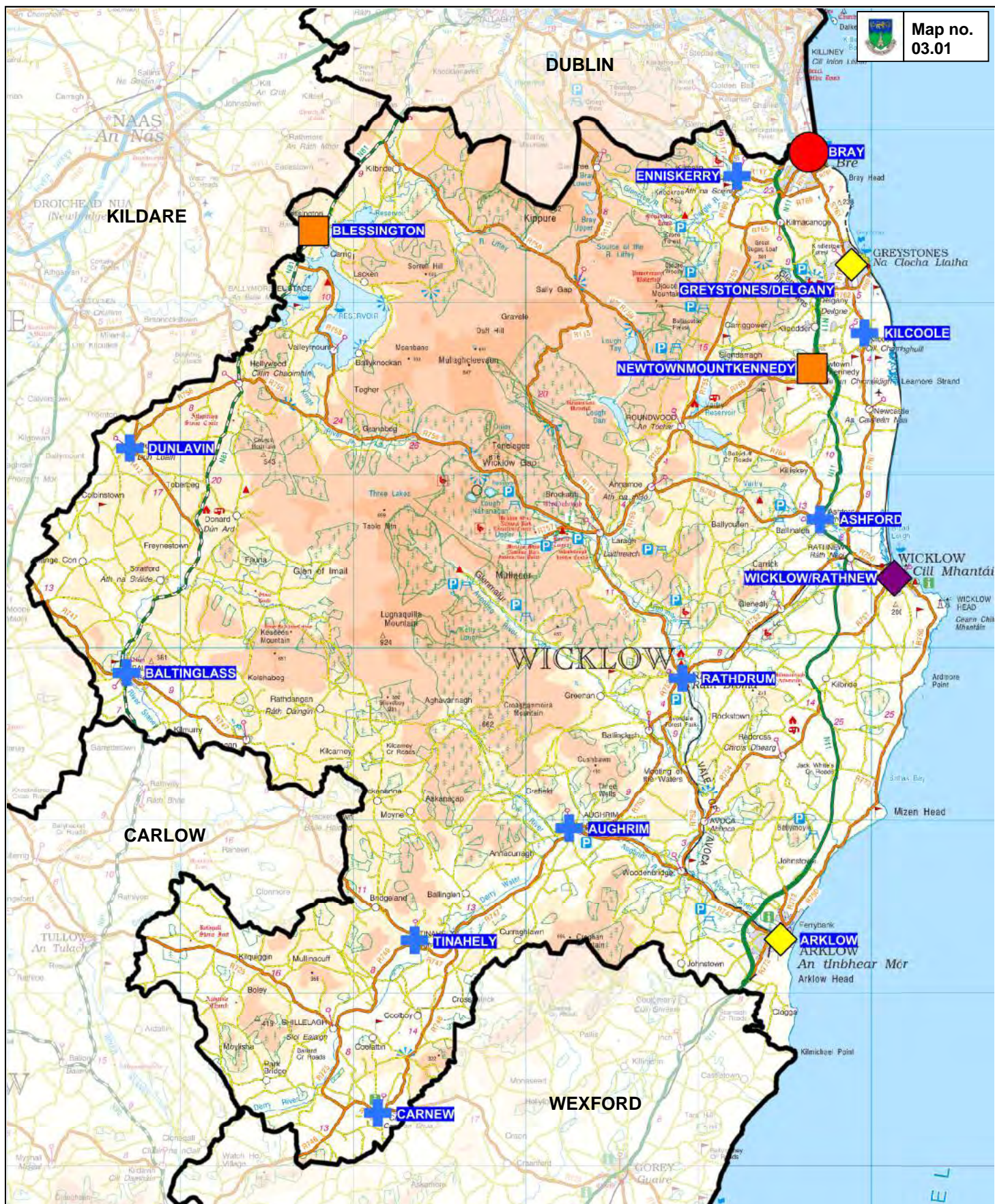
Development within the rural area should be strictly limited to proposals where it is proven that there is a social or economic need to locate in the area. Protection of the environmental and ecological quality of the rural area is of paramount importance and as such particular attention should be focused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

### **Housing Occupancy Controls**

Rural housing policy applies (see Chapter 4)

### **3.3 Settlement Strategy Objectives**

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



### Settlement Hierarchy Levels 1 to 5

WICKLOW COUNTY DEVELOPMENT PLAN 2016-2022

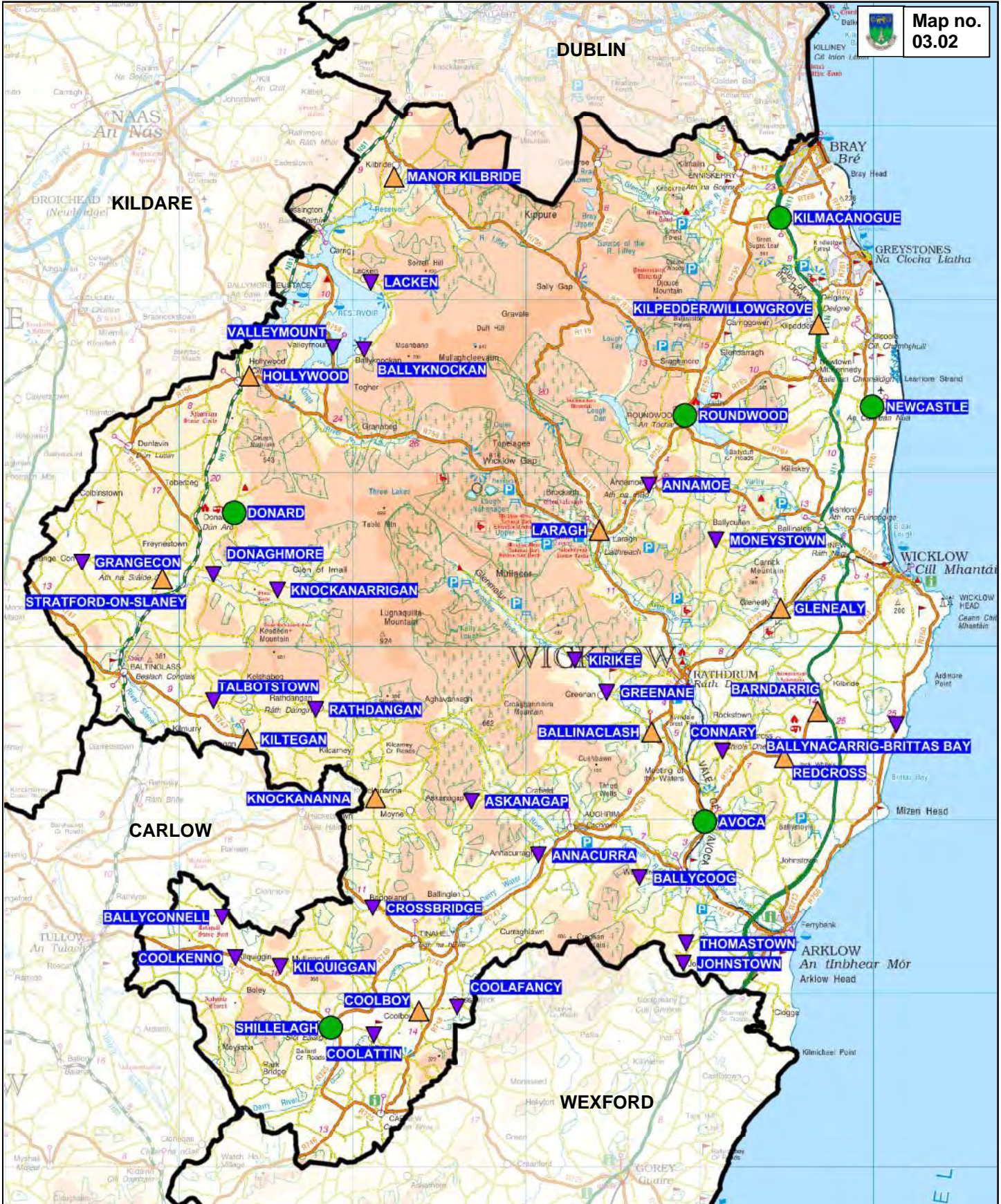
-  Metropolitan Consolidation Town (Level 1)
-  Large Growth Town I (Level 2)
-  Large Growth Town II (Level 3)
-  Moderate Growth Town (Level 4)
-  Small Growth Town (Level 5)



Wicklow County Council  
Planning Department




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**Settlement Hierarchy Levels 6 to 8**

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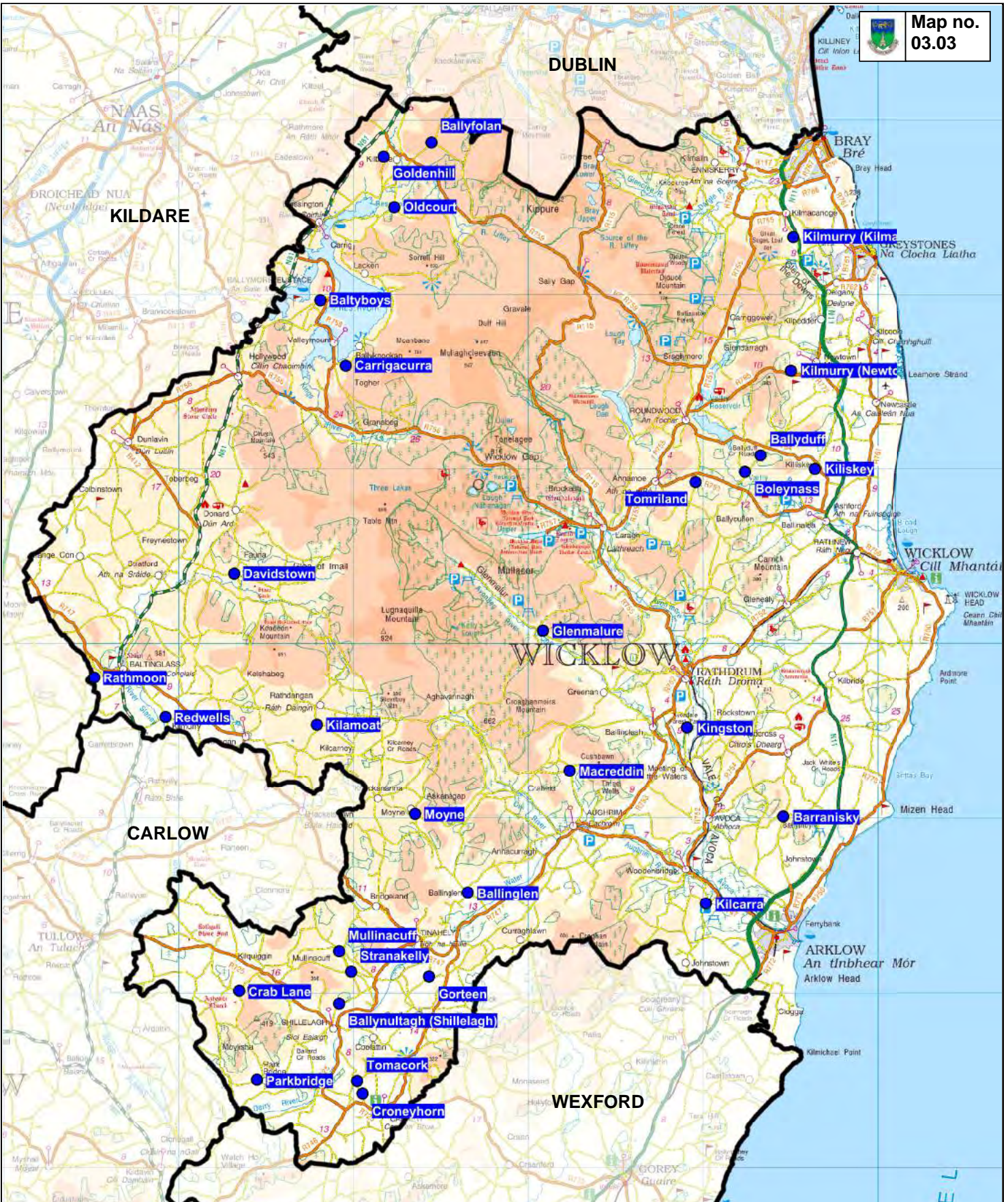
-  Rural Town (Level 6)
-  Large Village (Level 7)
-  Small Village (Level 8)



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**Settlement Hierarchy Level 9**

WICKLOW COUNTY DEVELOPMENT PLAN 2016-2022

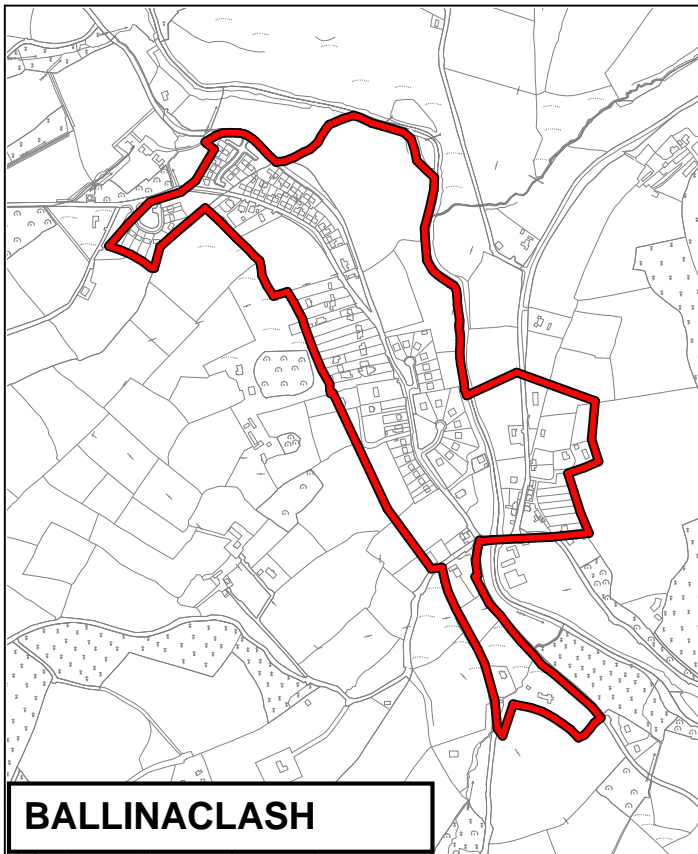
■ Rural Cluster (Level 9)



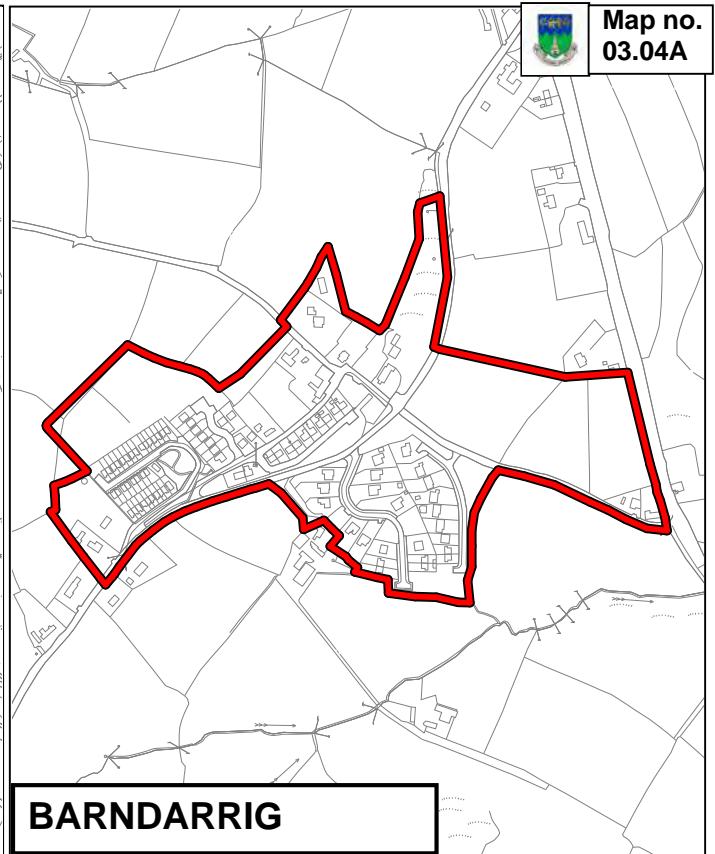
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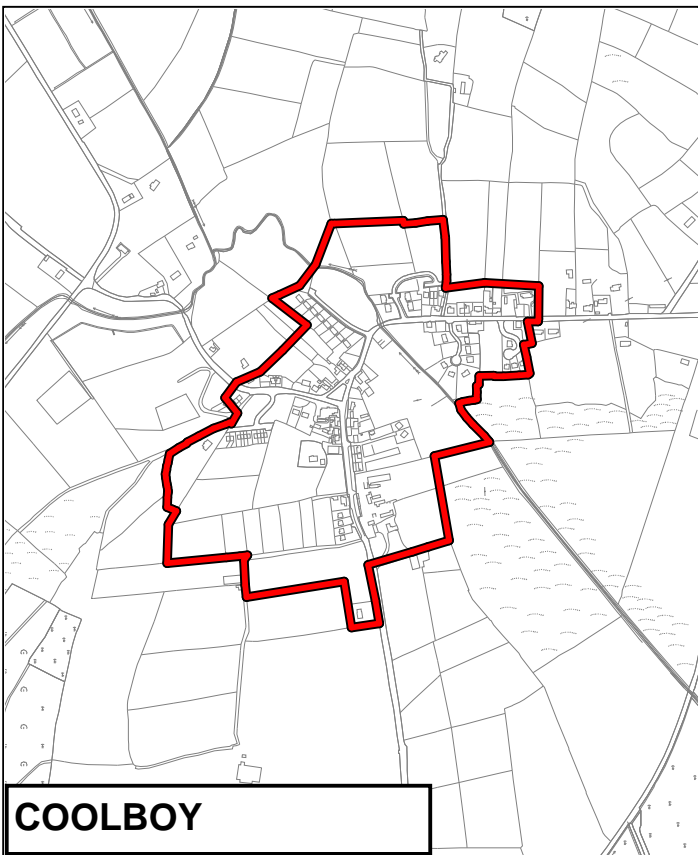
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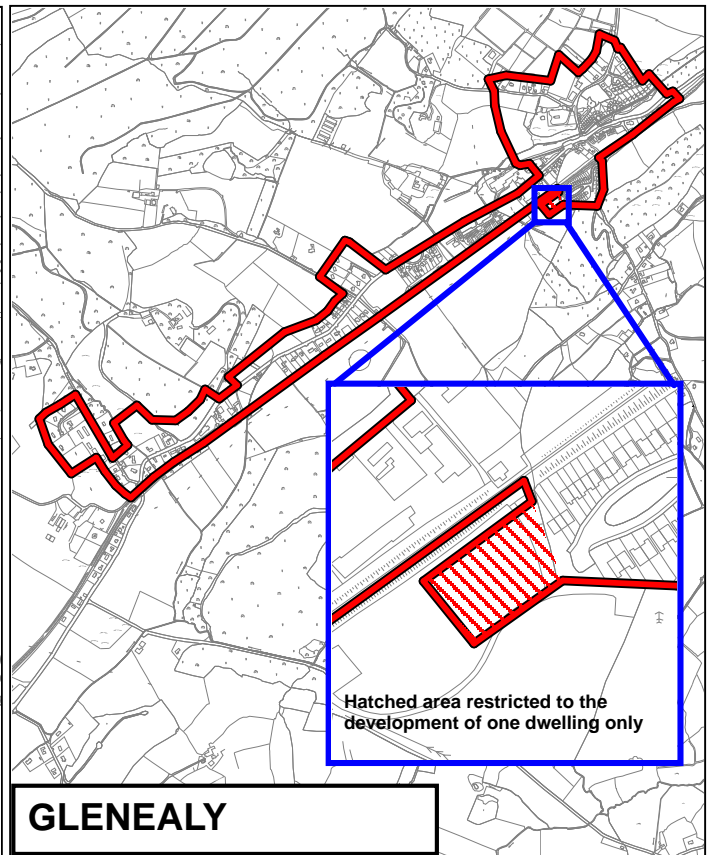
**BALLINACLASH**



**BARNDARRIG**



**COOLBOY**



Hatched area restricted to the development of one dwelling only

**GLENEALY**

**Settlement Boundaries  
Large Villages**

WICKLOW COUNTY  
DEVELOPMENT PLAN 2016-2022



**SETTLEMENT BOUNDARIES**

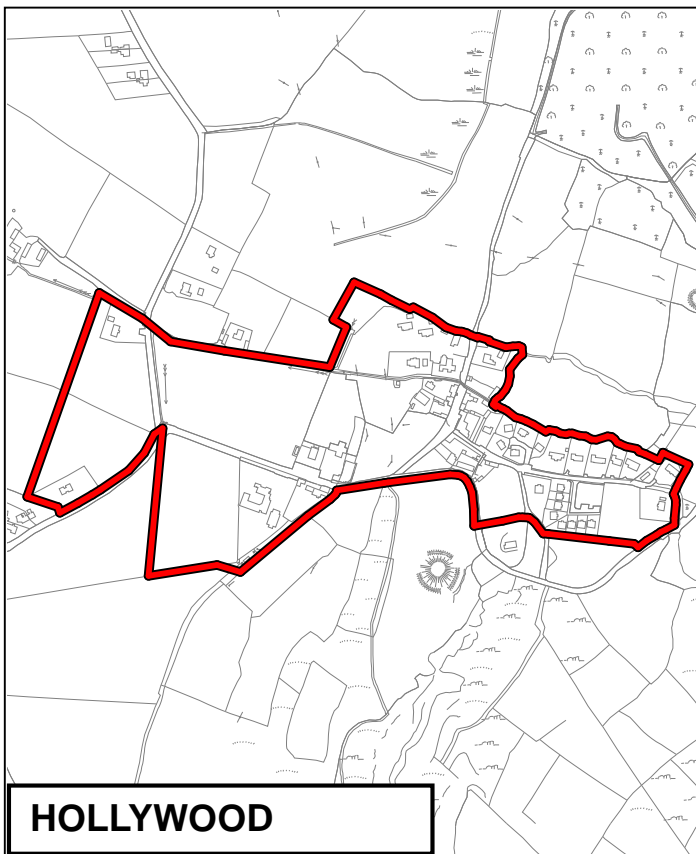


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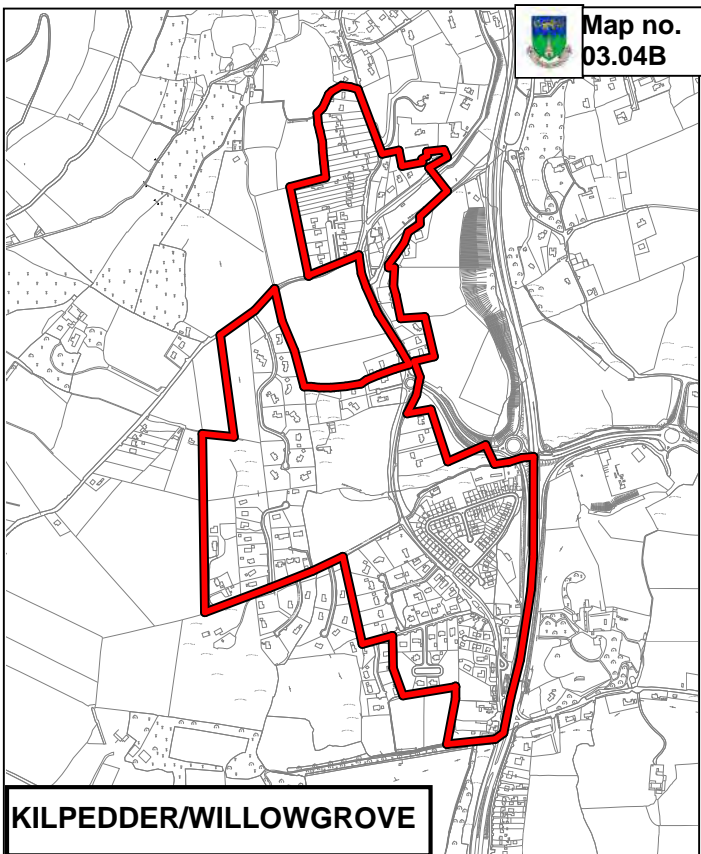
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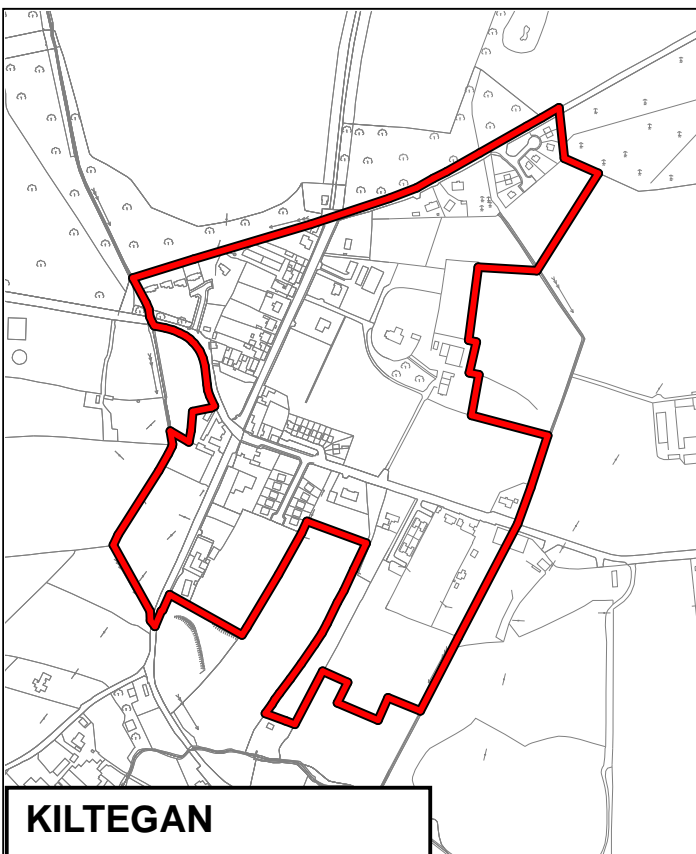




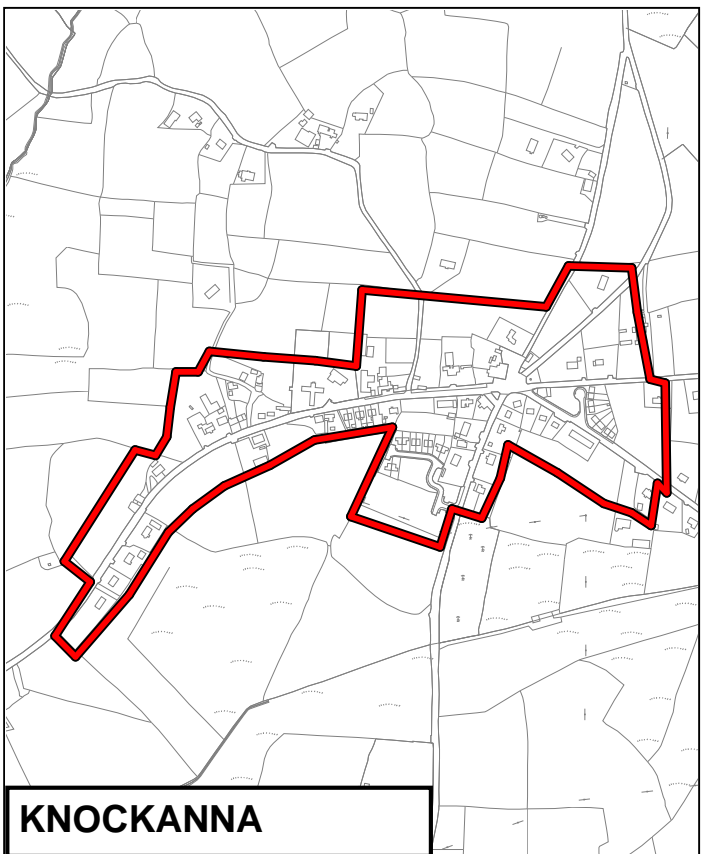
**HOLLYWOOD**



**KILPEDDER/WILLOWGROVE**



**KILTEGAN**



**KNOCKANNA**

**Settlement Boundaries  
Large Villages**

WICKLOW COUNTY  
DEVELOPMENT PLAN 2016-2022



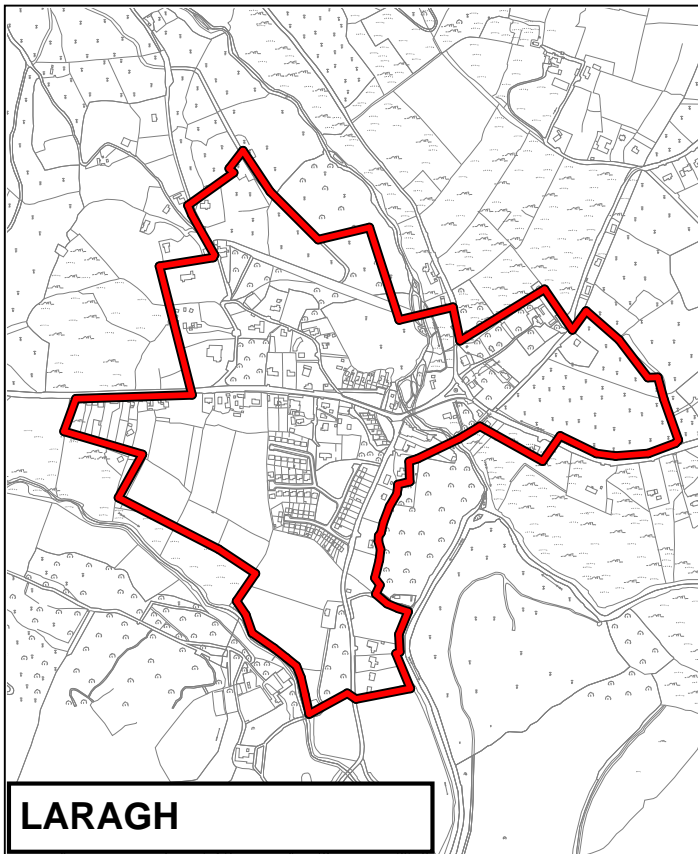
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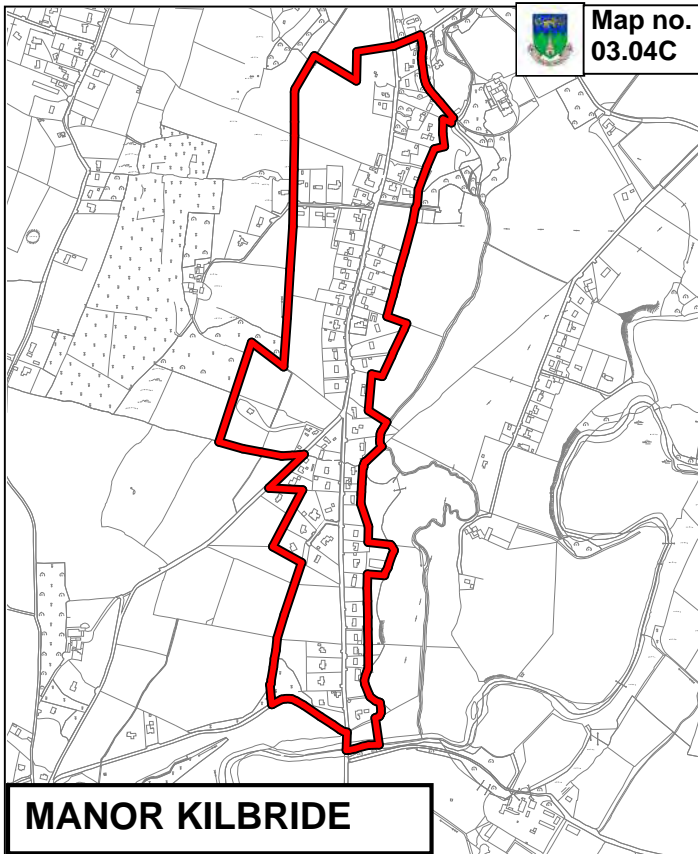
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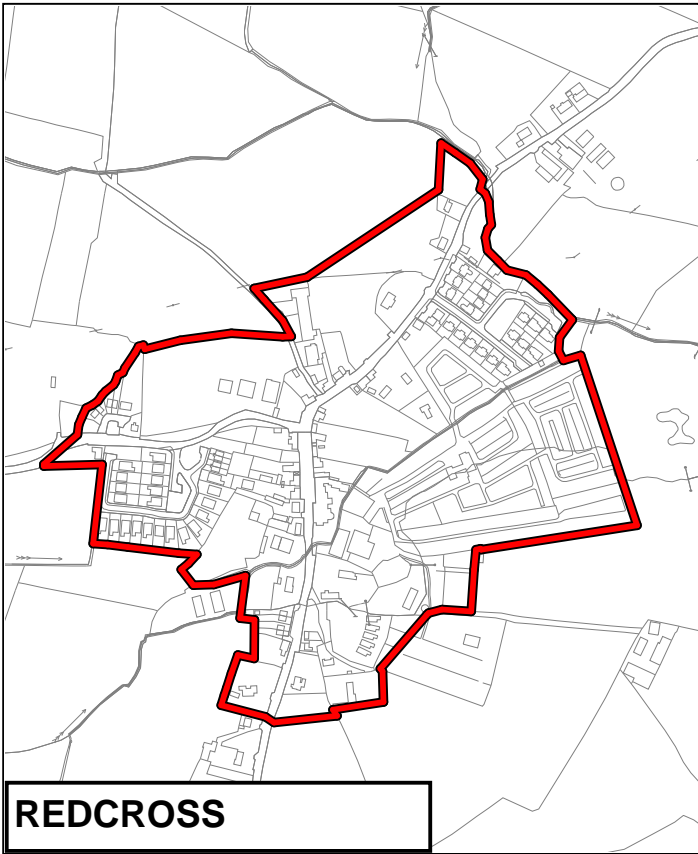
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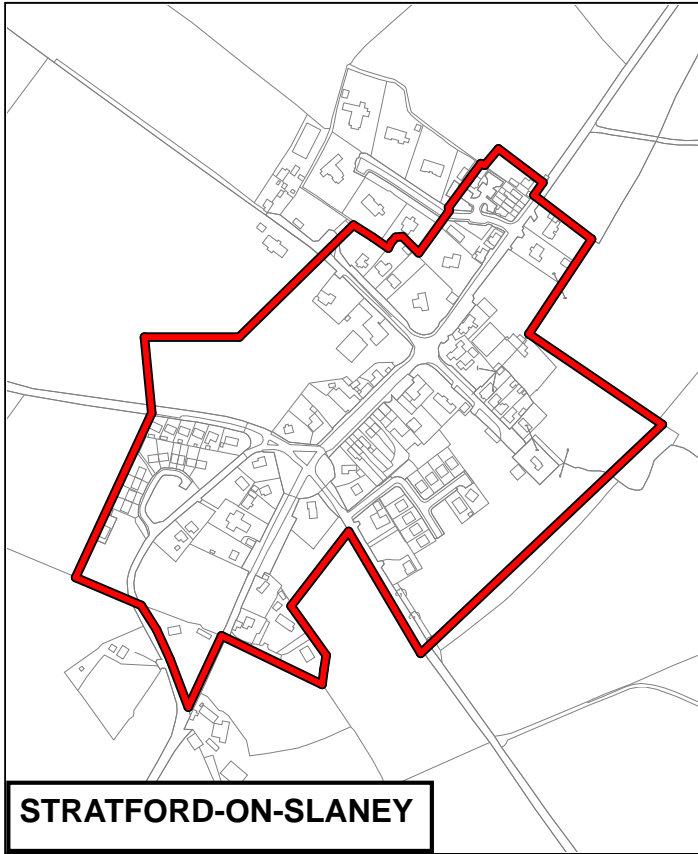
**LARAGH**



**MANOR KILBRIDE**



**REDCROSS**



**STRATFORD-ON-SLANEY**

**Settlement Boundaries  
Large Villages**

WICKLOW COUNTY  
DEVELOPMENT PLAN 2016-2022



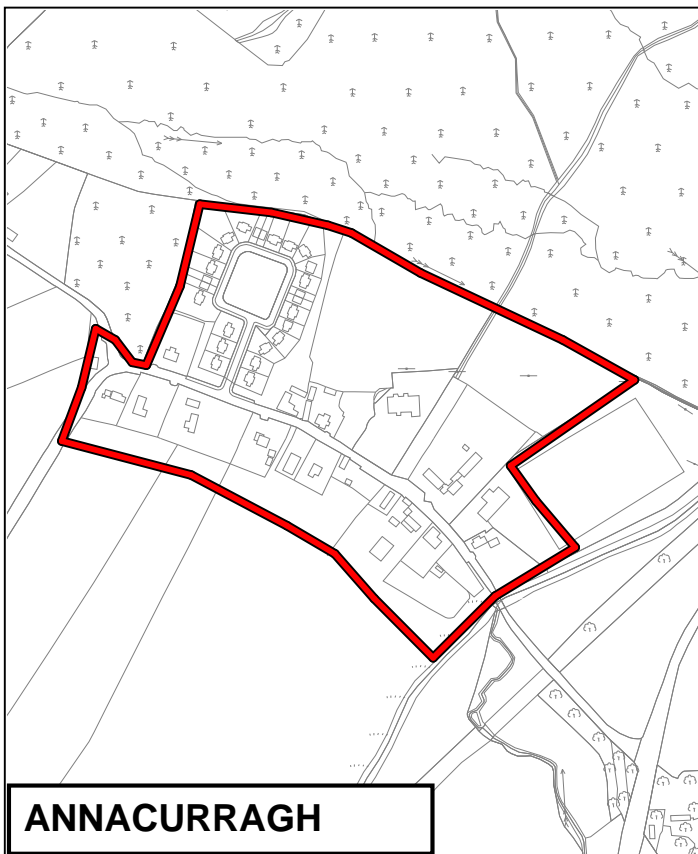
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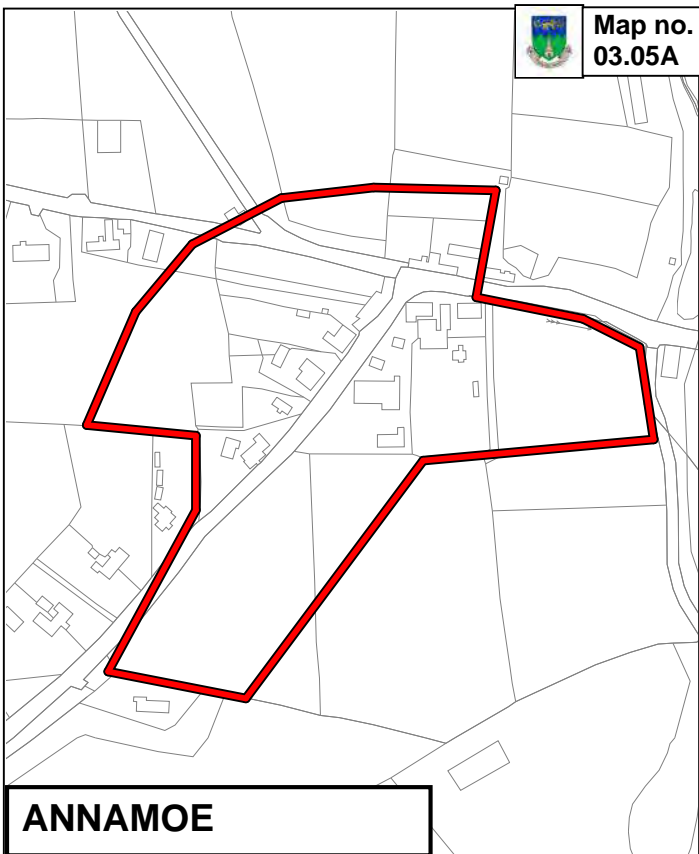
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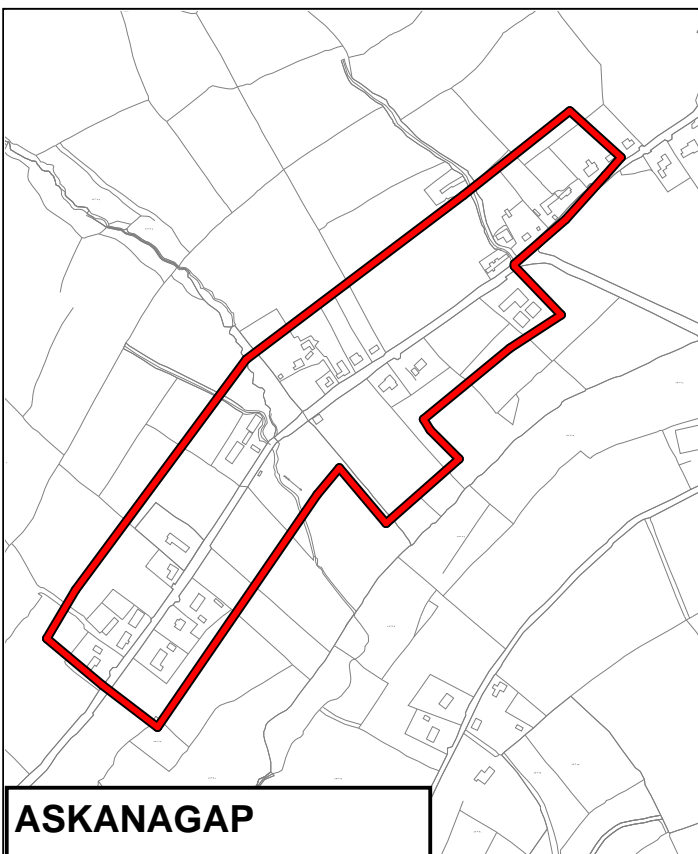
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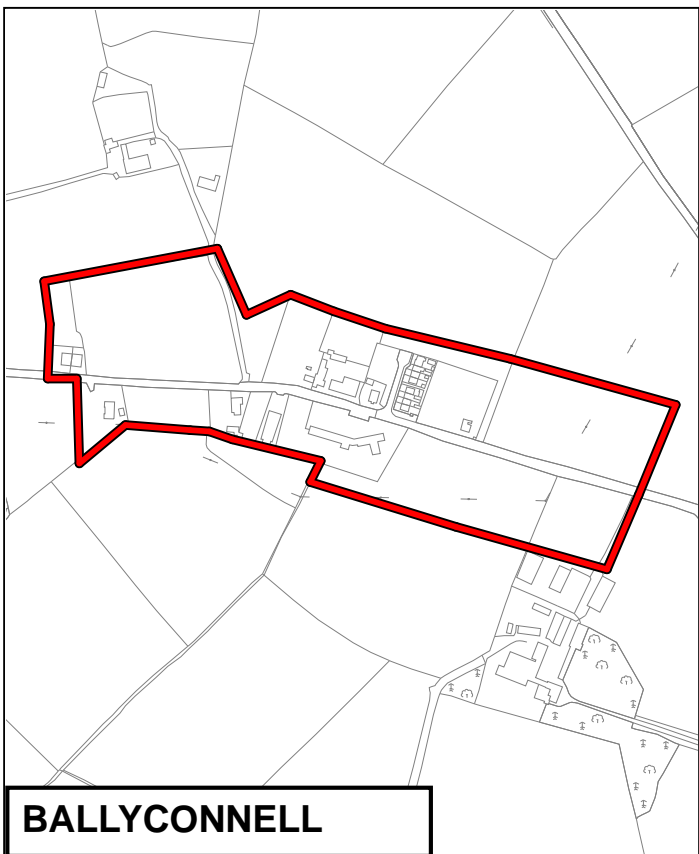
**ANNACURRAGH**



**ANNAMOE**



**ASKANAGAP**



**BALLYCONNELL**

**Settlement Boundaries  
Small Villages**

WICKLOW COUNTY  
DEVELOPMENT PLAN 2016-2022



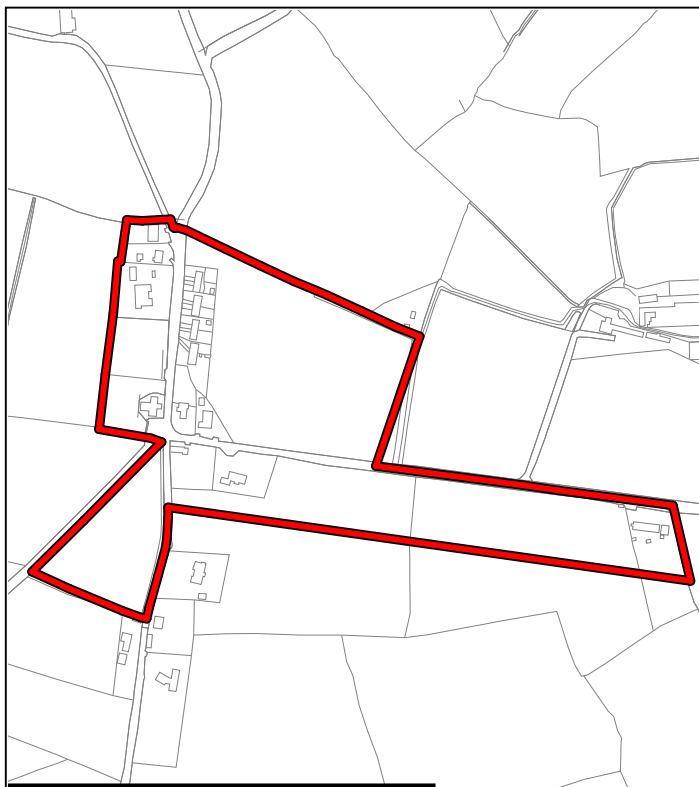
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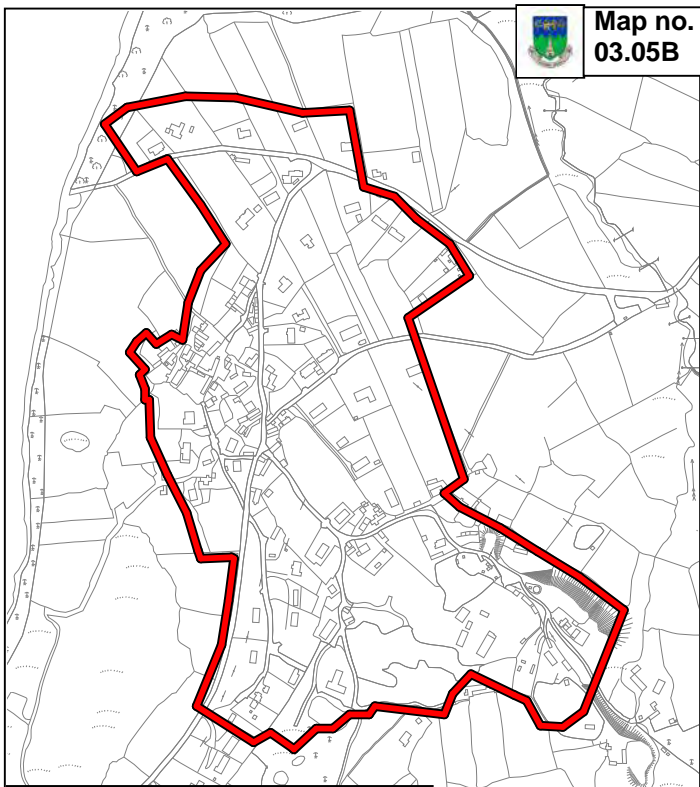
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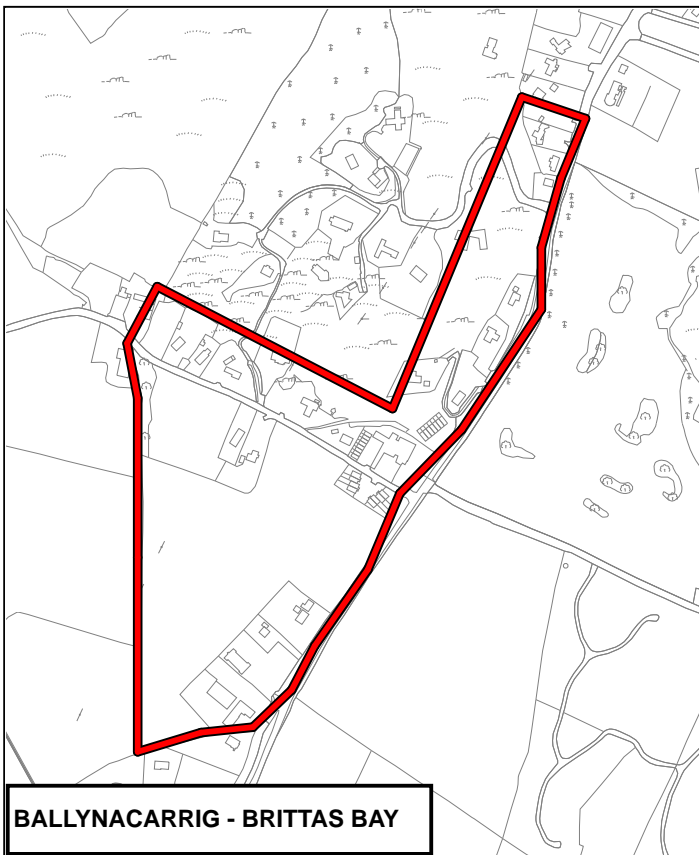
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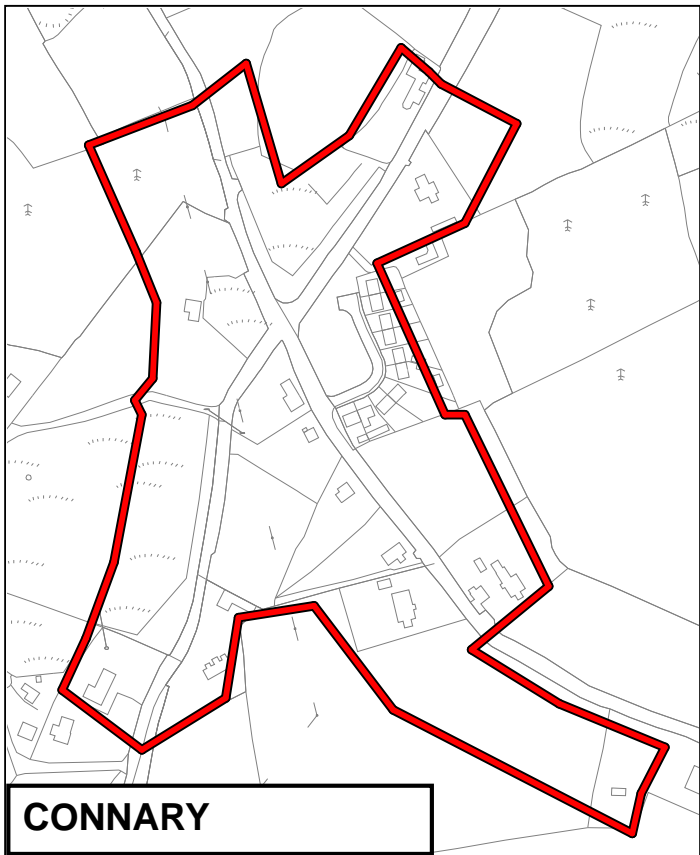
**BALLYCOOG**



**BALLYKNOCKAN**



**BALLYNACARRIG - BRITTAS BAY**



**CONNARY**

**Settlement Boundaries  
Small Villages**

WICKLOW COUNTY  
DEVELOPMENT PLAN 2016-2022



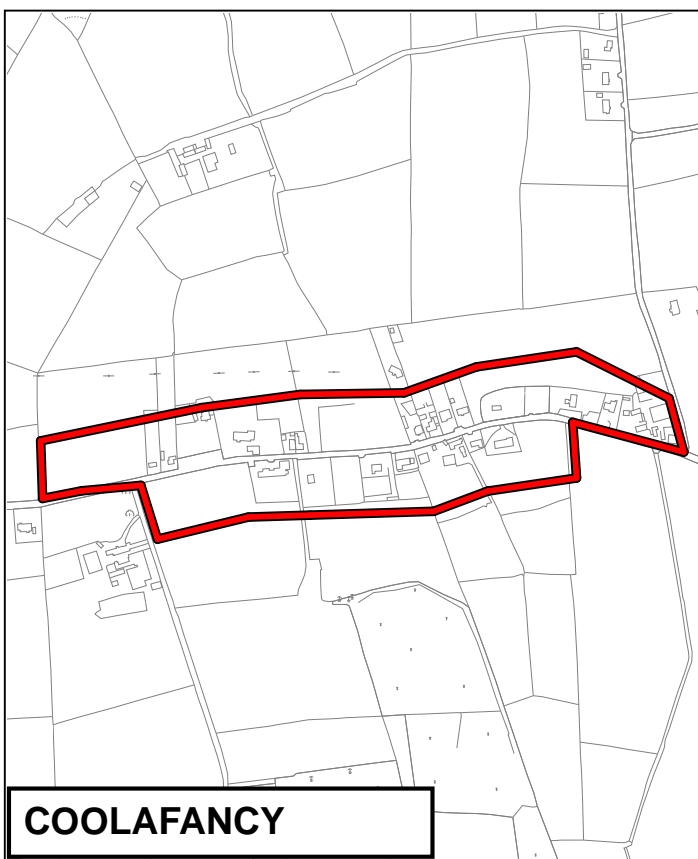
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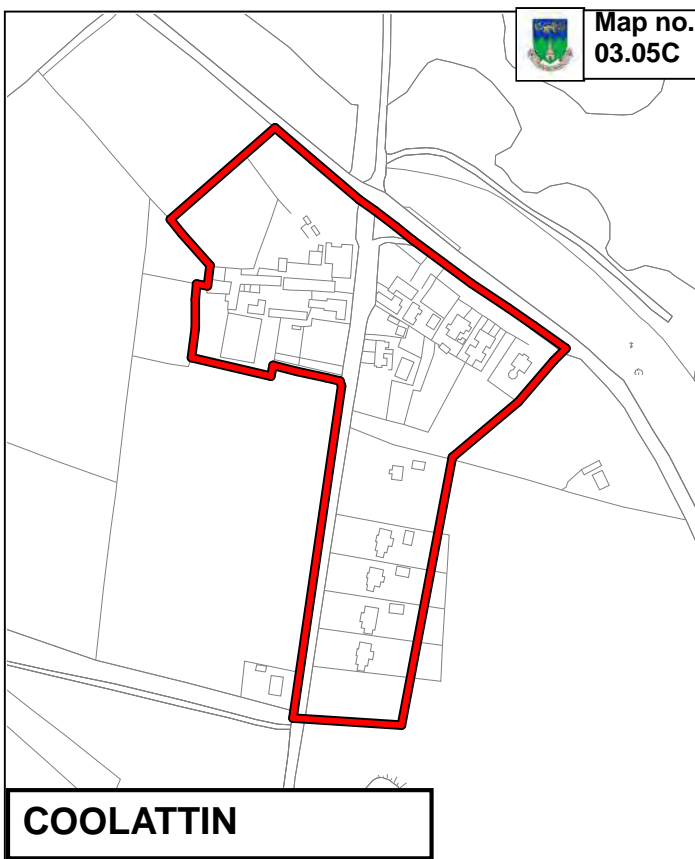
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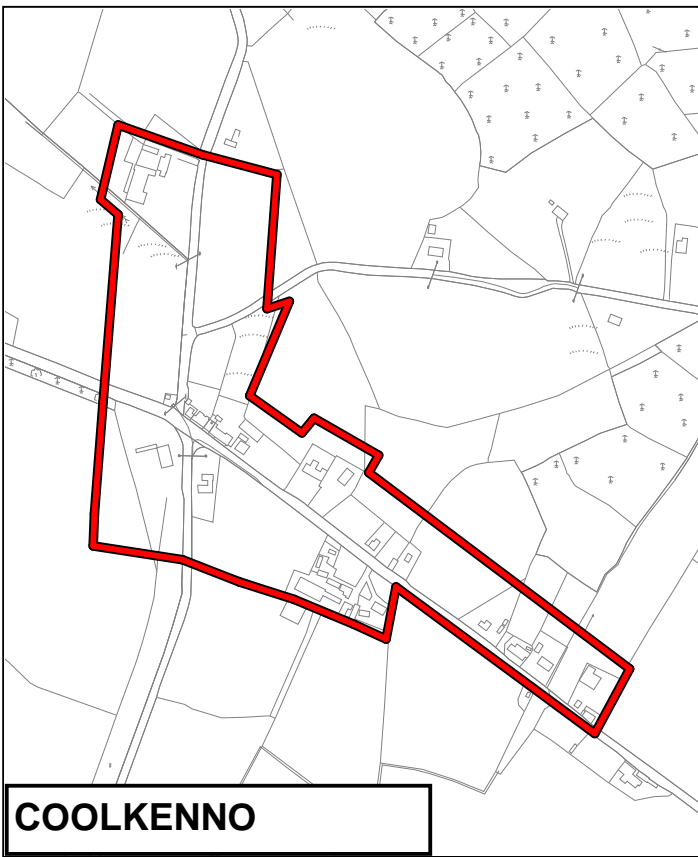
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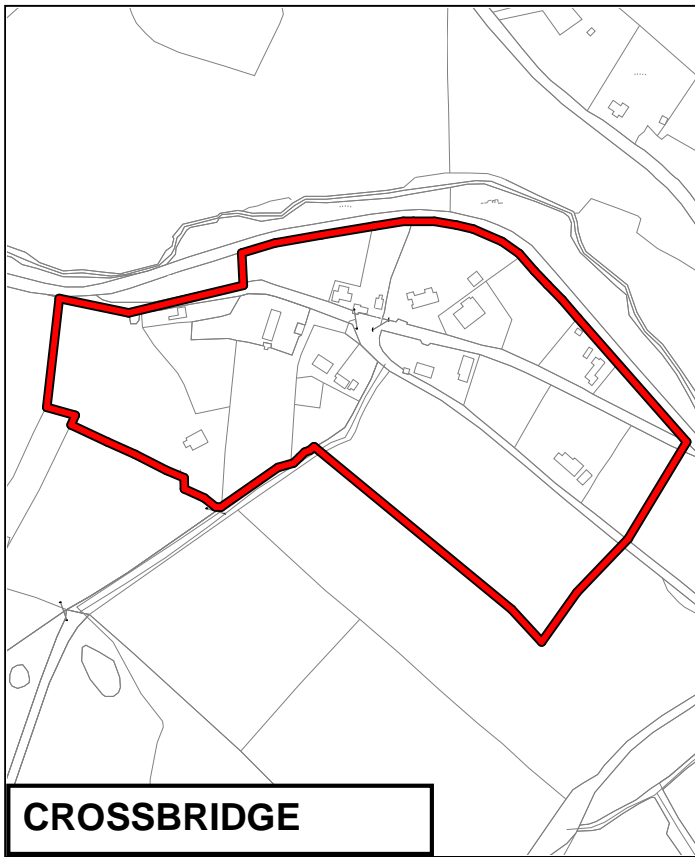
**COOLAFANCY**



**COOLATTIN**



**COOLKENNO**



**CROSSBRIDGE**

**Settlement Boundaries  
Small Villages**

WICKLOW COUNTY  
DEVELOPMENT PLAN 2016-2022



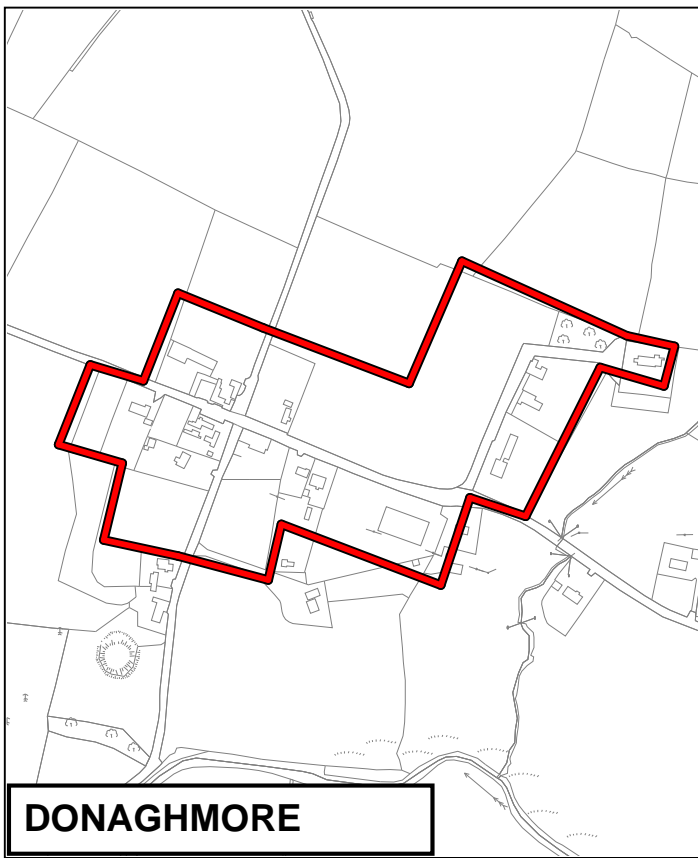
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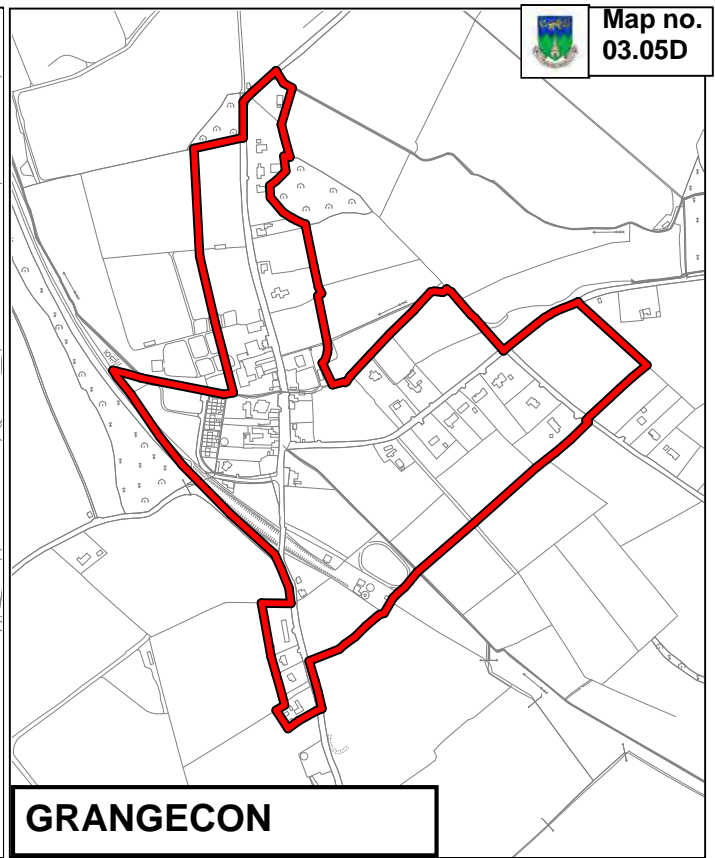
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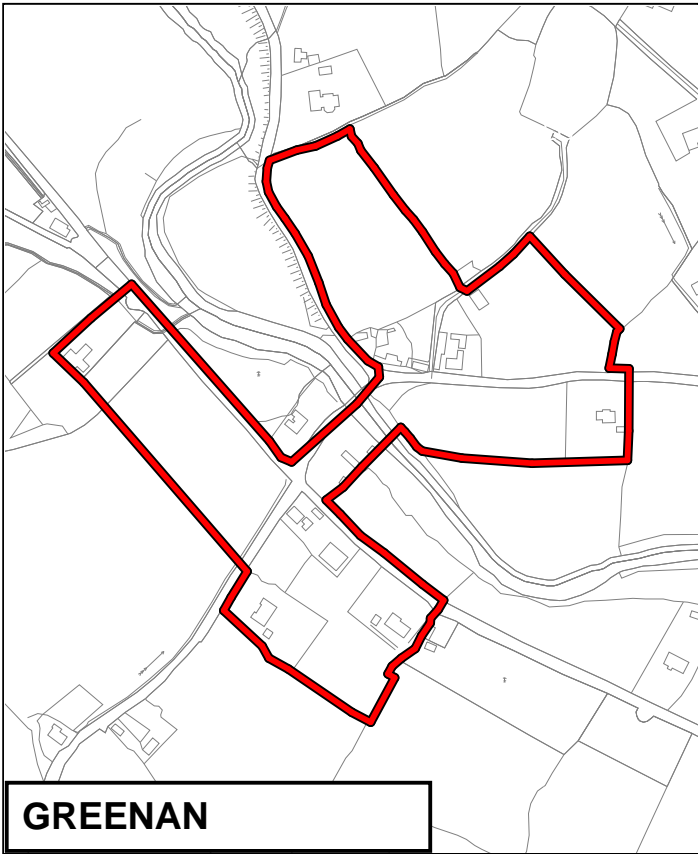
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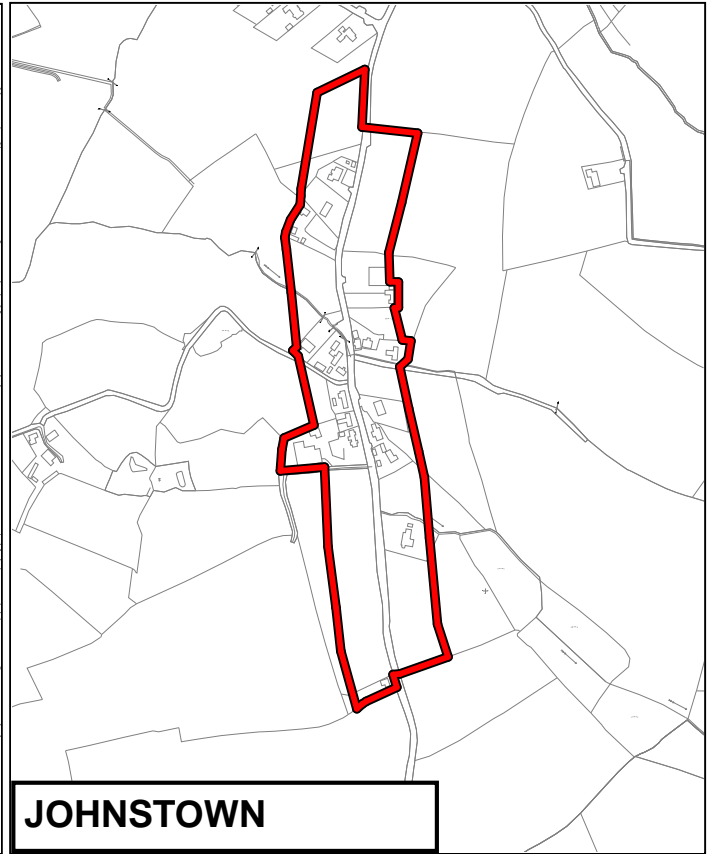
**DONAGHMORE**



**GRANGECON**



**GREENAN**



**JOHNSTOWN**

**Settlement Boundaries  
Small Villages**

WICKLOW COUNTY  
DEVELOPMENT PLAN 2016-2022



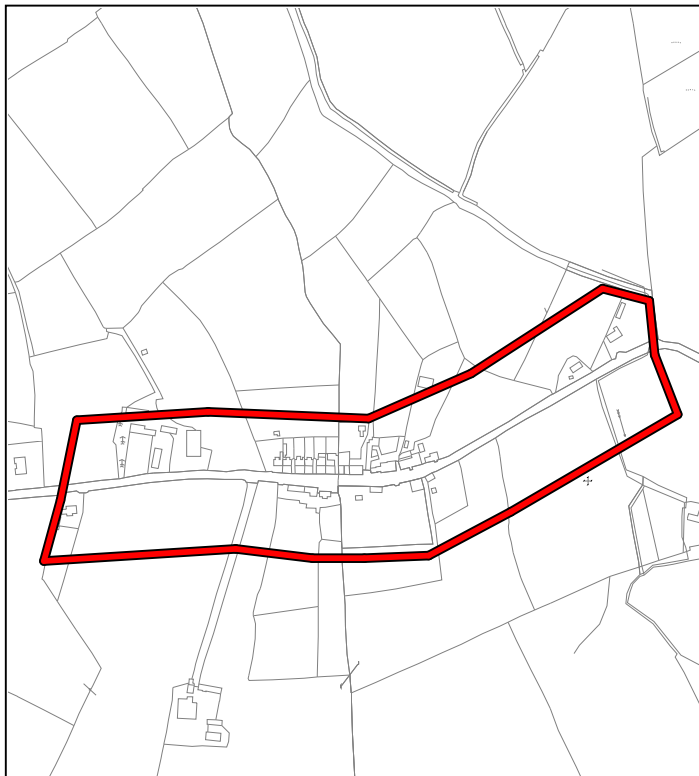
**SETTLEMENT BOUNDARIES**



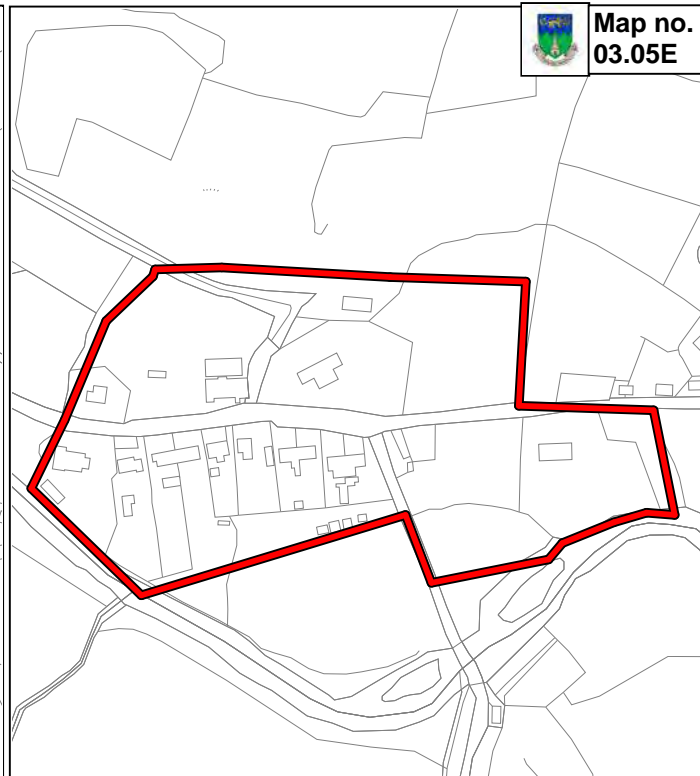
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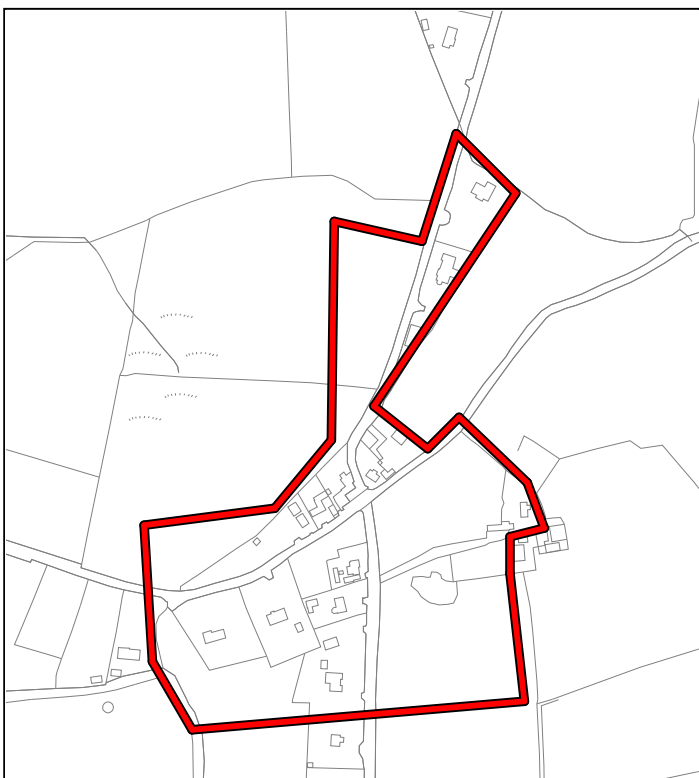
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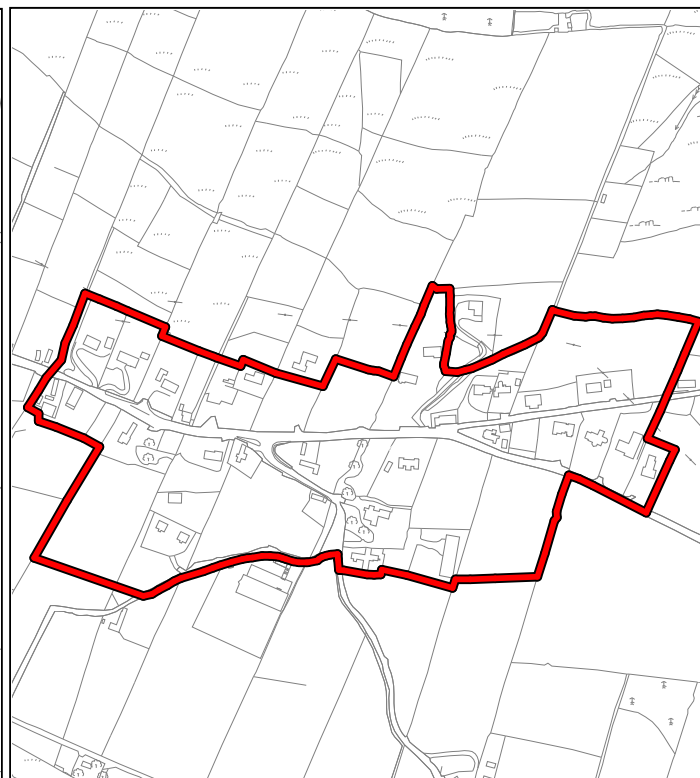
**KILQUIGGAN**



**KIRIKEE**



**KNOCKANARRIGAN**



**LACKAN**

**Settlement Boundaries  
Small Villages**

WICKLOW COUNTY  
DEVELOPMENT PLAN 2016-2022



**SETTLEMENT BOUNDARIES**



Wicklow County Council  
Planning Department

Maps Not To Scale

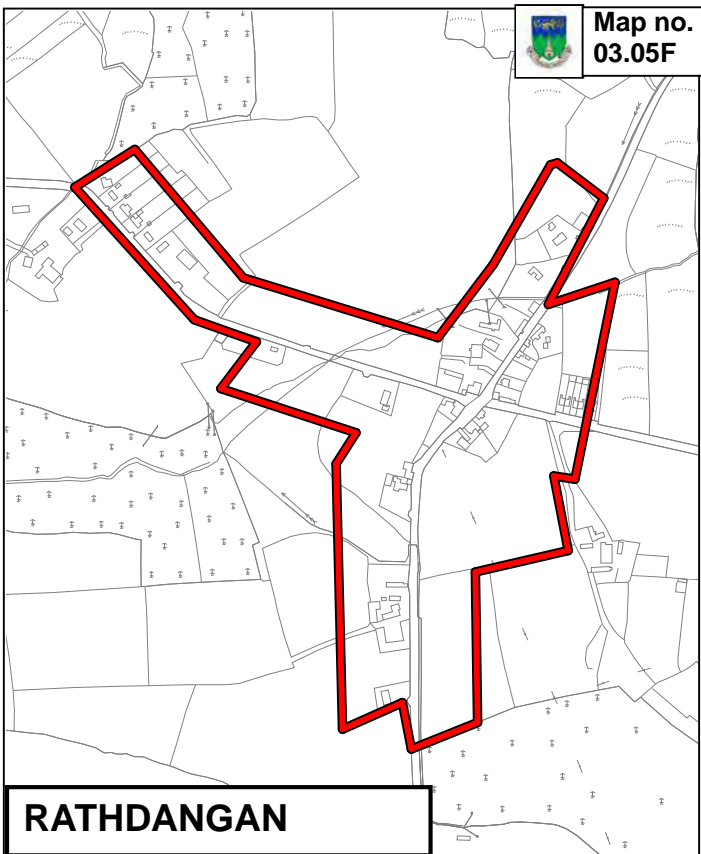
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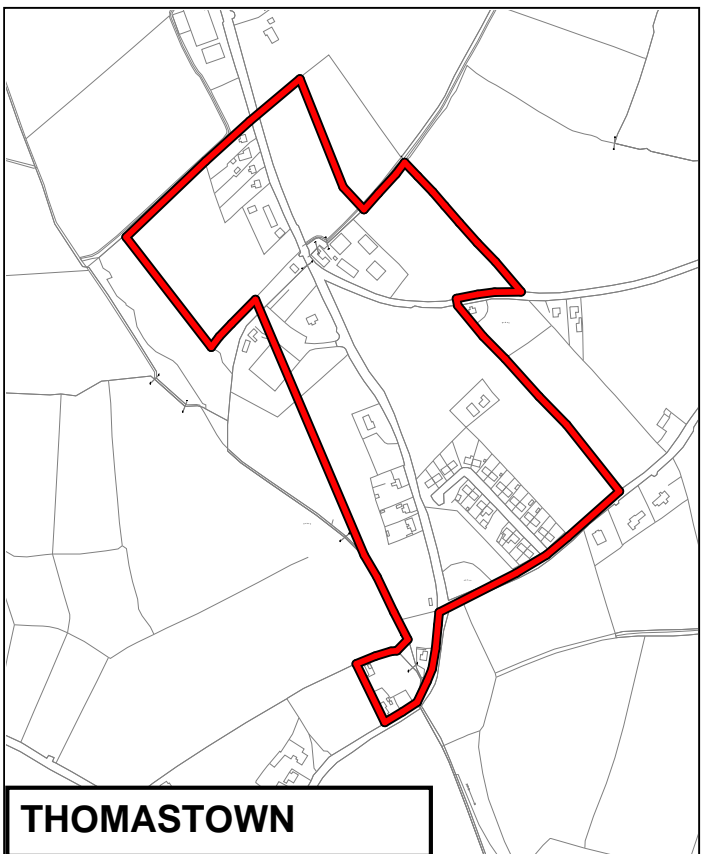
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**RATHDANGAN**



**TALBOTSTOWN**



**THOMASTOWN**

**Settlement Boundaries  
Small Villages**

WICKLOW COUNTY  
DEVELOPMENT PLAN 2016-2022



**SETTLEMENT BOUNDARIES**

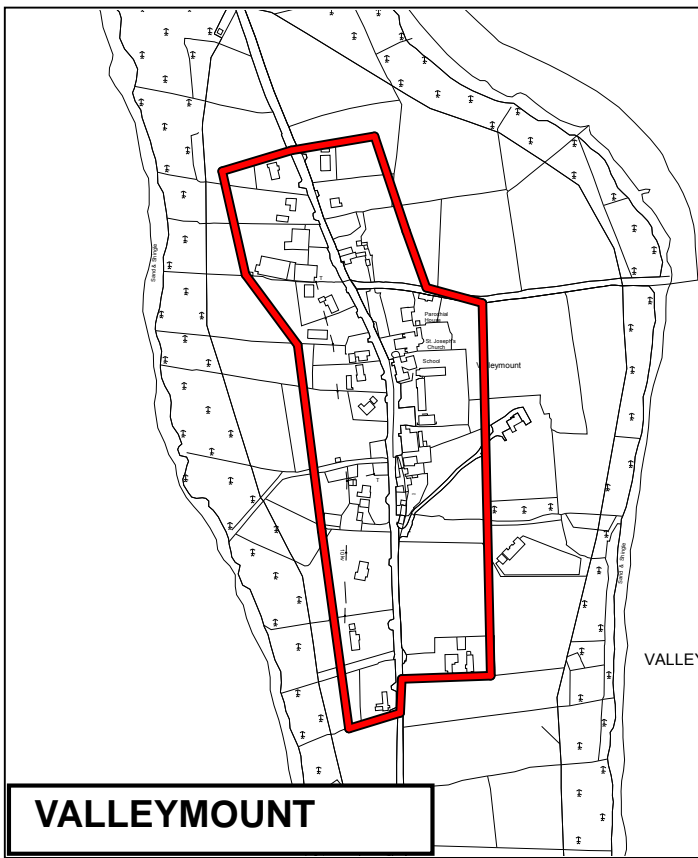


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**VALLEYMOUNT**

**Settlement Boundaries  
Small Villages**

WICKLOW COUNTY  
DEVELOPMENT PLAN 2016-2022



**SETTLEMENT BOUNDARIES**



Wicklow County Council  
Planning Department

Maps Not To Scale

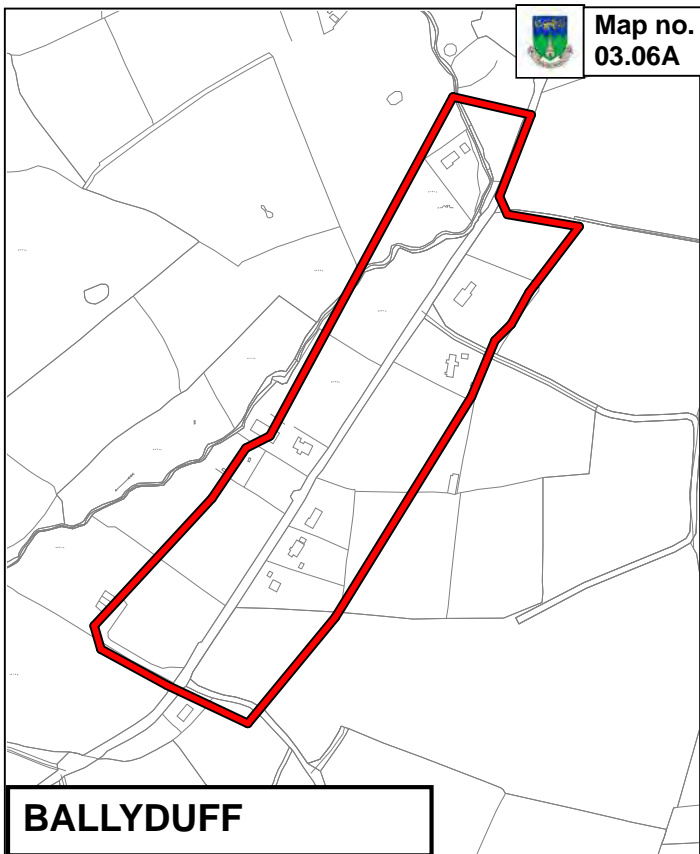
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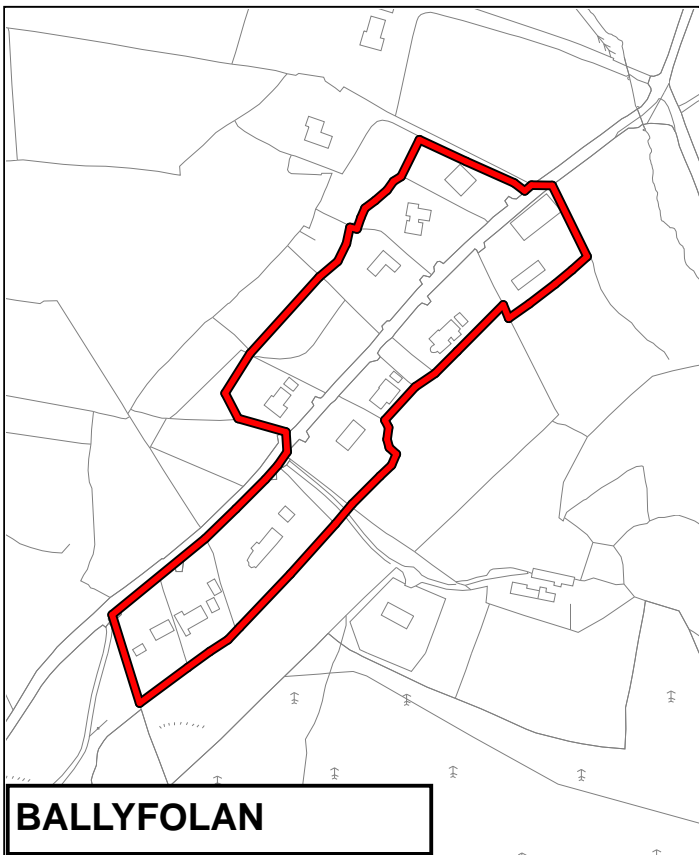
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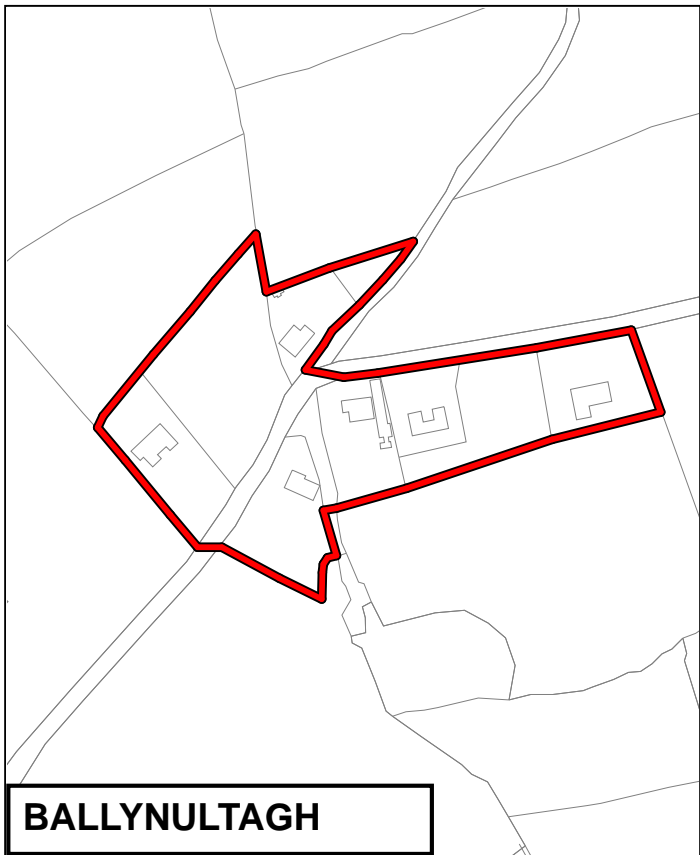
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**BALLYDUFF**



**BALLYFOLAN**



**BALLYNULTAGH**

**Settlement Boundaries  
Rural Clusters**

WICKLOW COUNTY  
DEVELOPMENT PLAN 2016-2022



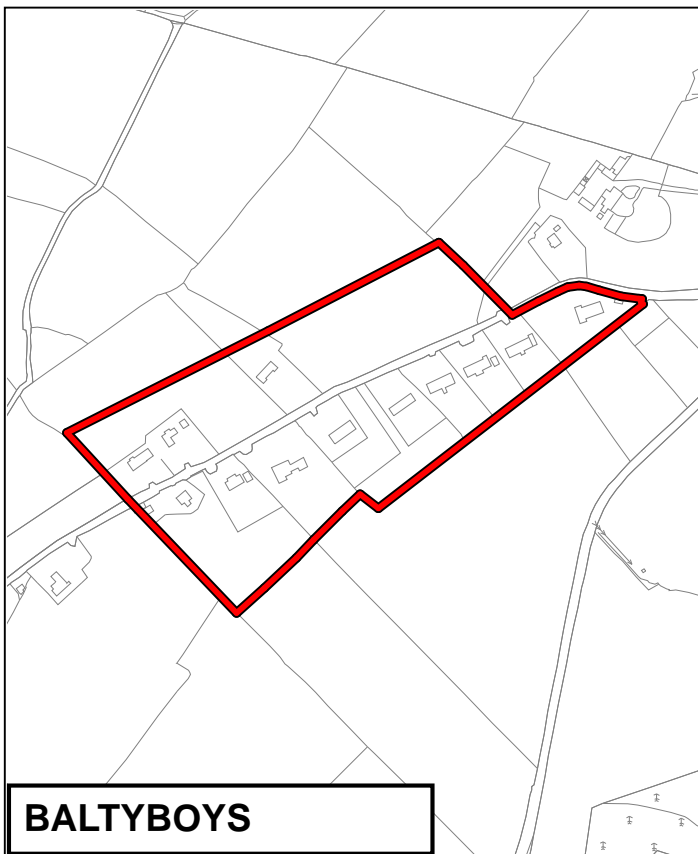
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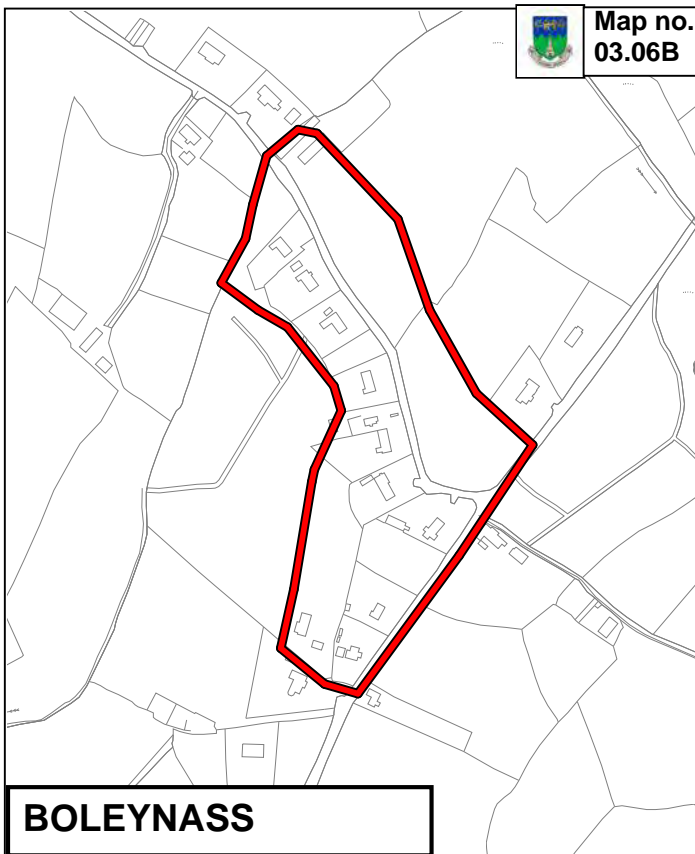
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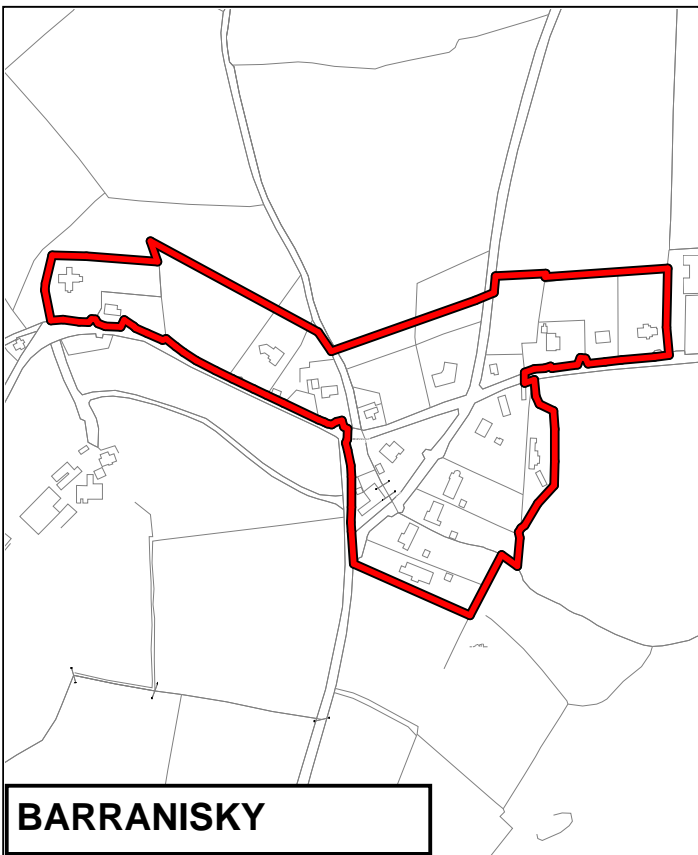
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**BALTYBOYS**



**BOLEYNASS**



**BARRANISKY**



**CARRIGACURRA**

**Settlement Boundaries  
Rural Clusters**

WICKLOW COUNTY  
DEVELOPMENT PLAN 2016-2022



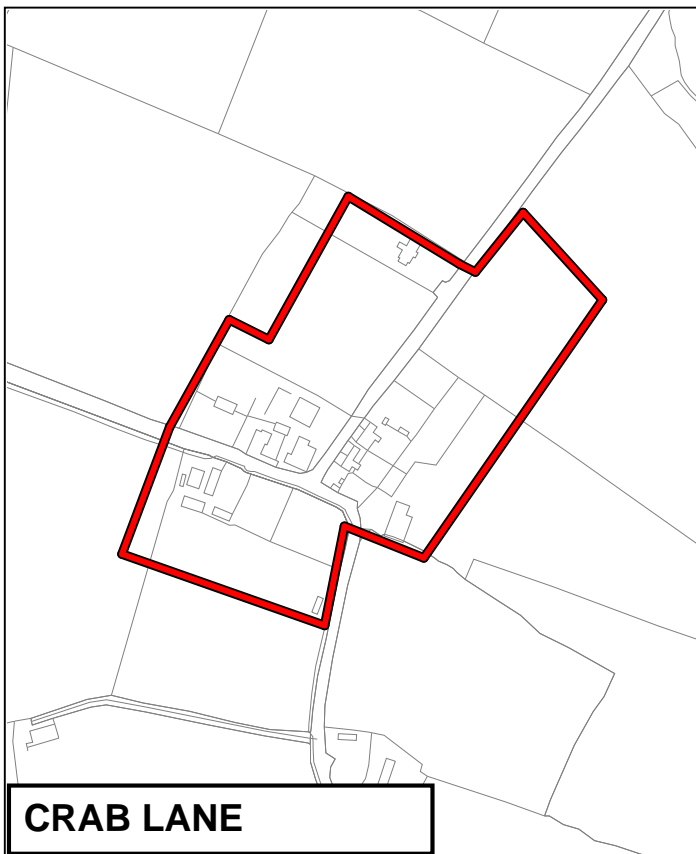
**SETTLEMENT BOUNDARIES**



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Planning Department

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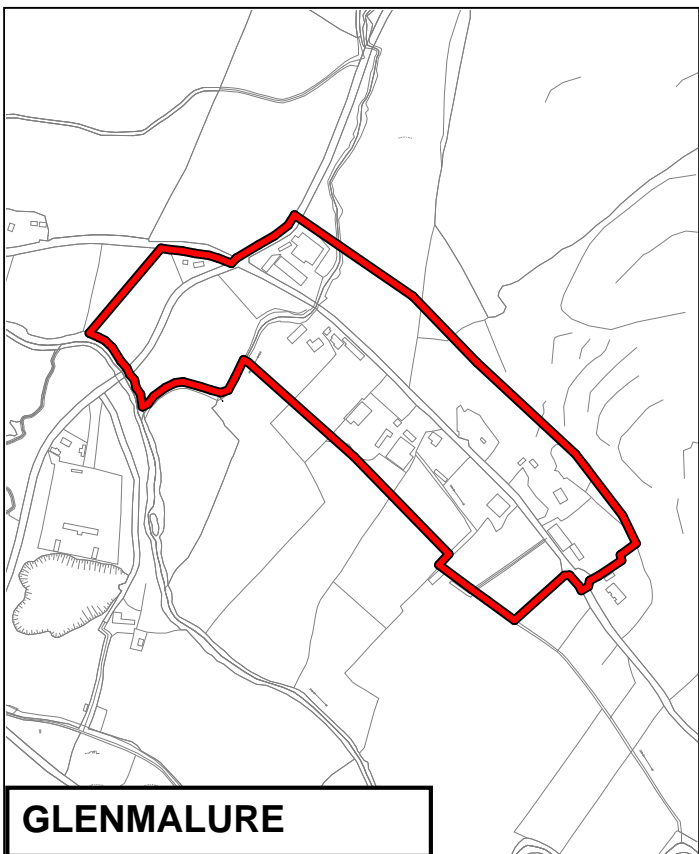
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**CRONEYHORN**



**DAVIDSTOWN**



**GLENMALURE**

**Settlement Boundaries  
Rural Clusters**

WICKLOW COUNTY  
DEVELOPMENT PLAN 2016-2022



**SETTLEMENT BOUNDARIES**



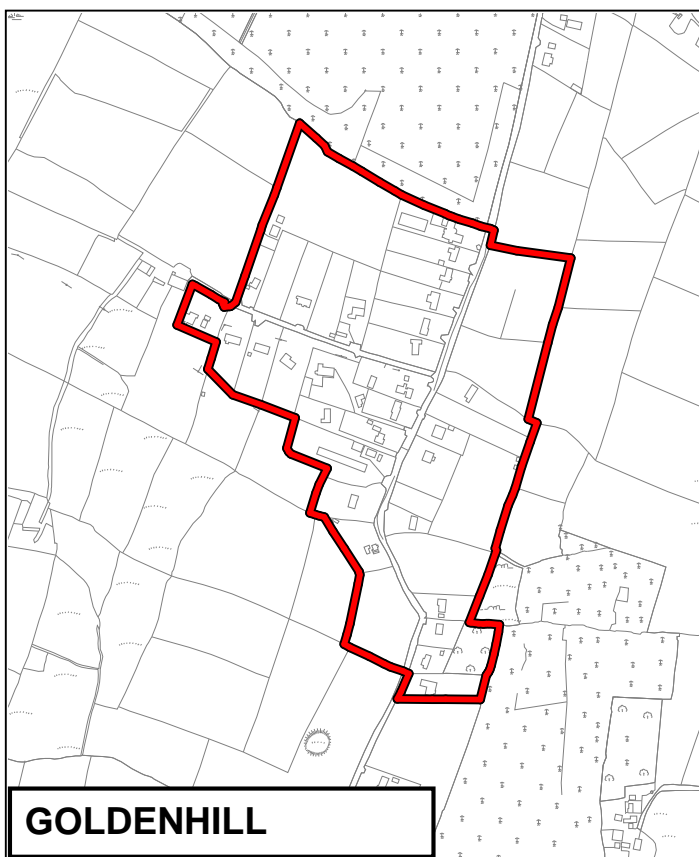
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Planning Department

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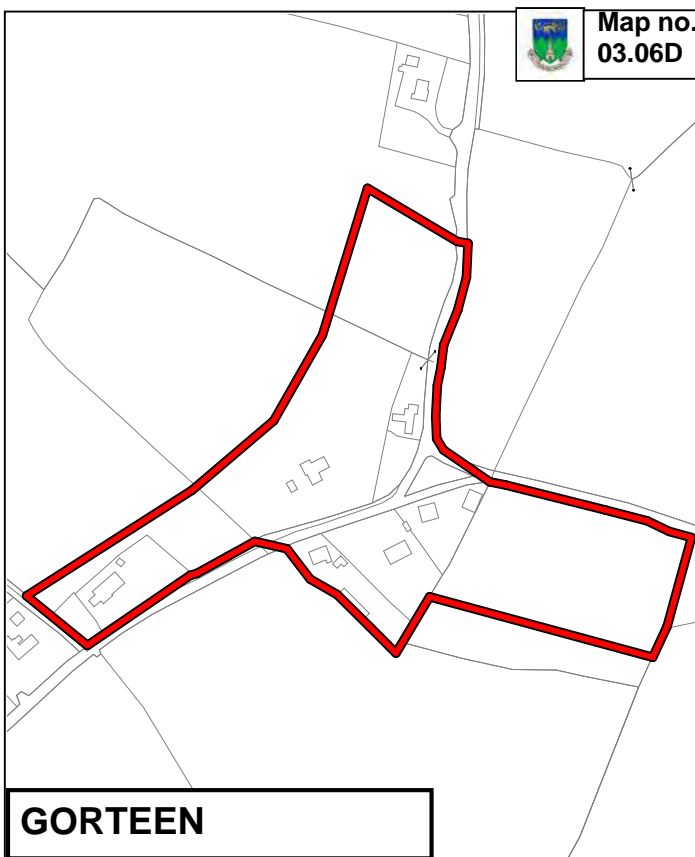
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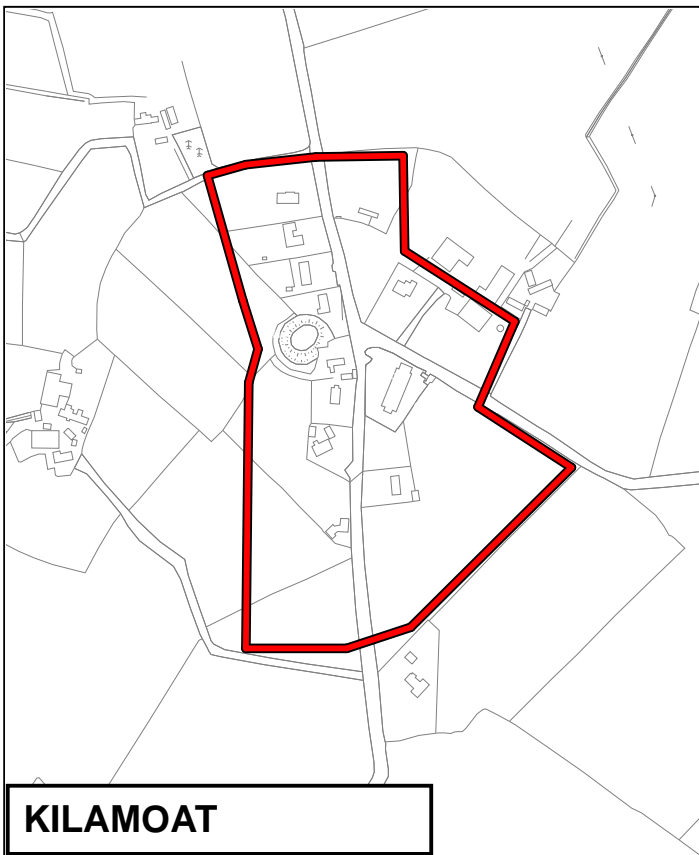
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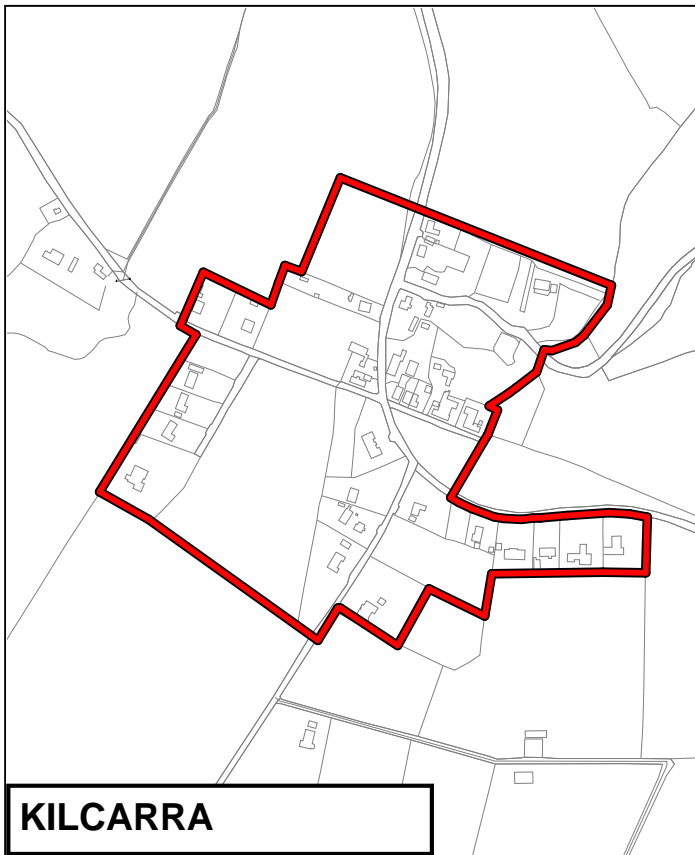
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**GORTEEN**



**KILAMOAT**



**KILCARRA**

**Settlement Boundaries  
Rural Clusters**

WICKLOW COUNTY  
DEVELOPMENT PLAN 2016-2022



**SETTLEMENT BOUNDARIES**



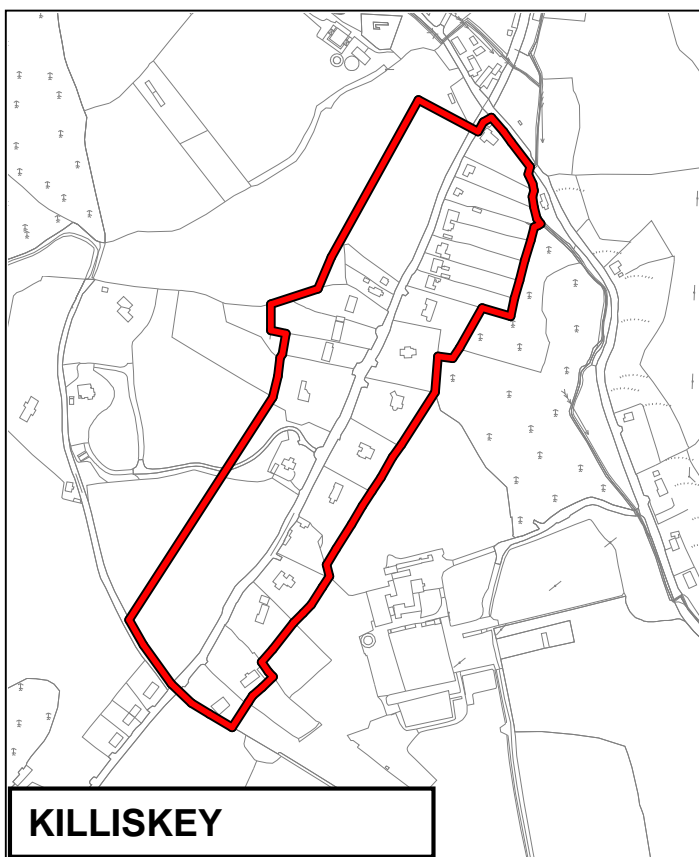
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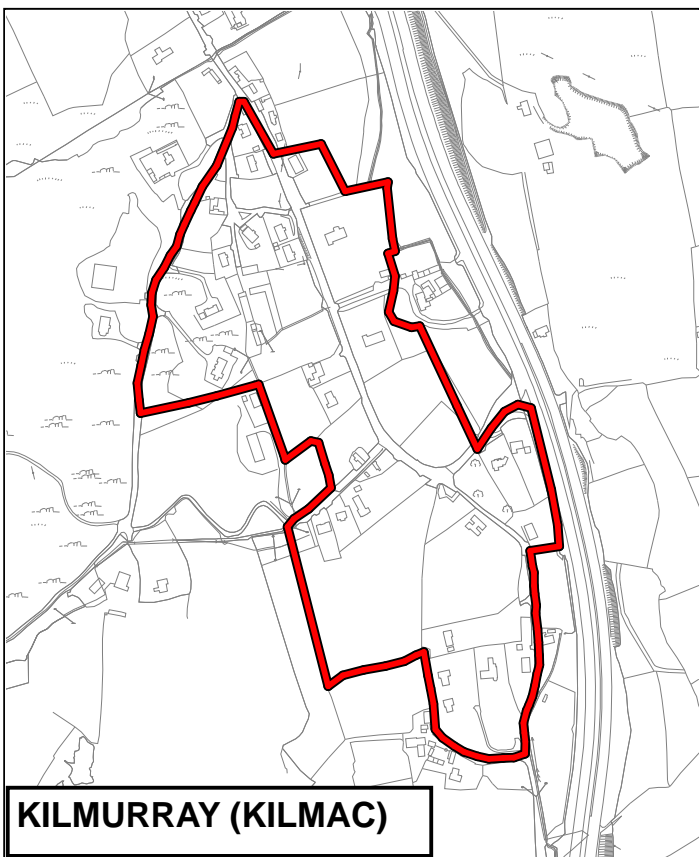
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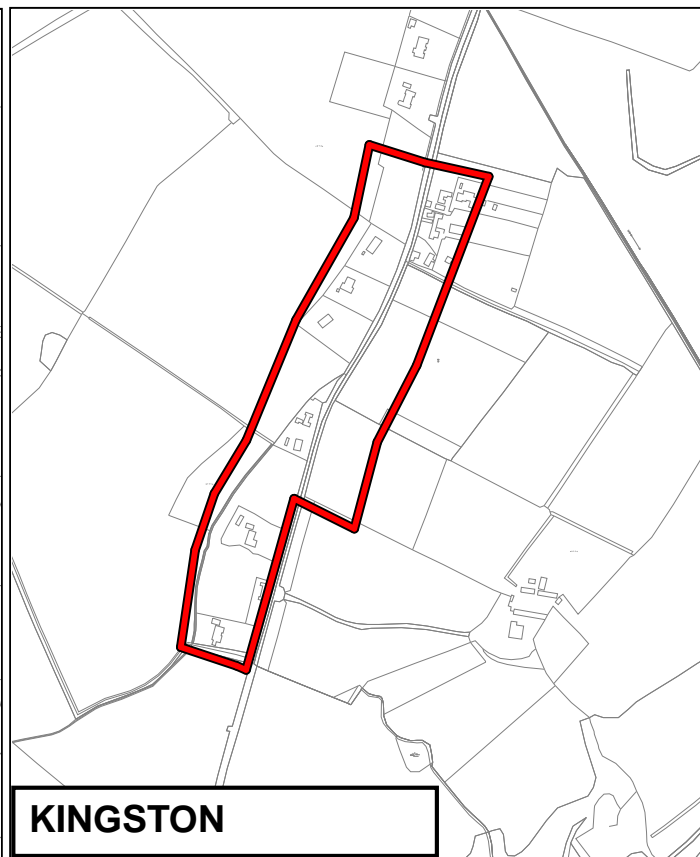
**KILLISKEY**



**KILMURRAY (NTMK)**



**KILMURRAY (KILMAC)**



**KINGSTON**

**Settlement Boundaries  
Rural Clusters**

WICKLOW COUNTY  
DEVELOPMENT PLAN 2016-2022



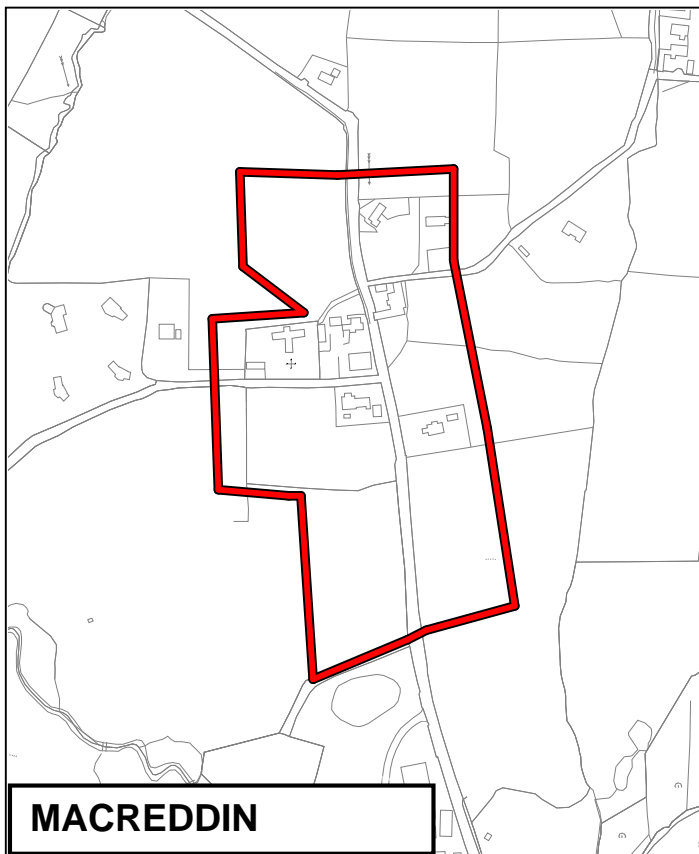
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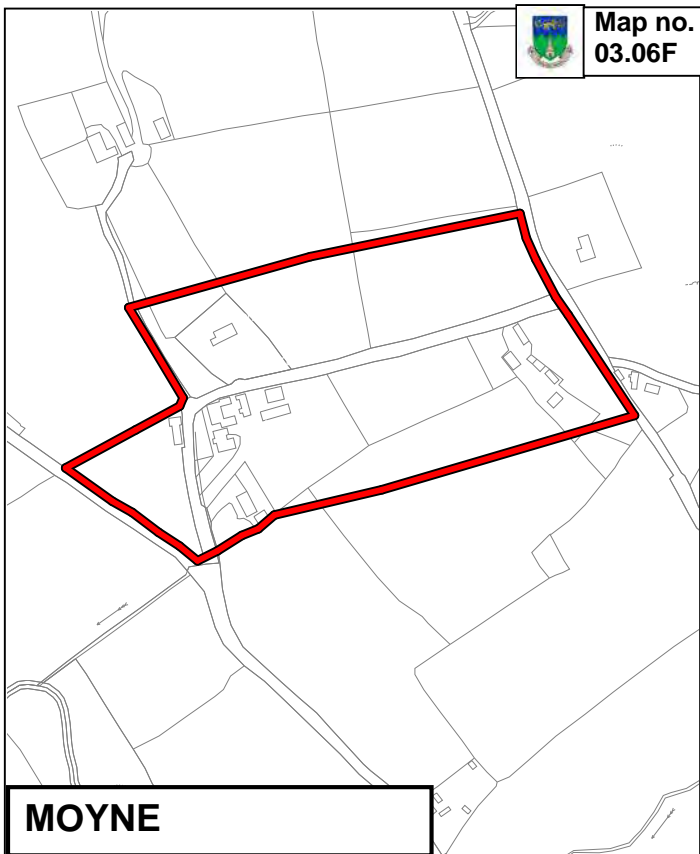
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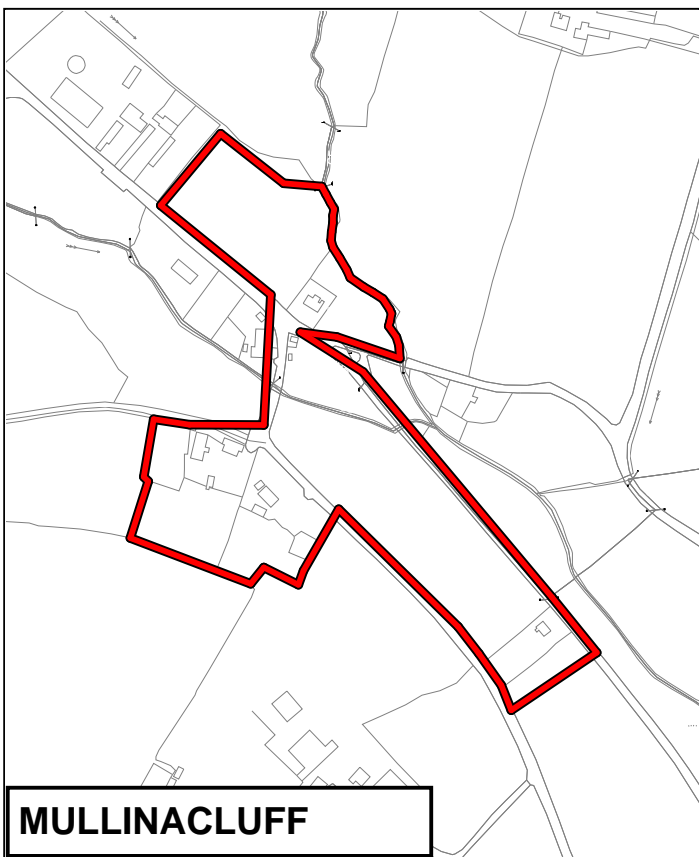
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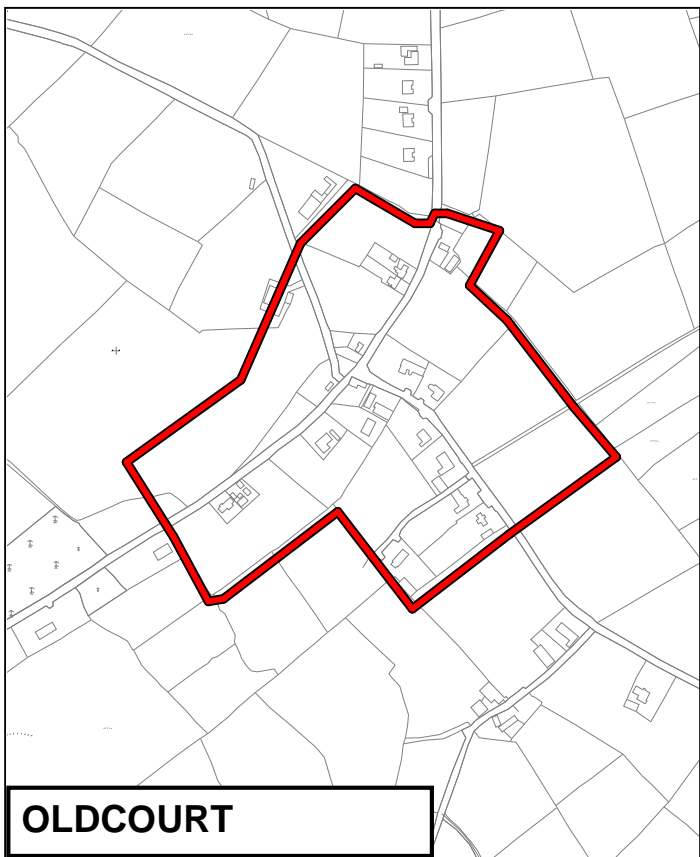
**MACREDDIN**



**MOYNE**



**MULLINACLUFF**



**OLDCOURT**

**Settlement Boundaries  
Rural Clusters**

WICKLOW COUNTY  
DEVELOPMENT PLAN 2016-2022



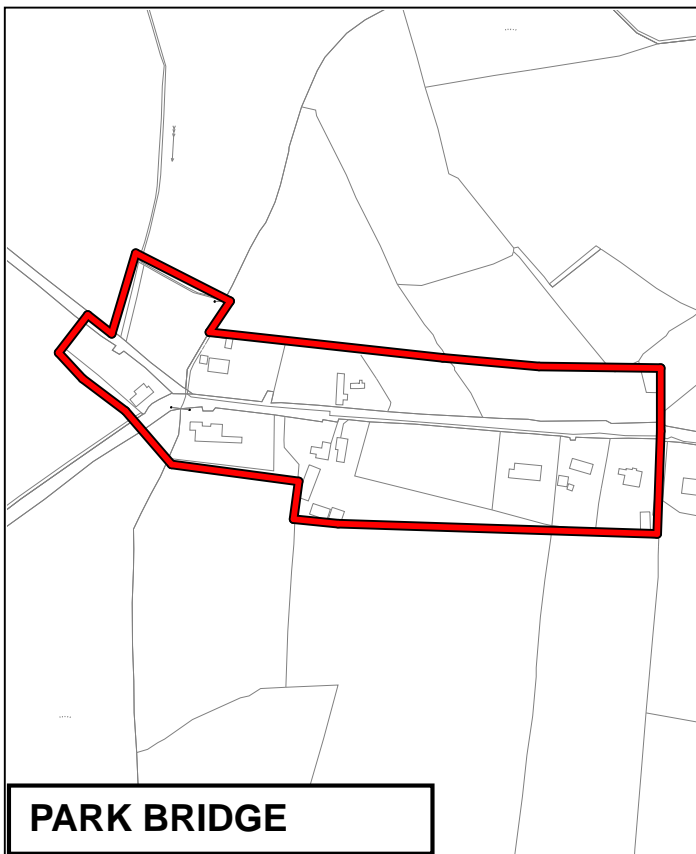
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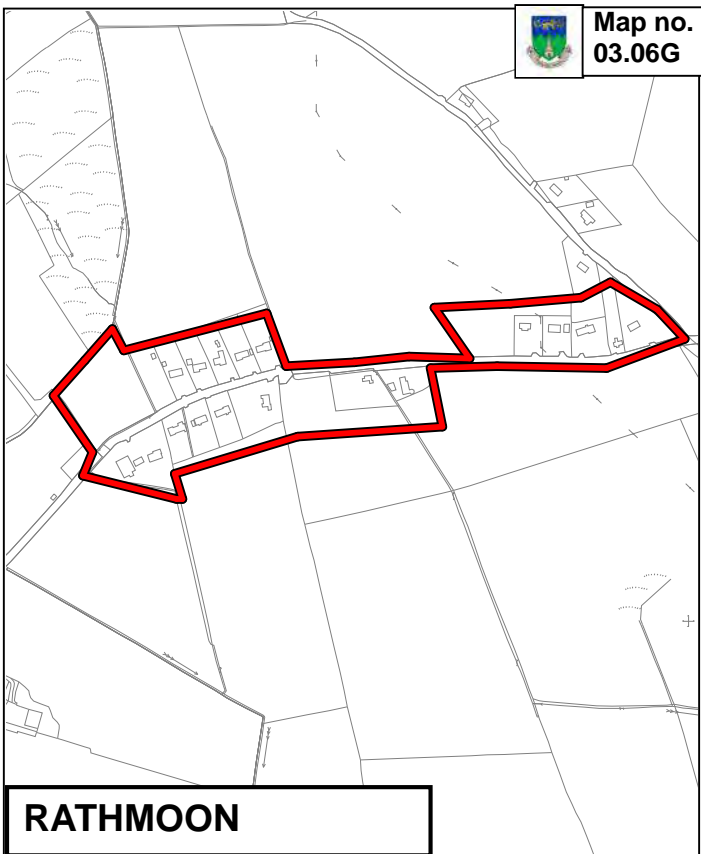
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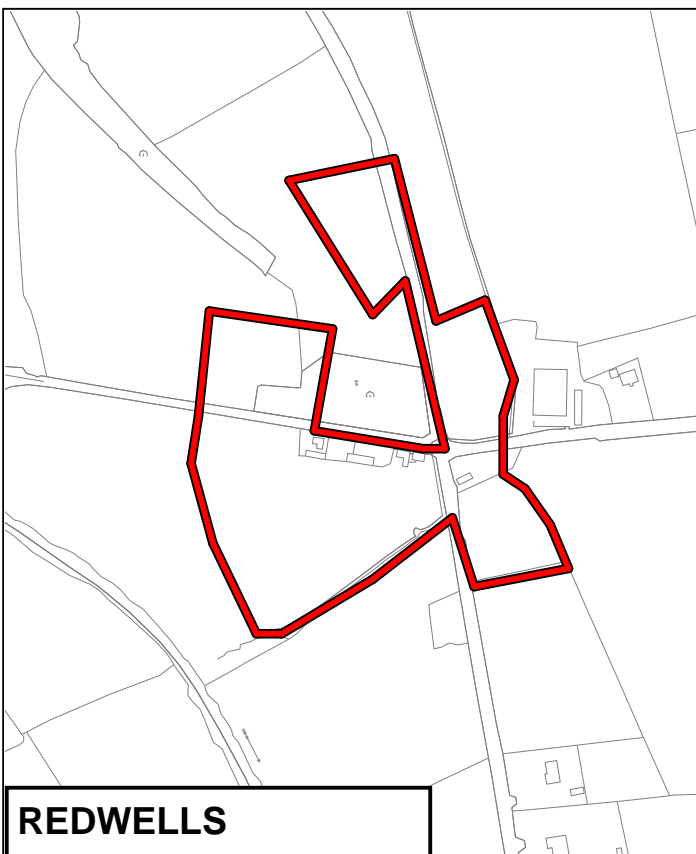
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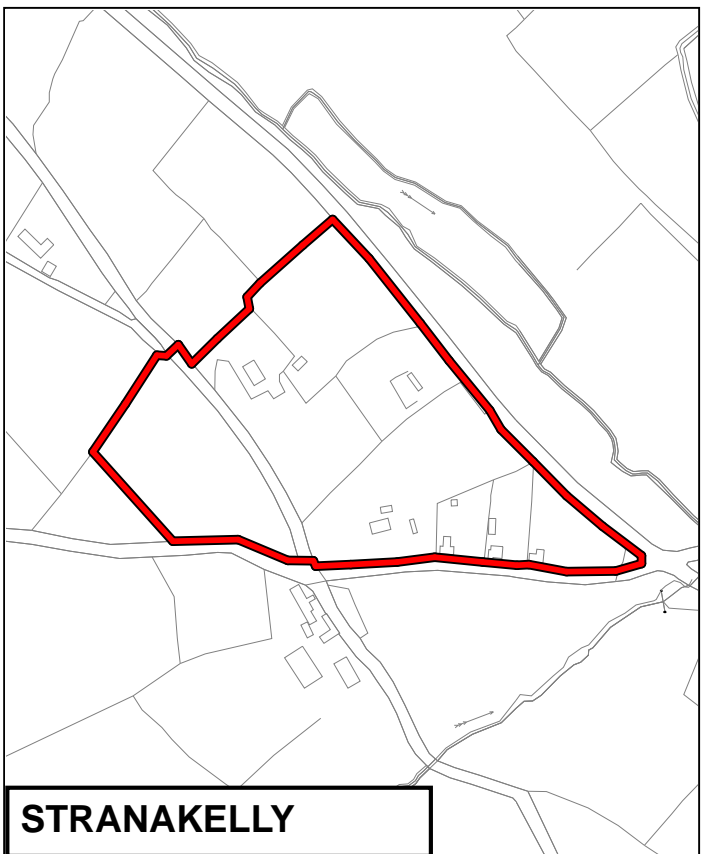
**PARK BRIDGE**



**RATHMOON**



**REDWELLS**



**STRANAKELLY**

**Settlement Boundaries  
Rural Clusters**

WICKLOW COUNTY  
DEVELOPMENT PLAN 2016-2022



**SETTLEMENT BOUNDARIES**

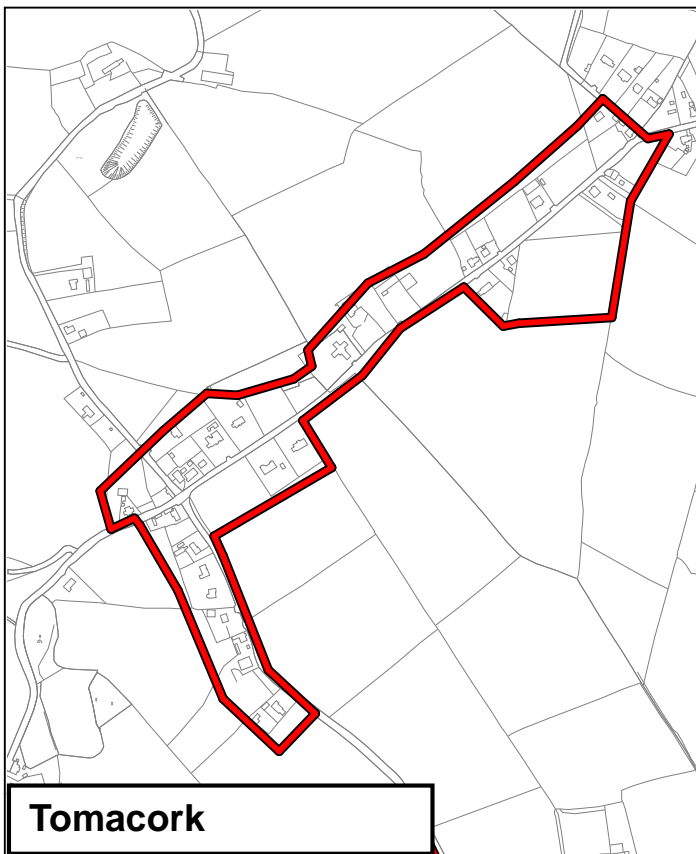


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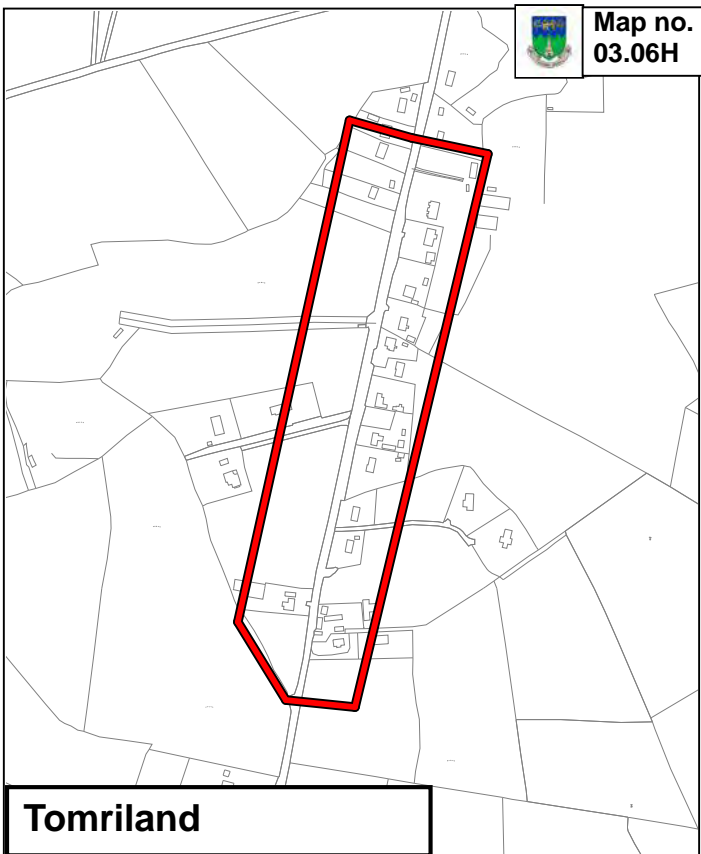
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**Tomacork**



**Tomriland**

**Settlement Boundaries  
Rural Clusters**

WICKLOW COUNTY  
DEVELOPMENT PLAN 2016-2022



**SETTLEMENT BOUNDARIES**



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## CHAPTER 4 - HOUSING

### 4.1 Introduction

One of the principal functions of a development plan is to put in place a framework for the delivery of new housing and this is set out in both the 'Core Strategy' and the objectives set out in this chapter. It is aim of this framework to ensure that:

- residential amenity enjoyed by existing communities is preserved and enhanced;
- new housing development is encouraged and facilitated, in the correct locations;
- adequate zoned and serviced land is available in these locations to achieve the growth required;
- in areas where new housing is to be allowed on unzoned lands (e.g. in villages and in the open countryside) the policies and objectives for such development are clearly articulated;
- a range of house types and tenures are delivered, to cater for all in society; and
- new housing development is of the highest quality

### 4.2 Wicklow County Housing Strategy

The preparation of a Housing Strategy is a requirement under the Planning and Development Act 2000 (as amended). Part V of the Act requires that each Planning Authority shall include in any development plan it makes a strategy for the purpose of ensuring that the proper planning and sustainable development of the area of the development plan provides for the housing of the existing and future population of the area in the manner set out in the strategy. The Housing Strategy must include an analysis of demand and supply for the different sectors of the housing market, forecast future needs and shortfalls and propose objectives to balance demand with supply in a sustainable manner.

The procedures for the preparation of a Housing Strategy are set down in the Act. In particular, the Act specifies that the Housing Strategy will:

- estimate the existing and likely future need for housing in the area, and ensure that sufficient zoned and serviced land is made available to meet such needs;
- ensure that housing is available for persons who have different levels of income;
- ensure that a mixture of house types and sizes is developed to reasonably match the requirements of the different categories of households, including the special requirements of elderly persons and persons with disabilities;
- counteract undue segregation between persons of different social backgrounds; and
- provide that as a general policy a specific % (not exceeding 10%) of the land zoned in the development plan for residential use, or for a mixture of residential and other uses, shall be reserved for those in need of social housing in the area.

Thus the Housing Strategy encompasses both the role of the Authority as the provider of social and special housing and its broader land use planning responsibilities. The Housing Strategy for the 2016-2022 period is included as an Appendix to this plan.

While the Housing Strategy has found that there is rationale for seeking 10% of eligible residential development be reserved for social housing during the strategy period of 2016-2022, this only addresses social housing needs that will arise during the 2016-2022 period and does not take into account the considerable demand for such housing that has built up over the currency of the previous strategy. It is also clear that the combination of the Council's own construction programme (which is severely curtailed at

present) and Part V will only cater for a proportion of the population experiencing affordability problems in the County.

The Council must continue to utilise all policy avenues open to it and any new schemes that become available to ensure the greatest delivery of social housing possible and to ensure a regionally equitable balance of housing delivery.

### 4.3 Key Housing Principles

#### 4.3.1 Sustainable Communities

Well-designed homes in the right locations are fundamental to building strong, sustainable communities. It is essential that the residents of Wicklow are provided high quality places to live which:

- deliver a quality of life which residents are entitled to expect, in terms of amenity, safety and convenience;
- prioritise walking, cycling and public transport, and minimise the need to use cars;
- provide a good range of community and support facilities, where and when they are needed and that are easily accessible;
- present an attractive, well-maintained appearance, with a distinct sense of place and a quality public realm that is easily maintained;
- are easy to access for all and to find one's way around;
- promote the efficient use of land and of energy, and minimise greenhouse gas emissions;
- provide a mix of land uses to minimise transport demand;
- promote social integration and provide accommodation for a diverse range of household types and age groups;
- enhance and protect the green infrastructure and biodiversity; and
- enhance and protect the built and natural heritage.

#### 4.3.2 Zoning

New housing development shall be required to locate on suitably zoned / designated land in settlements.

The priority for new residential development shall be in the designated 'town' and 'village' / 'neighbourhood centres' or 'primary zone' in settlements with development plans, or in the historic centre of large and small villages, through densification of the existing built up area, re-use of derelict or brownfield sites, infill and backland development. In doing so, particular cognisance must be taken of respecting the existing built fabric and residential amenities enjoyed by existing residents, and maintaining existing parks and other open areas within settlements.

In acknowledgement of the challenges presented by such sites, new housing development shall also be permitted on greenfield lands that are zoned / designated for housing.

The zoning / designation of greenfield land for new housing shall adhere to the following principles:

- Application of the 'sequential approach' whereby zoning extends outwards from centres, contiguous to the existing built up part of the settlement;
- promotion of the concept of 'walkable' neighbourhoods, whereby undeveloped lands within 10 minutes walking distance of the settlement centre and 5 minutes walking distance of any neighbourhood / village centres are prioritized;
- promotion of a sustainable land use and transportation pattern, whereby undeveloped lands that are accessible to public transport routes are considered most suitable for development. In this

regard, undeveloped land within 1 km of any rail or light rail stop or 500m of bus routes will be prioritized;

- lands already or easily serviced by a gravity fed water supply system and waste water collection system will be prioritized;
- cognisance will be taken of the need to provide upmost protection to the environment and heritage, particularly of designated sites, features and buildings;
- the need to maintain the rural greenbelt between towns; and
- promotion of the development of lands adjacent to existing or planned community and social infrastructure, such as schools and open space sites/zones.

### 4.3.3 Phasing

Notwithstanding the zoning / designation of any land for residential purposes, the development management process shall monitor and implement the population targets for each settlement as set out in the Core Strategy and shall phase and restrict, where necessary, the granting of residential planning permissions to ensure these targets are not exceeded.

The development of zoned / designated land should generally be phased in accordance with the sequential approach:

- Development shall extend outwards from centres with undeveloped land closest to the centres and public transport routes being given preference, i.e. 'leapfrogging' to peripheral areas shall be resisted;
- a strong emphasis shall be placed on encouraging infill opportunities and better use of under-utilised lands; and
- areas to be developed shall 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.

### 4.3.4 Densities

It is an objective of the Council to encourage higher residential densities at suitable locations, particularly close to existing or proposed major public transport corridors and nodes, and in proximity to major centres of activity such as town and neighbourhood centres.

Maximum densities will normally be ascribed to each parcel of zoned / designated residential land in the relevant local plan. Densities are crafted following an assessment of the capacity and characteristics of the land in question, in the interests of providing the most compact and sustainable form of development. In order to achieve the housing growth targets set out in the Core Strategy, it is important that maximum densities are achieved, except where insurmountable impediments arise.

In existing residential areas, infill development shall generally be at a density that respects the established character of the area in which it is located, subject to the protection of the residential amenity of adjoining properties.

Apartments generally will only be permitted within the designated centres in settlements (i.e. designated town, village or neighborhood centres), on mixed use designated lands (that are suitable for residential uses as part of the mix component) or within 10 minutes walking distance of a train or light rail station.

### 4.3.5 Rural Housing

As set out in Chapter 3 of this plan, rural housing in County Wicklow requires to be managed, to protect the County's pristine landscapes and natural resources, to avoid urban generated rural housing and to ensure the needs of those with a bona fide necessity to live in the rural area are facilitated.

### 4.3.6 Design of New Developments

This plan is accompanied by a **Development and Design Standards** document which sets out Wicklow County Council's requirements with respect to the design standards for new housing developments. All new housing developments will be assessed against the achievement of these key design factors set out in this guide, and in particular, will be required to address the following issues:

- 1) Context: How does the development respond to its surroundings?
- 2) Connections: How well is the new development / site / neighbourhood connected?
- 3) Inclusivity: How easily can people use and access the development?
- 4) Variety: How does the development promote a good mix of activities?
- 5) Efficiency: How does the development make appropriate use of resources, including land?
- 6) Distinctiveness: How do the proposals create a sense of place?
- 7) Layout: How does the proposal create people-friendly streets and spaces?
- 8) Public realm: How safe, secure and enjoyable are the public areas?
- 9) Adaptability: How will the buildings cope with change?
- 10) Privacy / amenity: How do the buildings provide a high quality amenity?
- 11) Parking: How will the parking be secure and attractive?
- 12) Detailed design: How well thought through is the building and landscape design?

## 4.4 Housing Objectives

### General

**HD1** New housing development shall be required to locate on suitably zoned or designated land in settlements, and will only be considered in the open countryside when it is for the provision of a rural dwelling to those with a housing, social or economic need to live in the open countryside.

### Design

**HD2** New housing development, above all other criteria, shall enhance and improve the residential amenity of any location, shall provide for the highest possible standard of living of occupants and in particular, shall not reduce to an unacceptable degree the level of amenity enjoyed by existing residents in the area.

**HD3** All new housing developments (including single and rural houses) shall achieve the highest quality of layout and design, in accordance with the standards set out in the **Development and Design Standards** document appended to this plan, which includes a **Wicklow Single Rural Houses Design Guide**.

### Social Housing

**HD4** To implement the provisions of the **Wicklow Housing Strategy** and in particular, to require that 10% of all zoned land developed for residential use, or for a mixture of residential and other uses, shall be devoted to social housing.

## Density

**HD5** In order to make best use of land resources and services, unless there are cogent reasons to the contrary, new residential development shall be expected to aim for the highest density indicated for the lands<sup>1</sup>. The Council reserves the right to refuse permission for any development that is not consistent with this principle.

## Sequence / Phasing of Housing

**HD6** Notwithstanding the zoning / designation of land for residential purposes, the Development Management process shall monitor and implement the population targets of this plan and shall phase and restrict, where necessary, the granting of residential planning permissions to ensure these targets are not exceeded

**HD7** The development of zoned land should generally be phased in accordance with the sequential approach as set out in this chapter. The Council reserves the right to refuse permission for any development that is not consistent with these principles.

**HD8** Housing development shall be managed and phased to ensure that infrastructure and in particular, community infrastructure, is provided to match the need of new residents. Where specified by the Planning Authority, new significant residential or mixed use development<sup>2</sup> proposals, may be required to provide a social and community facility/facilities as part of the proposed development or the developer may be required to carry out a social infrastructure audit, to determine if social and community facilities in the area are sufficient to provide for the needs of the future residents. Where deficiencies are identified, proposals will be required to either rectify the deficiency, or suitably restrict or phase the development in accordance with the capacity of existing or planned services.

## Existing Residential Areas

**HD9** In areas zoned / designated 'existing residential', house improvements, alterations and extensions and appropriate infill residential development in accordance with principles of good design and protection of existing residential amenity will normally be permitted (other than on lands permitted or designated as open space, see Objective HD11 below). While new developments shall have regard to the protection of the residential and architectural amenities of houses in the immediate environs, alternative and contemporary designs shall be encouraged (including alternative materials, heights and building forms), to provide for visual diversity.

**HD10** In existing residential areas, infill development shall generally be at a density that respects the established character of the area in which it is located, subject to the protection of the residential amenity of adjoining properties. However, where previously unserved, low density housing areas become served by mains water services, consideration will be given to densities above the prevailing density, subject to adherence to normal siting and design criteria.

<sup>1</sup> Unless specific in the relevant local plan, the density objective for any particular lands shall be drawn for the principles set out in the **Development and Design Standards** appended to this plan.

<sup>2</sup> This is determined to be any proposed development in: (a) settlement Levels 1 to 4 of 150+ residential units, (b) settlement Level 5 of 75+ residential units and (c) settlement Level 6 of 30+ residential units.

**HD11** 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 on such lands.

### **Protection of Residential Amenity in Transitional Areas**

**HD12** While the zoning objectives indicate the different uses permitted in principle in each zone it is important to avoid abrupt transitions in scale and use at the boundary of adjoining land use zones. In these areas it is necessary to avoid developments that would be detrimental to amenity. In zones abutting residential areas, particular attention will be paid to the use, scale, density and appearance of development proposals and to landscaping and screening proposals in order to protect the amenities of residential properties.

### **Unit Types / Sizes / Locations**

**HD13** Apartments generally will only be permitted within the designated centres in settlements (i.e. designated town, village or neighborhood centres), on mixed use designated lands (that are suitable for residential uses as part of the mix component) or within 10 minutes walking distance of a train or light rail station.

**HD14** New apartment developments dependent on access through existing established areas of predominantly single family homes will generally not be permitted.

**HD15** Within medium to large scale housing developments, a range of unit types / sizes shall be provided, including bungalows (this requirement does not apply to apartment only developments).

**HD16** Temporary residential structures (e.g. mobile homes, caravans, cabins, portacabins etc) form a haphazard and substandard form of residential accommodation and generally have poor aesthetic value and can detract from the overall appearance of an area. Therefore permission will generally not be granted for such structures.

### **Housing Formats**

**HD17** The maximum size of any single 'housing estate' shall be 200 units and developments that include more than 200 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.

**HD18** The development of 'serviced sites', where site purchasers have the option of designing their own home, shall be particularly encouraged on zoned / designated housing land.

### **Urban Regeneration & Housing**

**HD19** In many settlements in the County, there are sites and areas in need of development and renewal, in order to prevent:

- a. adverse effects on existing amenities in such areas, in particular as a result of the ruinous or neglected condition of any land,
- b. urban blight and decay,
- c. anti-social behaviour, or
- d. a shortage of habitable houses or of land suitable for residential use or a mixture of residential and other uses

It is an objective of this plan to encourage and facilitate the appropriate development of such sites / lands and all available tools and mechanisms, including the Vacant Site levy, may be utilised to stimulate such development.

In this regard, it is considered that all lands zoned 'Town Centre' in this plan (this refers to Level 5 settlements) as well as the following zones in larger towns (with stand alone plans) may include sites that are in need of renewal and regeneration, and these areas will be examined in detail to determine if there are sites where the Vacant Site Levy should be applied.

Settlement	Zones <sup>3</sup>
<b>Bray and Environs</b>	TC, SF, GTH
<b>Wicklow Town and Rathnew</b>	TC, VC, PT, MU
<b>Arklow Town and Environs</b>	TC, WZ
<b>Greystones, Delgany and Kilcoole</b>	TC, VC
<b>Newtownmountkennedy</b>	TC
<b>Blessington</b>	TC
<b>Rathdrum</b>	TC, C

All lands zoned for residential development, including all lands zoned RE, R20, R15, R10 in this plan (this refers to Level 5 settlements), as well as the following residential zones in larger towns, are considered to be lands that may be in need of new development in order to ensure there is no shortage of housing, and these zones will be examined in detail in order to determine if there are sites where the Vacant Site Levy should be applied.

Settlement	Zones <sup>9</sup>
<b>Bray and Environs</b>	RE1, R1, R2, R3, MU (where the predominate use provided for is residential)
<b>Wicklow Town and Rathnew</b>	RE, R1, R2, R3, R4
<b>Arklow Town and Environs</b>	RE, R1, R2, R3, R4, AA (where the predominate use provided for is residential)
<b>Greystones, Delgany and Kilcoole</b>	RE, R22, R17, R15, R10, R5, R2.5, R (Special), MU (where the predominate use provided for is residential)
<b>Newtownmountkennedy</b>	RE, R1, R2, R3
<b>Blessington</b>	RE, R1, R2
<b>Rathdrum</b>	R1, R2, R3, R4, RIV

<sup>3</sup> or other such zoning codes as may replace these, during the making of future local plans



## Housing in Rural Settlements / Areas (Levels 6-10 in County Settlement Hierarchy)

**HD20** Urban generated housing shall not be permitted in the rural areas of the County, other than in rural settlements that have been deemed suitable to absorb an element of urban generated development (see objective HD19).

**HD21** To implement the following housing occupancy controls for each Level, as set out in the Settlement Strategy:

### Level 6 Rural Towns

#### Multi-house development

75% no restriction

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

#### Single house development

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

### Level 7 Large Villages

#### Multi-house development

50% no restriction

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

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

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

#### Single house

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

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

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

### Level 8 Small Villages

#### Multi-house development

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

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

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

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

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

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

### Single house

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

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

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

## Level 9 Rural Clusters

### Multi-house development

Not permitted

### Single house

Applicant / purchaser of any new home must

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

## Level 10 Open countryside

Objective H23 applies.

**HD22** Where permission is sought for residential development in a settlement with occupancy controls (Levels 6-9), the applicant will be required to show compliance with objectives for that settlement set out in this plan and to lodge with the Land Registry a burden on the property, in the form of a Section 47 agreement, restricting the use of the dwelling(s) for a period of 7 years in accordance with the relevant objective.

### Housing in the Open Countryside

**HD23** Residential development will be considered in the open countryside only when it is for those with a definable social or economic need to live in the open countryside.

Residential development will be considered in the countryside in the following circumstances:

1. A permanent native resident seeking to build a house for his / her own family and not as speculation. A permanent native resident shall be a person who has resided in a rural area in County Wicklow for at least 10 years in total (including permanent native residents of levels 8 and 9), or resided in the rural area for at least 10 years in total prior to the application for planning permission.

2. A son or daughter, or niece/nephew considered to merit the same position as a son/daughter within the law (i.e. when the uncle/aunt has no children of his/her own), of a permanent native resident of a rural area, who can demonstrate a definable social or economic need to live in the area in which the proposal relates and not as speculation.
3. A son or daughter, or niece/nephew considered to merit the same position as a son/daughter within the law (i.e. when the uncle/aunt has no children of his/her own), of a permanent native resident of a rural area, whose place of employment is outside of the immediate environs of the local rural area to which the application relates and who can demonstrate a definable social or economic need to live in the area to which the proposal relates and not as speculation.
4. Replacing a farm dwelling for the needs of a farming family, not as speculation. If suitable the old dwelling may be let for short term tourist letting and this shall be tied to the existing owner of the new farm dwelling were it is considered appropriate and subject to the proper planning and development of the area.
5. A person whose principal occupation is in agriculture and can demonstrate that the nature of the agricultural employment is sufficient to support full time or significant part time occupation.
6. An immediate family member (i.e. son or daughter) of a person described in 5, who is occupied in agriculture and can demonstrate that the nature of the agricultural employment is sufficient to support full time or significant part time occupation.
7. A person whose principal occupation is in a rural resource based activity (i.e. agriculture, forestry, mariculture, agri-tourism etc.) can demonstrate a need to live in a rural area in order to carry out their occupation. The Planning Authority will strictly require any applicant to show that there is a particular aspect or characteristic of their employment that requires them to live in that rural area, as opposed to a local settlement.
8. A close relative who has inherited, either as a gift or on death, an agricultural holding or site for his/her own purposes and not for speculation and who can demonstrate a definable social and / or economic need to live in the area to which the proposal relates.
9. The son or daughter of a landowner who has inherited a site for the purpose of building a one off rural house and where the land has been in family ownership as at 11th October 2004 for at least 10 years prior to the application for planning permission and not as speculation.
10. An emigrant who qualifies a permanent native resident, returning to a rural area in County Wicklow, seeking to build a house for his/her own use not as speculation.
11. Persons whose work is intrinsically linked to the rural area and who can prove a definable social or economic need to live in the rural area
12. A permanent native resident that previously owned a home and is no longer in possession of that home (for example their previous home having been disposed of following legal separation / divorce / repossession, the transfer of a home attached to a farm to a family member or the past sale of a home following emigration) and can demonstrate a social or economic need for a new home in the rural area.
13. Permanent native residents of moderate and small growth towns, seeking to build a house in their native town or village within the 60kph / 40mph speed limit on the non national radial roads, for their own use and not as speculation as of 11th October 2004.
14. A person whose business requires them to reside in the rural area and who can demonstrate the adequacy of the business proposals and the capacity of the business to support them full time.
15. Permanent native residents of the rural area who require a new purpose built specially adapted house due to a verified medical condition and who can show that their existing home cannot be adapted to meet their particular needs.
16. Persons who were permanent native residents of a rural area but due to the expansion of an adjacent town / village, the family home place is now located within the development boundary of the town / village.

In the event of conflict of any other settlement strategy objective / Landscape Zones and categories, a person who qualifies under policy HD23 their needs shall be supreme, except where the proposed development would be a likely traffic hazard or public health hazard.

With regard to the preservation of views and prospects, due consideration shall be given to those listed within the area of the National Park; and with respect to all other areas, to generally regard the amenity matters, but not to the exclusion of social and economic matters. The protection and conservation of views and prospects should not give rise to the prohibition of development, but development should be designed and located to minimise impact

**HD24** Where permission is granted for a single rural house, the applicant will be required to lodge with the Land Registry a burden on the property, in the form of a Section 47 agreement, restricting the use of the dwelling for a period of 7 years to the applicant, or to those persons who fulfil the criteria set out in Objective HD23 or to other such persons as the Planning Authority may agree to in writing.

**HD25** The conversion or reinstatement of non-residential or abandoned residential buildings back to residential use in the rural areas will be supported where the proposed development meets the following criteria:

- the original walls must be substantially intact – rebuilding of structures of a ruinous nature will not be considered;
- buildings must be of local, visual, architectural or historical interest;
- buildings must be capable of undergoing conversion / rebuilding and their original appearance must be substantially retained. (A structural survey by a qualified engineer will be required with any planning application); and
- works must be executed in a sensitive manner and retain architecturally important features wherever possible and make use of traditional and complementary materials, techniques and specifications.

## CHAPTER 5 - ECONOMIC DEVELOPMENT

### 5.1 Introduction

This chapter will set out the objectives of the County Development Plan for the sustainable development of Wicklow's economy that are relevant to and implementable through a land-use plan. The land-use objectives of this plan aim to support the strategies of the Wicklow Local Economic and Community Plan and the Wicklow Local Enterprise Office, as well as the non-statutory 'Wicklow Economic Think Tank' strategy, all of which have a wider remit than the County Development Plan in the area of economic development.

Sustainable economic development requires balance in terms of location and diversity of economic activity, as well as the protection of the environment and people's quality of life. In this regard, it is intended that this chapter will clearly articulate where the Council will promote and support proposals for new or expanded employment generating developments, what type of development will be facilitated in various locations and what criteria will be used to evaluate such proposals. The Council's requirements with respect to the design, layout, servicing etc of new or expanded developments are set out in the Development & Design Standards in the appendix.

### 5.2 The Wicklow Local Economic and Community Plan (LECP)

The Local Government Reform Act 2014 provides a stronger and clearer role for local government in economic and community development. One of the main means of achieving this is set out in the 'Action Programme for Effective Local Government – Putting People First', which sets out a clear focus on the importance of local government:

*"Local government will be the main vehicle of governance and public service at local level, leading economic, social and community development."*

This process will be driven by the provision of **Local Economic and Community Plans (LECP)** which aims to set out, for a six-year period, the objectives and actions needed to promote and support the economic development and the local and community development of each local authority, both by itself directly and in partnership with other economic and community development stakeholders. The LECP guidelines for local authorities (DoECLG 2015) set out four broad phases for the delivery of the plan – 1) preparation, 2) public consultation, 3) the development of objectives and actions and 4) finalisation of the plan, with a fifth phase for monitoring and reviewing the implementation of the plan.

In spite of the absence of the yet to be commenced Regional Spatial and Economic Strategy<sup>1</sup> for the Dublin and Mid East region, the Wicklow Local Economic and Community Plan has been prepared. The plan includes objectives and actions promoting and supporting (a) economic development and (b) the local and community development of the County. The two elements are integrated for the socio-economic framework and for the actions to increase employment and quality of life opportunities in the County.

The economic element of the LECP was developed by the Economic SPC and the Enterprise Directorate of the Council. The vision for the LECP is as follows:

*"Our vision is for a county which provides a high quality of life and well-being for all; values socially inclusive urban and rural communities; is driven by a dynamic and innovative economy; promotes and prioritises sustainable development and protects and enhances the County's unique and rich natural and cultural heritage."*

<sup>1</sup> The Regional Planning Guidelines are to be replaced by new Regional Spatial and Economic Strategies.

In this regard the LECP sets out the following 10 overarching goals for economic and community development within County Wicklow:

- Goal 1** Develop community capacity in disadvantaged communities and engage in urban regeneration and rural development.
- Goal 2** Promote active citizenship and public participation to improve governance, transparency and enrich decision making.
- Goal 3** Develop high quality integrated services available to all communities, in particular, disadvantaged communities and vulnerable groups.
- Goal 4** Develop a vibrant and innovative Community and Social Enterprise Section
- Goal 5** Address access to education and training to increase life opportunities for all
- Goal 6** Develop infrastructure and measures that are positive and supportive to investment, enterprise, innovation and knowledge creation in strategic locations
- Goal 7** Sustain existing enterprise and develop quality employment and income opportunities for the wide range of employment needs in the County, with possibilities for reversing commuting patterns
- Goal 8** Capitalise on Wicklow's unique attributes and proximity to the Dublin market, excellent quality of life, human capital, tourism, landscape, marine, agricultural and forestry resources
- Goal 9** Support a shift towards low carbon and climate change resilient economic activity, reducing energy dependence, promoting the sustainable use of resources and leading in the Smart Green Economy
- Goal 10** Harness efficiently the full resources of the County and promote interagency collaboration

**The strategies and objectives in this chapter are not intended to duplicate those of the LECP (which has a much wider remit in the area of economic development), but rather to provide the land-use framework that will support the achievements of these goals.**

A key element of the LECP process has been the carrying out of detailed socio-economic analysis of the County which identified the following key findings with respect to the economy and employment characteristics of Wicklow<sup>2</sup>:

- A poor jobs ratio of 42% in 2011.
- A recent reduction in unemployment levels with the number of people on the Live Register dropping to 10,420 in March 2015. Construction and craft related workers remain the largest group of unemployed<sup>3</sup>.
- Construction and craft related workers remain the largest group of unemployed.
- 'Wholesale, Retail Trade, Transportation and Storage' forms the largest industrial group for those working in Wicklow (29%), followed by 'Information and Communication, Financial, Real Estate' (24%).

<sup>2</sup> Note that much of this data is from the 2011 Census, the 2016 Census figures not as yet being available for employment data.

<sup>3</sup> **Post adoption update:** Positively, there has been a recent further reduction in unemployment levels with the number of people on the Live Register in Wicklow, dropping to 8,257 in October 2016 (compared to 9,620 in October 2015 and 10,802 in October 2014 and a peak of 13,513 in July 2011).

- The County exhibits a large level of out-commuting for work, particularly in the towns in the north east. The largest destination for out-commuting is Dún Laoghaire Rathdown, with similar numbers working in Dublin City.
- Of commuters travelling into the County, 29% are from Dún Laoghaire-Rathdown functional area and 26% are from County Wexford. The highest numbers of in-commuters from the Dún Laoghaire - Rathdown area are working in 'Wholesale, Retail Trade, Transportation and Storage' sectors and 'Education, Human Health and Social Work Activities'. 24% of all persons in-commuting into the County from County Wexford are employed in 'Education, Human Health and Social Work Activities'.
- Out-commuting to Dublin city is dominated by employment in the 'Communication, Financial, Real Estate' sector. By contrast, in-commuting to Bray is characterised by the 'Wholesale, Retail Trade, Transportation and Storage' class.
- Arklow employs a high proportion (42%) of its own residential labour force. Over half of these (804 persons) are employed in Wholesale, Retail Trade, Transportation and Storage sector.
- Greystones-Delgany and Blessington exhibit a high degree of out-commuting in excess of 80%, to a wide range of locations, particularly in Dublin.
- Within Greystones the 'Information and Communication, Financial, Real Estate' sector comprises a majority of those employed in Dublin 1, 2 and 4.
- The highest proportion of Blessington residents employed (30%) are working in Wholesale, Retail Trade, Transportation and Storage sector, while 19% are working within the sectors of 'Manufacturing, Mining and Quarrying, Electricity, Gas'.
- There are currently 19 IDA client companies located in County Wicklow across a range of sectors supporting 2,342 jobs. There are currently 171 Enterprise supported companies in the county.
- Twenty-six 'film, video and television production related companies', 132 'IT and Communications' businesses and 73 'Cultural, Arts, Sports and Entertainment' enterprises are located within the County.
- Retail trade is improving from a difficult period. However, significant leakage is still experienced from the county's retail centres.
- Wicklow received over 204,000 overseas visitors in 2013 providing revenue of €287m, dominated by British and Mainland European visitors.
- The pattern of farming shows a reduction in the number of young farmers and an increase in the average size of holdings between 1991 and 2010.

### 5.3 Wicklow Economic Think Tank

In late 2013 the County Wicklow Economic Think Tank (CWETT) was established as a collaborative process of engagement between local businesses and local authorities in County Wicklow. The objective of this process was to develop a practical, non-statutory 'action plan' that would drive and maintain economic activity and increase employment in County Wicklow.

The plan developed by the CWETT and adopted by the County Council reflects the views of the business community in Wicklow, identifying where they collectively believe the strategic priorities lie in terms of economic development. The CWETT plan has two key elements:

1. A 'Big Idea' - This idea is intended to capture the imaginations and enthusiasm of businesses and the community across the County.
2. Six Strategic Objectives - Each of these objectives addresses a specific area of economic opportunity for the County; under each objective a series of specific actions have been identified, which if implemented, will enable the objective to be realised.

It is intended that in time, the key elements of the Think Tank action plan will be integrated into the LECP, where relevant, as this will allow for more effective and coordinated implementation.

## The Big Idea

The 'big idea' is to rebrand Wicklow with a clear, consistent and comprehensive image – one that highlights where Wicklow excels and what differentiates it from other counties. It is intended that this 'new brand' will highlight what Wicklow has to offer to businesses, potential investors, tourists and residents of the County:

- A business environment that is built on quality, a wealth of tradition, sustainability and innovation. It would showcase the fact that Wicklow is open for business – supporting new businesses to start and grow and existing businesses to thrive.
- A place that provides the opportunity to experience a healthy, green lifestyle. It would raise awareness of the quality of life that Wicklow has to offer the employees of any company based here.
- The tradition, culture and heritage that is abundant in the County. The brand would be adopted by tourist destinations, accommodation providers, retailers, businesses etc. across the County as the way to represent a standard and a pride in being a part of what the County has to offer.

**Table 5.1 County Wicklow Economic Think Tank Strategic Objectives**

Objective	Actions would include
<b>Ensure Wicklow is "Open for Business"</b>	<ul style="list-style-type: none"> <li>- Ensure the infrastructural requirements of businesses are in place.</li> <li>- Establish specific locations as 'gateway hubs' for development.</li> <li>- Ensure the county is attractive to both businesses and their employees.</li> <li>- Improve working relations between the local authorities and the business community.</li> <li>- Develop a high quality affordable and dependable broadband.</li> <li>- Develop a transport infrastructure that services commuters in, out and between all major towns in County Wicklow.</li> <li>- Aligned with "The Big Idea" - develop a marketing plan that communicates the full suite of characteristics that Wicklow has to offer to businesses (indigenous and international) when considering start up, expansion, relocation etc.</li> </ul>
<b>Facilitate maximum economic return from the retail sector, the largest employer in the County</b>	<ul style="list-style-type: none"> <li>- Develop a retail marketing plan for County Wicklow.</li> <li>- Put in place a consistent pay parking strategy.</li> <li>- Establish a consistent countywide strategy for tourist and business signage.</li> <li>- Reinvigorate town images.</li> </ul>
<b>Maximise the value of Wicklow's status as "The Garden County"</b>	<ul style="list-style-type: none"> <li>- Aligned with "The Big Idea" - develop a marketing plan that communicates the full suite of characteristics that Wicklow has to offer to tourists (indigenous and international).</li> <li>- Further develop the offering that Wicklow has in terms of outdoor activities.</li> <li>- Promote niche tourism opportunities to tour operators.</li> <li>- Promote and develop 'greenway' projects.</li> </ul>
<b>Capitalise on the immediate economic opportunity in the Film Industry</b>	<ul style="list-style-type: none"> <li>- Establish a Film Industry Business Development Group.</li> <li>- Promote a Film Industry Cluster: put in place practical supports to develop leading edge film studio capacity.</li> <li>- Further develop and market film tourism in Wicklow.</li> </ul>
<b>Sustain, and where possible grow, the traditional sectors in the County</b>	<p>Food Sector</p> <ul style="list-style-type: none"> <li>- Establish a SME Food Sector Forum.</li> <li>- Develop a Wicklow food brand.</li> </ul> <p>The Maritime Sector</p> <ul style="list-style-type: none"> <li>- A Business Development Group to be established to assess the opportunities to capitalise on the maritime infrastructure in County Wicklow.</li> </ul> <p>Rural and Fishing economies</p> <ul style="list-style-type: none"> <li>- Wicklow County Council to take a pro-active role to sustain and grow commercial activities.</li> </ul>
<b>Be alert to new economic opportunities</b>	<ul style="list-style-type: none"> <li>- Establish an Expert Group to evaluate the opportunity.</li> <li>- Establish a Wind Energy Task Force.</li> <li>- Designate off shore wind farm development as a 'strategic investment project'.</li> <li>- Pro-actively market the 'Wicklow Opportunity'.</li> </ul>



## 5.4 The Role of Land Use Planning in Economic Development

The LECP and 'Think Tank' strategies and objectives will require to be implemented by a wide range of actions and agencies, with the County Development Plan's role limited to the land-use and development aspects of the strategies. The County Development Plan shall aim to avoid policies and objectives that unduly restrict the growth of existing enterprises or the development of new enterprises, subject to the development complying with normal planning criteria, such as appropriate location, health and safety, protection of the environment and quality design.

In this regard, it is considered that the County Development Plan has the following key functions in the achievement of the specific goals and objectives of the LECP/Think Tank and economic development generally:

**(i) To set out a planning framework for economic development that is in line with the provisions of the Core Strategy.**

The policies and objectives for economic development must sit within the overall planning framework / 'Core Strategy' set out in this plan. The employment hierarchy for the County within the 'Core Strategy' clearly sets out the function and type of economic activity appropriate for each level of settlement within the hierarchy, which is derived from the principles set out in the Regional Planning Guidelines for the Greater Dublin Area 2010-2022. Table 5.2 below sets out this hierarchy, detailing the function and type of economic activity that will be promoted and facilitated at each level.

The larger towns of the County clearly have the most potential to deliver larger scale and a wider range of employment developments and these locations should act as the key economic drivers within the County and the wider Greater Dublin Area, with smaller towns and villages focusing on the micro/local economy.

The RPGs place a further emphasis on the larger towns within the County by indentifying two core economic areas within the County.

1. The **Wicklow/Arklow Core Economic Area**: The identification of this area recognises Wicklow as the primary centre serving a large hinterland, with Arklow acting as a secondary centre. The strengths of this area include its location along the strategic European designated transport corridor (EO1), with this road connecting port activities along the east coast such as Dublin, Wicklow Port and Rosslare, important entry points to the region and the rail service along the east coast of the County leading to Rosslare. The identification of this economic area focuses on the development of:
  - smart business which can collaborate and develop through relationships with other such centres in the GDA and adjoining regions;
  - a centre of excellence at Clermont College, Rathnew;
  - pharma and transnational corporation enterprises (TNC);
  - increased linkages between the ports and other ports in the GDA; and
  - tourism from existing man-made and natural assets.
  
2. The **Bray/Cherrywood/Greystones Core Economic Area**: The identification of this economic area places the primary focus on the growth of Bray and its environs and the availability and expansion of public transport connections to the areas of Cherrywood and Greystones. The identification of this economic area focuses on the development of:
  - Bray and its environs in a manner a capable of accommodating long term and large scale economic growth and further expansion of the public transport linkages within the area;
  - the Film and TV production sector; and
  - the pharmaceutical sector.

**Table 5.2 County Wicklow Economic Development Hierarchy**

Settlement Level	Settlement Type	Town	Economic Function	Investment Target
<b>1</b>	Metropolitan Consolidation Town	Bray	Main attractor for major investment	Foreign direct investment  'People' intensive, knowledge based industries
<b>2</b>	Large Growth Town Type 1	Wicklow / Rathnew	Main attractor for major investment	Foreign and local investment  'People' and 'product' intensive industries.
<b>3</b>	Large Growth Town Type 2	Arklow Greystones/Delgany	Subsidiary attractor for inward investment	
<b>4</b>	Moderate Growth Town	Blessington Newtownmountkennedy	Attractor for substantial investment	
<b>5</b>	Small Growth Towns	Ashford Aughrim Baltinglass Carnew Dunlavin Enniskerry Kilcoole Rathdrum Tinahely	Attractor for investment	Local investment  'Product intensive' industries, with some 'people' emphasis
<b>6</b>	Rural Towns	Avoca Donard Kilmacanogue Newcastle Roundwood Shillelagh		
<b>7 &amp; 8</b>	Large & Small Villages		Small rural-based enterprises	Local investment  Generally small scale non-intensive industry
<b>9 &amp; 10</b>	Rural Clusters & Rural Areas i.e. any location outside the development boundary of any settlement in Level 1-8	Objectives set out in this chapter for rural employment and economic development		

In line with the provisions of the RPGs and this Economic Development Hierarchy, the growth centres of Bray, Wicklow-Rathnew, Arklow, Greystones-Delgany, Newtownmountkennedy and Blessington are the key focus for economic growth within the County. While these areas are all distinctly different there are a number of common characteristics within these settlements:

- A significant trend of out-commuting, with a higher percentage of residents with third level education or higher, working outside of these settlements than within them<sup>4</sup>;
- a high level of unemployment in those persons aged under 25 years, in particular within the Arklow and Wicklow areas;
- the pattern of people at work by SEG<sup>5</sup> is very similar across all settlements with the highest proportion of people working within each settlement being employed in 'Non-manual' labour; and
- there is a strong dependency on the categories of wholesale, retail, trade, transportation, storage and the education sector for employment within each of the settlements.

The key trends within these settlements highlight the significant leakage of Wicklow's educated workforce predominantly into Dublin City and the south/south west Dublin areas, with Greystones-Delgany in particular demonstrating a significantly higher level of leakage with 56% of residents with a 3<sup>rd</sup> level education or higher working outside this area.

In this regard this plan must place an emphasis on creating the right environment within each of these settlements to ensure that they are capable of attracting potential employers to appropriately zoned lands and thus increase employment within the County.

The local plans crafted for these settlements shall address these challenges in a targeted manner.

While a significant focus should be placed on the further development of Wicklow's key growth towns, Wicklow's vast open countryside, mountainous areas and coastline offer further significant opportunities to enhance and expand Wicklow's rural economy in a sustainable manner. The key areas within Wicklow's rural economy that present these opportunities fall within the agriculture and forestry sectors and to a lesser extent within the maritime / fishing and extractive industry. These key areas, alongside the expansion of the tourism sector, are dealt with in more detail in sections (vii) and (viii) to follow.

## **(ii) Ensuring an adequate supply of zoned and serviced land for employment**

### **(a) Determination of appropriate amount of zoned employment land.**

As set out in the 'Core Strategy' it is the aim of Council to increase the 'Jobs Ratio'<sup>6</sup> to c. 60% in 2028. The 'jobs ratio' target for each settlement will be calculated having regard to the existing jobs ratio and the position of the town in the settlement hierarchy. On the basis of that target, the target number of new jobs will be derived, having regard to the overall population target for that town / area.

In accordance with sustainable planning principles, the priority location for new jobs growth shall be the existing town centres and existing developed lands (such as brownfield lands). In circumstances where the total jobs growth cannot be met within the existing town centre / brownfield lands or where certain uses are not suitable to locate in existing built up areas, this growth will be targeted to occur in 'greenfield' locations.

The amount of undeveloped 'greenfield' land zoned for employment use in any settlement shall be determined on a case by case basis, having regard to the particular characteristics of the settlement and the strategy for job creation, and shall include an assessment of the likely employment type and density that would be suitable at each location.

<sup>4</sup> Note Blessington in the north west of the County was the exception to this trend with a relatively even number of 3<sup>rd</sup> level of higher educated residents working within and outside the town.

<sup>5</sup> Socio-economic grouping (SEG) classifies the entire population into one of ten categories based on the level of skill and educational attainment of their occupation (inc. those at work, unemployed or retired, with dependents classed on the basis of whom they are deemed to be dependent)

<sup>6</sup> The 'jobs ratio' is the ratio between the number of jobs in the County to the number of people in the workforce resident in the County.

**(b) Land use zoning principles**

New employment development shall be required to locate on suitably zoned / designated land in settlements.

The priority for new employment development shall be in the designated 'town' and 'village' / 'neighbourhood centres' or 'primary zone' in settlements with development plans, or in the historic centre of large and small villages, through densification of the existing built up area, re-use of derelict or brownfield sites, infill and backland development. In doing so, particular cognisance must be taken on respecting the existing built fabric and residential amenities enjoyed by existing residents, and maintaining existing parks and other open areas within settlements.

In acknowledgement of the challenges presented by such sites, and taking in account that certain employment types, such as large scale manufacturing facilities, may require large sites and separation from residential areas, new employment development shall also be permitted on greenfield lands that are zoned / designated for employment.

The zoning / designation of greenfield land for new employment shall adhere to the following principles:

- Application of the 'sequential approach' whereby zoning extends outwards from centres, contiguous to the existing built up part of the settlement;
- promotion of a sustainable land use and transportation pattern, whereby 'people intensive' employment forms are located close to public transport routes (mostly relevant to larger towns such as Bray and Greystones), in centres and mixed use areas or within easy accessibility of residential areas, whereas 'goods based' employment types shall have good access to transport corridors;
- lands already or easily serviced by appropriate standard of roads, surface water sewerage and a gravity fed water supply and waste water collection system;
- cognisance will be taken of the need to provide upmost protection to the environment and heritage, particularly of designated sites, features and buildings; and
- the need to maintain the rural greenbelt between towns.

The development of zoned / designated 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 being given preference, i.e. 'leapfrogging' to peripheral areas shall be discouraged;
- 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.

**(iii) Developing a strategy for retail**

The retail strategy for County Wicklow is set out in Chapter 6 of this plan and sets out the overall strategy for the future development of retailing within the county for the plan period up to 2022 and beyond. The development and expansion of town centres/core areas within local area/town and settlement plans facilitates the achievement of a strong retail sector which in turn supports local employment.

Where feasible all local area/town or settlement plans will identify key opportunity sites capable of achieving the objectives of the retail strategy. The development and expansion of these areas will be supported wherever possible, as this is viewed as key to supporting local job growth within each designated settlements.

**(iv) Promoting and facilitating an overall improvement in the quality of life in all parts of the County**

Making a place attractive for both employers and employees as a place to live, work and do business is fundamental to attracting new employers to the County. Specific actions to improve quality of life include:

- Promoting and facilitating high quality residential development with supporting social and community facilities;
- Ensuring town centres are vibrant with a high quality public realms and good range of retail and retail services;
- creating an attractive urban and rural environment to facilitate residency and recreational needs of the projected labour force; and
- increasing and improving the range of quality recreational, amenity and cultural facilities.

Within the settlements situated within Levels 1-6 of the Employment Hierarchy (Table 5.2) Local Area, Town and Settlement Plans shall address the above actions in a targeted manner capable of maximising the individual assets and potential of each of these areas.

**(v) Supporting education facilities and the knowledge economy**

The promotion and facilitation of educational facilities, in particular third level and further educational facilities, is recognised as a key catalyst for future economic activity within the County. The presence of Wicklow County Campus at Clermont House, Rathnew offers significant opportunities for the development of a centre of excellence for higher education and research, capable of establishing partnerships with wider industry, creating jobs, addressing social challenges and driving economic growth within the County.

The objectives of this plan promote and facilitate the future development of further education throughout the County with a particular focus on the future development of the Wicklow County Campus.

**(vi) Facilitating and promoting entrepreneurial activity**

Wicklow has a higher proportion of 'employers and managers' (21%), 'professionals' (8%) than the State or Leinster average. The County also has a higher proportion of 'corporate managers and directors' and 'other managers and proprietors' in the resident population than the State or Leinster average. The number of persons educated to third level or higher in Wicklow is also slightly higher than the national average.

Therefore it would appear that Wicklow residents have the skills, abilities and education to run businesses, to establish new enterprises and to be innovators and entrepreneurs, but they are for the most part not doing so in the County. A key challenge will be to put in place an environment and a framework that encourages Wicklow residents to establish businesses in the county and in particular within the County's identified key urban centres.

Entrepreneurial activity will be supported and facilitated wherever possible, for example, by facilitating developments / applications engaged in training and education, and business start-up and incubator facilities. Supporting small scale, start-up developments in rural areas, town / village centres and in suitable residential areas, will be supported wherever possible, as this is seen as key stepping stone to the development of a larger enterprise.

**(vii) Supporting employment growth around Wicklow's natural resources**

The role the rural economy can play in fuelling the economic recovery is recognised and it is acknowledged that there are certain scenarios where it is practical and sustainable to facilitate the provision of rural orientated enterprises in the open countryside. In this regard the objectives for the rural economy set out in this plan are focused on addressing the challenges and facilitating new opportunities in this sector within Wicklow. The objectives will aim to support existing resource based industries, including agriculture, forestry, fishing, and the extractive industry, while also promoting the diversification of the rural economy.

In addition the natural and man-made assets of Wicklow create significant opportunities for the expansion of the tourist and recreational sectors. While these areas already make a significant contribution to the county's economy, further opportunities exist to increase this offering. The objectives set out in Chapter 7 of this plan aim to facilitate the expansion and further development of this sector over the lifetime of the plan in a sustainable manner.

**(viii) Supporting key sectors for growth**

Through the research and analysis undertaken for both the LECPC and the Think Tank, it is clear that certain sectors / industries have great potential in County Wicklow, above other locations. While this plan will support the development of all sectors/industries within the County subject to normal planning criteria, the following key sectors have been identified, with this plan setting out particular policy supports for the future growth of these areas.

The key sectors identified within the County include:

**The film industry** - Wicklow is an important centre for film making, based largely on the presence of Ardmore Studios in Bray and Ashford Studios located on the outskirts of the town of Ashford. The industry contributes significantly to direct and indirect employment and also contributes to the international image of the County. The 'Think Tank' action plan identifies the development of a film industry cluster in County Wicklow (a hub for film making and ancillary industries) as a real opportunity to drive investment and job creation in the County. It is envisaged that the development of the film industry cluster will enable the County to realise the potential value from film making directly, plus film tourism, accommodation services and other support services.

It is envisaged within the action plan that the effective management of this key employment sector could leverage up to €1bn in inward investment and up to 5,000 direct and indirect jobs within the County.

**Food sector** - Within Wicklow there is an established cluster of artisan / SME Food processing companies, estimated to be in excess of 35 companies, with potential for growth. In addition there is vibrant food service industry in the County, many being customers of the artisan segment. To date businesses across this sector largely operate independently with no forum for mutually beneficial collaborative projects. Collaboration between the food service sector and the local producers could lead to enhanced employment opportunities. Local cooperative processing may also be a solution to overcome the prohibitive cost of investment in food processing facilities for individual small companies acting alone.

**Maritime** - The maritime sector in Wicklow benefits from a host of assets and activities capable of expansion and development including: shore-side services, shipping services, repair and maintenance, fishing, tourism and leisure, servicing of the off-shore renewable energy industry, maritime financial services etc. Wicklow County Council supports the identification and realisation of the economic opportunities within this sector.

**Wholesale, retail trade, transportation and storage** – This sector forms the largest industrial group within the County. In regard to wholesale and retail sector significant opportunities to develop this area arise from

the identified expenditure outflows from the County in particular to Dublin. Measures specifically addressing this sector are set out in the County Retail Strategy contained in this plan.

From a transportation and storage sector perspective the locational strengths of Wicklow offer significant opportunities for the expansion of this sector. The County's positioning along the east coast 'strategic transportation corridor', made up of the N11 / M11 and the Dublin to Rosslare rail line creates excellent connectivity between ports within the County and between the County and the ports in Dublin and Rosslare. These connections ensure Wicklow's role as a key entry point to the Greater Dublin Region with the potential to facilitate the expansion of existing or create new spin off industries within this sector.

The promotion of the Leinster Outer Orbital Route connecting the N11 and the east of the County (Arklow town/port) to the west of the County and the major national primary routes within Kildare namely the M9 and M7 create further potential for the expansion of this sector with ease of accessibility to the north and south of the Greater Dublin Region.

**Information and communications technology** – The information and communications sector forms the second largest industrial group in Wicklow. With Ireland being a technology hub of choice for many when it comes to attracting the strategic business activities of ICT companies, significant opportunities exist to develop this sector with the County. The presence of Clermont College and its envisaged expansion as a third level centre of excellence alongside Wicklow's highly educated workforce further enhance the attractiveness of the County to prospective new companies within the ICT sector maximising the potential of the County.

**Tourism and recreation** – Tourism and recreation make a positive contribution to the economic and social wellbeing of County Wicklow. In 2013, income from tourists and visitors to Wicklow was in the region of €105m, with over 65% of this income coming from overseas visitors. The increase in income from domestic visitors rose by over 15% between 2010 and 2014, the highest rate of increase in the region.

The County's tourism and recreational attractions are important assets, which form the basis of the County's tourism industry and which are fundamental to the enjoyment of the County by both visitors and residents. Attractions range from areas of scenic beauty, which provide attractive natural bases for outdoor pursuits, such as the Wicklow Mountains, which comprise mountain peaks, valleys, rivers and lakes, the coastline with long stretches of sandy beaches and dunes and the numerous woodlands. The County has a rich heritage of archaeological and historical sites, manor homes and gardens, and attractive towns and villages. In addition, there are a number of golf and resort hotels, and adventure centres, which are within driving distance of Dublin that are attracting increasing numbers of visitors and business related events.

## 5.5 Objectives for Economic Development

### General

**EMP1** To support all forms of employment creation, especially where this can mitigate long distance commuting, subject to the proper planning and sustainable development of the area and compliance with all other objectives of this plan.

**EMP2** To normally require new employment generating developments to locate on suitably zoned or identified land in settlements. Proposals in settlements with no zoning plan should be assessed on the basis of their individual merits, taking into consideration the objectives set out in this chapter of the plan and all other matters pertaining to the proper planning and sustainable development of the area, including ensuring that the proposal is appropriately sited in a location so that it enhances, complements, is ancillary to or neutral to the existing land uses in the area. All other proposals for

employment generating developments outside of settlements will be assessed on the 'Objectives for Wicklow's Rural Economy'.

- EMP3** To protect employment zoned land from inappropriate development that would undermine future economic activity or the sustainable development of such areas.
- EMP4** To permit proposals for employment generating development where it can be demonstrated that the development complies with the relevant development standards and is not detrimental to residential amenity or to environmental quality, and is acceptable with regard to its impact on the character and visual amenity of the area. Regard will be paid to ensuring that existing or planned infrastructure can acceptably accommodate a proposed development. Developments that result in an unacceptably high level of traffic generation, that are detrimental to residential amenity, the character or visual amenity of an area or the existing roads infrastructure will not be permitted.
- EMP5** To promote the development of employment generating uses at locations which comply with sustainable transportation objectives, i.e.
- promoting the development of 'product' intensive industries (typically manufacturing and logistics based uses) at locations that are accessible to strategic roads infrastructure;
  - promoting the development of 'people' intensive industries (typically office, services and start-up entrepreneur based uses) at locations that are accessible by public transport networks and substantial residential areas, served by cycle networks and walking routes;
  - promoting the intensification of existing employment land uses that are in proximity to good public transport facilities; and
  - where appropriate, promoting the integration of employment uses with other land uses, including residential, tourism and retail uses, in an effort to provide mixed use developments, which can reduce the need to travel.
- EMP6** To promote and facilitate the development of employment generating uses that maximise Wicklow's locational strengths along the east coast 'strategic transport corridor' and the potential of the 'Leinster Outer Orbital Route'
- EMP7** To encourage the redevelopment of brownfield sites for enterprise and employment creation throughout the County and to consider allowing 'relaxation' in normal development standards on such sites to promote their redevelopment, where it can be clearly demonstrated that a development of the highest quality, that does not create an adverse or unacceptable working environment or create unacceptable impacts on the built, natural or social environment, will be provided.
- EMP8** To facilitate the development of childcare facilities at places of employment, and in particular at 'people' intensive places of employment (see Chapter 8).
- EMP9** To promote and support the enhancement of the built, natural and social environment to attract and sustain employment creation initiatives.
- EMP10** To facilitate the provision of a mix of ancillary services such as a shop or food outlet, crèche etc on large sites zoned for employment at peripheral locations where a detailed justification/need for such facilities has been demonstrated and where it has been demonstrated that the provision of such facilities does not impact on existing facilities, in particular, town centre or local neighbourhood centre activities.
- EMP11** To require employment based developments to be of the highest standard of architectural design and layout and comply with the Development & Design Standards set out in this plan.



**EMP 12** To provide for employment development at the following locations as shown on maps 5.01-5.07.

Location	Map No.	Size (ha)	Zoning Objective
Mountkennedy Demesne, Kilpedder	5.01	34.7	To provide for a data centre facility <sup>7</sup> and associated related industries set in open parkland with extensive landscaping, a high architectural standard of layout and building design with low site coverage. Employment types other than those strictly related to data storage shall show a clear process related requirement to locate in proximity to a data centre.
Rath East / Knockloe	5.02	4.4	To provide for a light industrial development
Scratenagh crossroads	5.03	8.09	To provide for light industrial uses / business park uses with extensive landscaping and a high architectural standard of layout and building design.
Kilpedder Interchange	5.04	27.7	To provide for employment uses including industrial, transport, distribution or warehouse developments of good architectural design, layout and landscaping including substantial screening from N11. The provision of transport facilities will not be at the expense of facilities in existing settlements. Any redevelopment of the (former) Dan Morrissey / SM Morris sites shall include significant proposals to address the unsightly appearance of these sites. In addition, any development on these lands shall connect the footpath from Greystones towards the pedestrian bridge at Kilpedder.
Inchanappa South and Ballyhenry, Ashford	5.05	60	To provide for the development of and expansion of the existing film studios in Ashford on the lands shown on Map 5.05 in accordance with the following requirements: <ul style="list-style-type: none"> <li>(i) the development of these lands shall be strictly limited to facilities for the production of film, TV, animation etc including any directly associated spin offs such as visitor facilities; however, residential development or other non film related commercial activities are not to be permitted;</li> <li>(ii) the location and design (density, height, building format etc) of any development on these lands shall take into account the prevailing landscape pattern, the rural nature and character of the area and shall ensure that impacts on visual, residential and rural amenities are minimised and ameliorated to the greatest extent possible;</li> <li>(iii) the agreement of a master plan for the entire area which shall include: <ul style="list-style-type: none"> <li>(a) a detailed phasing plan which shall be linked to the conclusions and recommendations of a Traffic and Transport Assessment, which shall clearly set out the traffic generation model for the entire development and its constituent phases, and a detailed evaluation of the capacity of all roads serving the site, including all N11 junctions and the N11 itself and their abilities to accommodate the development without impacting on the carrying capacity of the national road for strategic inter-County traffic;</li> <li>(b) sequence of development, that shall be generally from south to north;</li> <li>(c) the infrastructure plans for the servicing of the site;</li> </ul> </li> <li>(iv) this zoning shall be for the lifetime of this plan only.</li> </ul>
Killadreenan, Newtownmountkennedy	5.06	1.3	To provide for light industrial and warehousing use.
Timore, Newcastle	5.07	0.68	To provide for light industrial and employment use.

<sup>7</sup> A data centre is a facility used to house computer systems and associated components, such as telecommunications and storage systems. It generally includes redundant or backup power supplies, redundant data communications connections, environmental controls (e.g. air conditioning, fire suppression) and security devices.

## Specific Objectives for Employment Types

### EMP 13 Seveso Sites

The Seveso Directive 96/82/EC as amended by Directive 2003/105/EC and more recently by Directive 2012/18/EU is concerned with the prevention of major accidents that involve dangerous substances and the limitation of their consequences for humans and the environment. It applies to establishments where dangerous substances are produced, used, handled or stored. This EU directive seeks to ensure the safety of people and the environment in relation to major industrial accidents involving dangerous substances.

The European Communities (Control of Major Accident Hazards Involving Dangerous Substances) (the "COMAH Regulations", (S.I. No. 209 of 2015) implement the Seveso III Directive (2012/18/EU) and are the main regulations that give effect to this Directive in Irish law. The National Authority for Occupational Safety Health (i.e. the Health and Safety Authority – HSA) has been designated as the central competent authority for enforcement of these regulations.

There are two Seveso sites in County Wicklow (as of Sept 2015), located at Schering-Plough, Rathdrum and Sigma Aldrich Fine Chemicals, Arklow.

In relation to the Prevention of Major Accidents (Control of Major Accident Hazards Involving Dangerous Substances) legislation, it is the objective of the Council to:

- comply with the Seveso III Directive in reducing the risk and limiting the potential consequences of major industrial accidents;
- where proposals are being considered for the following: (i) new establishments at risk of causing major accidents, (ii) the expansion of existing establishments designated under the Directive, and (iii) other developments proposed near to existing establishments; the Council will require that applicants must demonstrate that the following considerations are taken into account: (i) prevention of major accidents involving dangerous substances, (ii) public health and safeguarding of public health, and (iii) protection of the environment;
- ensure that land use objectives must take account of the need to maintain appropriate distances between future major accident hazard establishments and residential areas, areas of substantial public use and areas of particular natural sensitivity or interest; and
- have regard to the advice of the Health and Safety Authority when dealing with proposals relating to Seveso sites and land use plans in the vicinity of such sites.

### EMP 14 Large-Scale Employment Generating Developments

It is the objective of the Council to promote and facilitate the development of large-scale employment generating developments, including industrial, knowledge, high-technology, office and service based and science space developments, at appropriate locations.

### EMP 15 Knowledge, High-Technology and Service Based Industries

To encourage and facilitate the development of knowledge, high-technology and service<sup>8</sup> based specialist industries at appropriate locations, in accordance with the relevant development and environmental

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<sup>8</sup> Service Based Industry includes software development, data processing and electronic commerce, technical and consulting service, commercial laboratory services, administrative centres, co-ordination and headquarters services, research and development services, media, multimedia and recording services, entertainment and leisure services, training services, publishing services, international financial services, healthcare services, construction related services, environmental services, logistics management services.

standards, and to support and strengthen the capability and quality of research and development functions in the County. The Council will promote the clustering of these type industries and other inter-related industries.

#### **EMP 16 Office Developments and Small-Scale Service Industries**

To encourage and facilitate the provision of office developments and small-scale service industries at appropriate locations. The most suitable location for local or small-scale office developments and small-scale service industries is generally in above-ground floor commercial premises at appropriate locations in town / village centres and neighbourhood centres<sup>9</sup>. The development of these types of uses in neighbourhood centres can reinforce the existing service function of these centres, as well as create new opportunities for local employment in locations that are accessible to residential areas.

The Council will permit office development in appropriate employment zoned locations that are deemed suitable with regard to sustainable traffic and land use considerations.

#### **EMP 17 Green Industry**

To encourage and facilitate the development of 'green' industries, including industries relating to renewable energy and energy-efficient technologies, waste recycling and conservation.

#### **EMP 18 Small and Medium Enterprises<sup>10</sup>**

To encourage and facilitate the development of small to medium scale indigenous industries and services at appropriate locations within all Level 1-8 settlements. The Council will require the provision of incubator/starter units in all major planning applications on employment zoned land.

The Council acknowledges that the development of small scale projects with long term employment potential are important in sustaining both urban and rural settlements in County Wicklow and as such, the Council will adopt a proactive and flexible approach in dealing with applications on a case-by-case basis.

#### **EMP 19 Home Based Economic Activity**

To encourage, where appropriate, home-based economic activity<sup>11</sup> including the provision of small-scale individual enterprises. Proposals which involve the change of use and/or new development for purposes of home-based employment will generally be considered favourably where it can be clearly demonstrated that:

- the nature of the proposed process or activity to be carried out shall be appropriate to and compatible with the character and amenity of the adjoining area;
- the proposed development is of an appropriate scale for its location;
- there is no adverse environmental, health and safety impacts; and
- the development is not detrimental to residential amenity.

In dealing with applications for such developments, the planning authority will have regard to the following:

- the nature and extent of the work;
- the effects on the amenities of adjoining properties particularly as regards hours of operation, noise and general disturbance;
- the anticipated level of traffic generation; and
- the generation, storage and collection of waste.

<sup>9</sup> This objective does not relate to the use as an office, as set out in Class 2 of 'Part 4, Exempted Development-Classes of Use' of the 2001 Planning and Development Regulations.

<sup>10</sup> The term small enterprise refers to an individual business/enterprise, which employs less than 10 persons, and the term medium enterprise refers to those, which employ up to 50 persons.

<sup>11</sup> Home based economic activity is defined as small scale commercial activity carried out by residents of a house which is subordinate or ancillary to the use of the dwelling as a place of residence.

Permissions for change of use shall be temporary for a period of five years, to enable the Planning Authority to monitor the impact of the development. Permission will not normally be granted for such changes of uses in apartments.

The Planning Authority will determine the appropriate number of employees that will be permitted at a development. In certain cases, it may be appropriate that a development is restricted to owner-operator use only, and no other employees will be permitted. In any case, no more than three people, including the owner-operator will be permitted to be employed at such a development.

#### **EMP 20 Wicklow County Campus, Clermont House**

It is the objective of the Council to further develop Wicklow County Campus, Clermont House in conjunction with the Carlow Institute of Technology and other stakeholders as a third level education facility and as a centre of excellence for enterprise development, education, training, research and development.

#### **EMP21 Film Industry**

To facilitate and support the film industry in the County, including the development of production facilities at appropriate locations and the use of the County for film locations, including the erection of temporary structures and services.

#### **EMP22 Port Activities**

To support and facilitate existing and future commercial port activities within the County and to resist developments that would undermine the commercial potential of these areas.

### **5.6 Objectives for Wicklow's Rural Economy**

The objectives in this section are focused on the forms of rural development that are employment and wealth generating (other than tourism, which is addressed separately in Chapter 7 of this plan). Improving the rural economy is only one strand that needs to be addressed in order to result in a strong rural community that is socially, economically and environmentally sustainable. The issues of social wealth and environmental protection are addressed in Chapters 8 and 10 of this plan, and therefore these objectives should be considered dually with the objectives set out in this chapter.

#### **Economic Development in a Rural Area**

The objectives set out in this section shall be applied to all forms of economic development proposals that are located in the rural area, and where relevant, shall be considered jointly with the objectives set out below that specifically relate to agriculture, forestry, fishing and the extractive industry, with the following exceptions:

- applications pertaining to proposals for commercial waste facilities shall be assessed on the basis of objectives set out in 'Section 9.3: Waste & Environmental Emissions'; and
- applications pertaining to proposals for commercial tourist related developments shall be assessed on the basis of objectives set out in 'Chapter 7: Tourism & Recreation'.

**Strategic Objective** To preserve the amenity, character and scenic value of rural areas, and to generally require employment-generating development to locate on zoned / designated land within existing settlements. Notwithstanding this, it is the objective of the Council to support the diversification of the rural economy through the development of appropriate rural based enterprises, which are not detrimental to the character, amenity, scenic value, heritage value and environmental quality of a rural area.

### Rural Employment Objectives

**RUR1** To permit the development of employment generating developments in rural areas, where it is proven that the proposed development requires to be located in a rural area (e.g. dependent on an existing local resource) and will have a positive impact on the location.

**RUR2** To permit the development of small-scale commercial / industrial developments in rural areas that are not dependent on an existing local resource, subject to compliance with all of the following criteria:

- The proposed development shall be a small-scale industrial / commercial scheme or service and the number employed shall be appropriate in scale to the location and its characteristics, including proximity to the workforce and customers;
- the proposed development shall be located on the site of a redundant farm building / yard or similar agricultural brownfield site; and
- the nature and scale of the proposed development and the proposed process or activity to be carried out, shall be appropriate to and compatible with, the character of the rural environment of the site at which the development is proposed, and shall not be detrimental to the rural amenity of the surrounding area. In the assessment of planning applications, cognisance shall be taken of the location of the site vis-à-vis the proximity of the site to the national and regional road network.

**RUR3** To encourage, where appropriate, home-based economic activity<sup>12</sup> in rural areas including the provision of small-scale individual enterprises. Proposals which involve the change of use and/or new development for purposes of home-based employment will generally be considered favourably where it can be demonstrated that the nature and scale of the proposed development and the proposed process or activity to be carried out, shall be appropriate to and compatible with the character of the rural environment.

### Agriculture

**Strategic Objective** To encourage the continued operation of farming and its associated uses where it already exists, and to facilitate the diversification of the agricultural economy through the support of appropriate alternative farm enterprise sources.

**AGR1** To facilitate the development of environmentally sustainable agricultural activities, whereby watercourses, wildlife habitats, areas of ecological importance and other environmental assets are protected from the threat of pollution, and where development does not impinge on the visual amenity of the countryside. Developments shall not be detrimental to archaeological and heritage features of importance.

<sup>12</sup> Home based economic activity is defined as small scale commercial/industrial activity carried out by the residents of a house which is subordinate or ancillary to the use of the dwelling as a place of residence.

**AGR2** To encourage and facilitate agricultural diversification into suitable agri-businesses. Subject to all other objectives being complied with, the Council will support the alternative use of agricultural land for the following alternative farm enterprises:

- Specialist farming practices, e.g. organic farming, horticulture, specialised animal breeding, deer and goat farming, poultry, flower growing, forestry, equine facilities, allotments, bio-energy production of crops and forestry, organic and speciality foods; and
- suitable rural enterprises.

**AGR3** To protect agricultural or agri-business uses from incompatible uses, which are more suited to being located within an urban settlement.

**AGR4** To ensure that agricultural developments do not cause increased pollution to watercourses. Developments will be required to adhere to the Nitrates Directive (91/676/EC), and the EC (Good Agricultural Practice for Protection of Waters) Regulations 2009, with regard to storage facilities, concerning the protection of waters against pollution caused or induced by nitrates from agricultural sources. Developments will be required to comply with relevant measures, which operate to protect water quality from pollution by agricultural sources. The disposal and storage of agricultural waste shall comply with the standards required by Council.

**AGR5** To permit the development of new, appropriately located and designed agricultural buildings, which are necessary for the efficient and environmentally sound use of the agricultural practice. New buildings will generally only be permitted in cases where there are no suitable redundant buildings on the farm holding which would accommodate the development and where the Council is satisfied that the proposal is necessary for the efficient operation of the farm. Developments shall be compatible with the protection of rural amenities, and should not create a visual intrusion in the landscape or be the cause of an environmental nuisance.

**AGR6** To encourage proposals for farm shops<sup>13</sup> where it can be clearly demonstrated that:

- the products to be sold are primarily produce grown on the farm holding;
- the scale and scope of the retailing proposed will not harm the viability or retail facilities in any nearby town or village; and
- the proposed shop is operated by the owner of the farm and is ancillary to the main use of the property for agricultural activities.

## Forestry

**Strategic Objective** To promote state and private afforestation, to a scale and in a manner which maximises its contribution to the County's economic and social well being on a sustainable basis and which is compatible with the protection of the environment.

**FTY1** To facilitate afforestation in appropriate locations, in accordance with the 'Wicklow Indicative Forestry Strategy' (Wicklow County Council, 2002), and in co-operation with forestry operators and the Forest Service.

The Wicklow Indicative Forestry Strategy was produced by the Council in 2002, in consultation with the Forest Service. The strategy is intended to be a tool of assistance to planners in dealing with proposals for forestry applications. The strategy includes a list of areas that are preferred for afforestation and a list of areas where afforestation would be inappropriate by virtue of landscape, soil type, settlement or environmental grounds. The strategy also includes a series of objectives which are intended to guide planning decisions. The Council will have particular regard to developments that are

<sup>13</sup> Farm shops refer to premises primarily for the sale of produce originating from the farm holding or the local area.

located in the areas included in 'Table 3: Areas Sensitive to Afforestation', and as per the Strategy, should be consulted on all forestry grant applications in these areas.

- FTY2** To promote afforestation in co-operation with relevant agencies, including the Forest Service (Department of Agriculture, Food and the Marine) and forestry operators and to ensure that afforestation is undertaken in a manner that is consistent with the principle of 'sustainable forest management'. The Council will only permit development that complies with the following:
- The development is compatible with the protection of the environment, and does not cause pollution or degradation of wildlife habitats, natural waters or areas of ecological importance;
  - the development does not have a negative visual impact on the scenic quality of the countryside, and is of an appropriate nature and scale to the surrounding area;
  - the development is not detrimental to archaeological or other historic/heritage features; and
  - the Council will permit forestry development where it is considered that the roads infrastructure (in terms of design, width, surfacing etc.), which is to serve the development, can accommodate the proposed development. No development will be permitted that will result in damage to roads infrastructure or undue nuisance to other road users. The Council may apply a special financial levy to certain developments for works that are required to be undertaken to the road network.
- FTY3** To promote the use of forests for appropriate recreation purposes and to facilitate the development of appropriate recreation facilities at suitable locations. The recreational use of forests will only be permitted where it can be demonstrated that the recreational use is compatible with the other forest objectives, functions and values of the forest, such as timber production, sensitive habitats and important archaeology. Developments will only be permitted that are acceptable in terms of other planning considerations, including the provision of acceptable infrastructure such as roads, car parking, water and sewerage infrastructure.
- FTY4** To promote County Wicklow as a 'centre of excellence' in the forestry research and management field. The Council will facilitate the development of forestry research / interpretative centres, at appropriate locations.
- FTY5** To promote the use of native hardwood species using seed of native provenance where possible in afforestation schemes. The use of native species or a broadleaf / conifer mixture and age class diversity can enhance the visual impact and biodiversity of forests.
- FTY6** To encourage the development of farm forestry as a means of promoting rural diversity and strengthening the rural economy.
- FTY7** To encourage the development of forestry for timber biomass which can be used as a renewable energy source.

## Fishing

- Strategic Objective** To promote the development of the County's sea and river fishing industry, to a scale and in a manner, which maximises its contribution to the County's economic and social well-being on a sustainable basis and which is compatible with the protection of the environment.
- FSH1** To support the sustainable development of the fisheries and aquaculture industry in co-operation with the Department of Agriculture, Food and the Marine and the Inland Fisheries Ireland. The Council will not permit development that has a detrimental impact on the environment. In particular, development that has a detrimental impact on the environmental/ ecological/ water quality of seas, rivers and streams, will not be permitted.

**FSH2** To facilitate the provision of infrastructure, which is necessary for the development of the fishing and aquaculture industry. Infrastructure and buildings in coastal or riverbank locations should be located in proximity to existing landing facilities and shall be of a design that is compatible with the area. Any development, which by reason of its nature or scale is detrimental to the character or amenity of an area, will not be permitted. Any development in the coastal zone shall comply with the objectives of this plan, as set out in Chapter 11.

### **Extractive Industry**

**Strategic Objective** To support and facilitate the exploitation of County Wicklow's natural aggregate resources in a manner, which does not unduly impinge on the environmental quality, and the visual and residential amenity of an area.

**EX1** To facilitate and encourage the exploration and exploitation of minerals in the County in a manner, which is consistent with the principle of sustainability and protection of residential, environmental and tourism amenities.

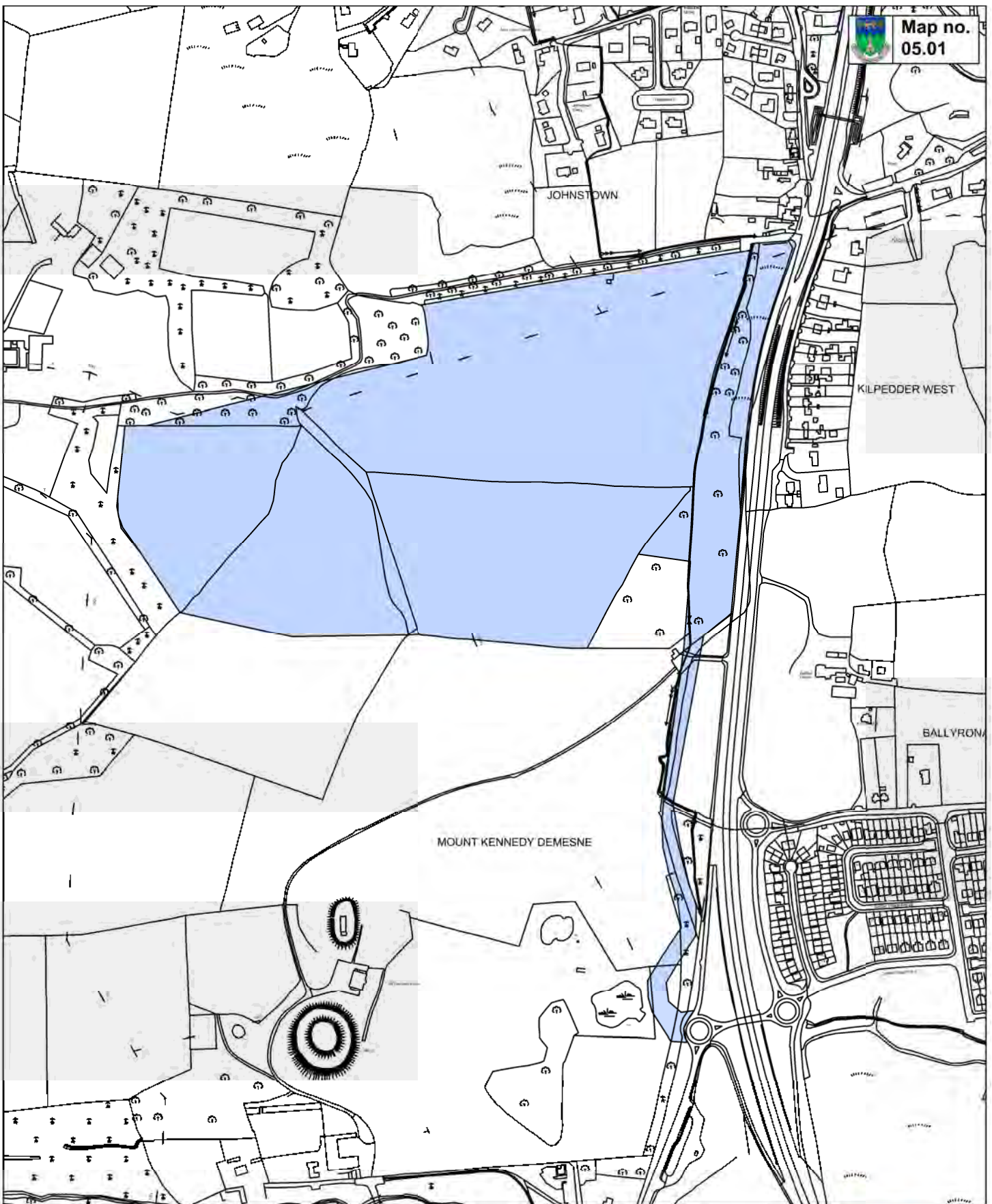
**EX2** To encourage the use, development and diversification of the County's indigenous natural dimensional rock industry, particularly where it can be shown to benefit processing, craft or other related industries.

**EX3** To support and facilitate the development of related and spin-off industries of the extractive industry such as craft and monumental stone industries and the development of the mining and industrial tourism heritage. Consideration will be given to the development of such related industries within or in association with existing operations of worked out mines or quarries, at locations such as the disused granite quarries at Ballyknockan, where this does not conflict with other objectives and objectives of the plan.

**EX4** To have regard to the following guidance documents (as may be amended, replaced or supplemented) in the assessment of planning applications for quarries and ancillary facilities:

- 'Quarries and Ancillary Activities: Guidelines for Planning Authorities' (2004, DoEHLG);
- 'Environmental Management Guidelines – Environmental Management in the Extractive Industry (Non Scheduled Minerals)', EPA 2006;
- 'Archaeological Code of Practice between the DoEHLG and the Irish Concrete Federation' 2009;
- 'Geological Heritage Guidelines for the Extractive Industry', 2008; and
- 'Wildlife, Habitats and the Extractive Industry – Guidelines for the protection of biodiversity within the extractive industry', NPWS 2009.





**Employment Zonings**

**Mountkennedy Demesne,  
Kilpedder**

WICKLOW COUNTY  
DEVELOPMENT PLAN 2016-2022



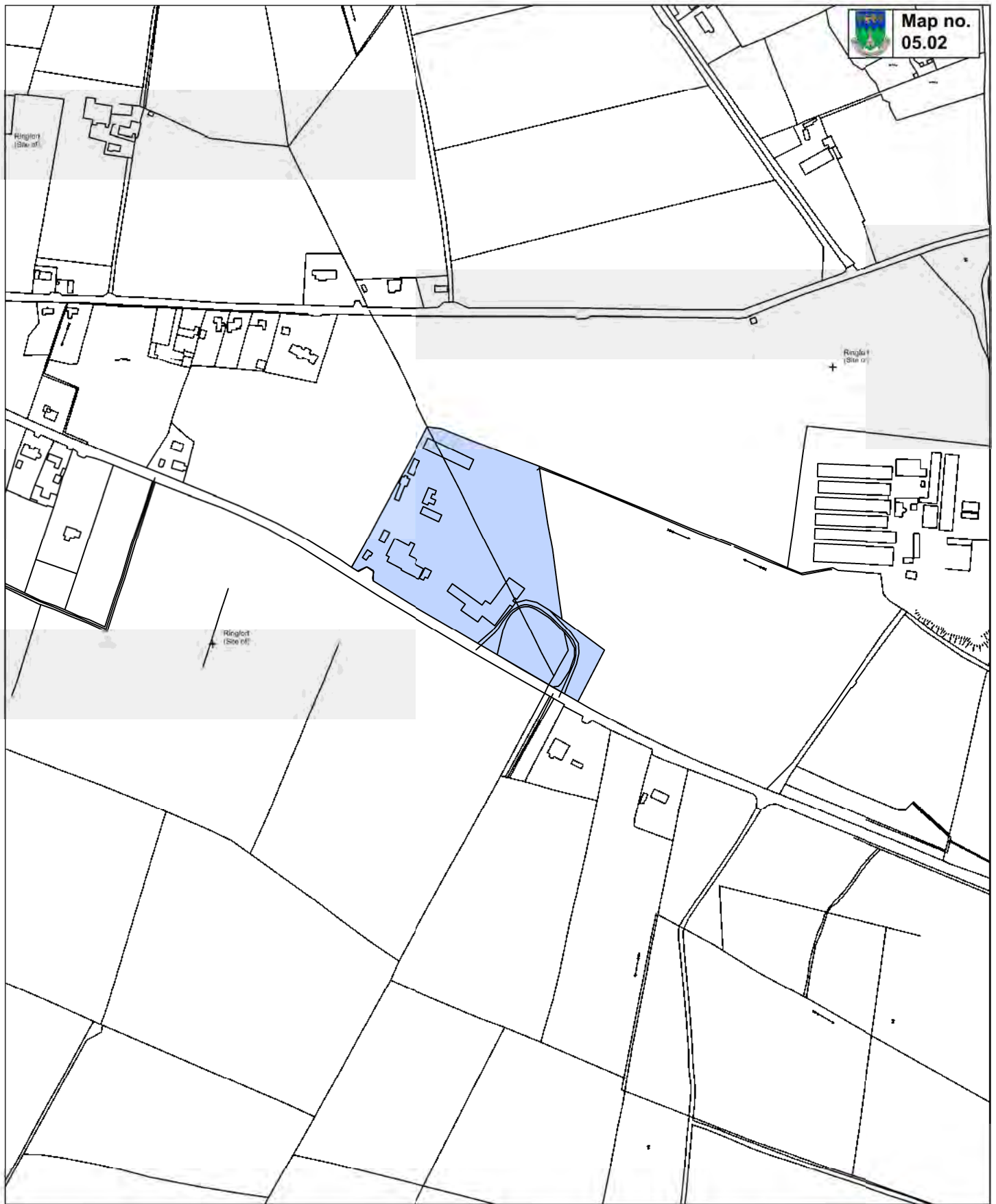
Wicklow County Council  
Planning Department

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Map no.  
05.02



**Employment Zonings**

**Rath East / Knockloe, Tullow**

WICKLOW COUNTY  
DEVELOPMENT PLAN 2016-2022



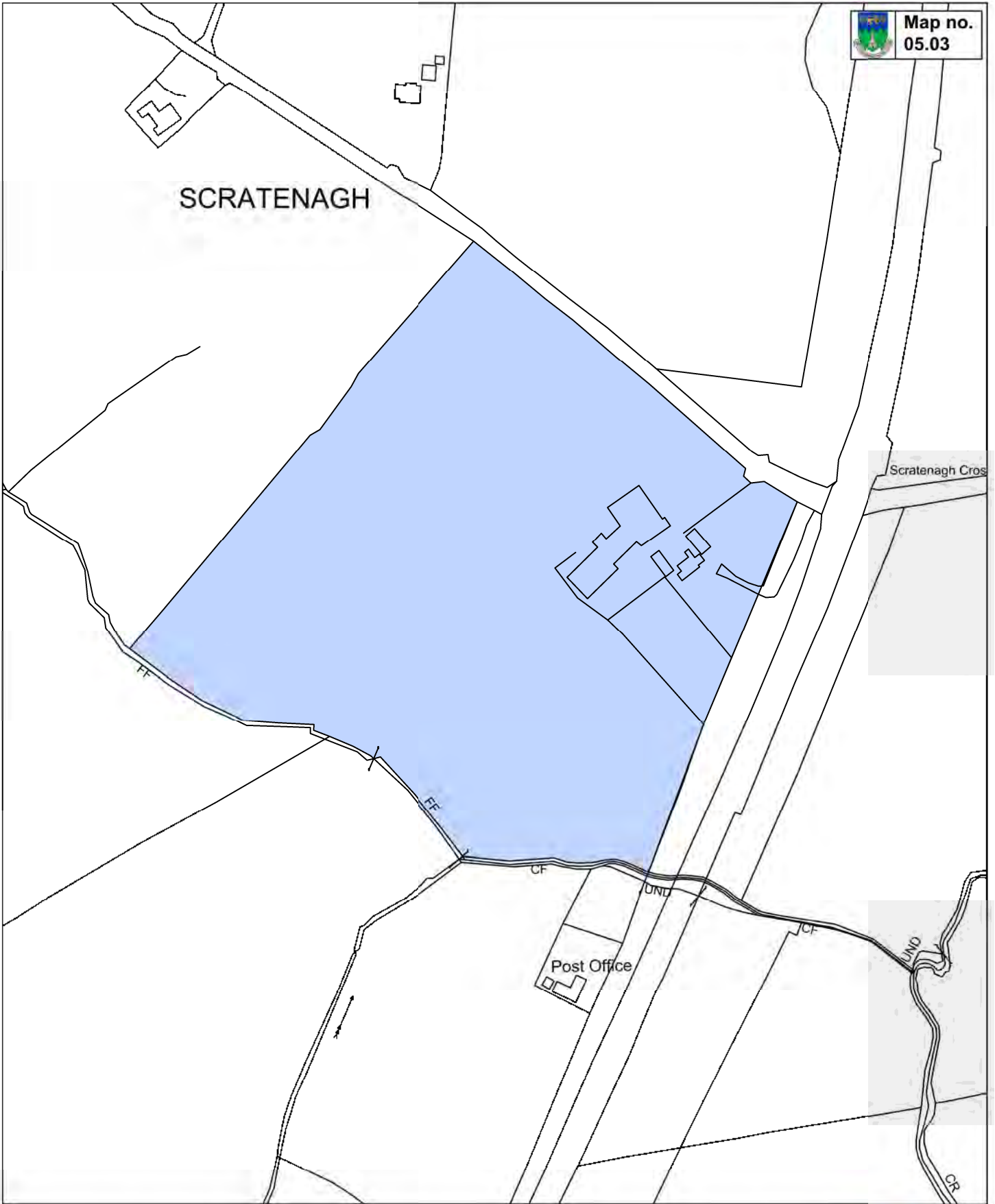
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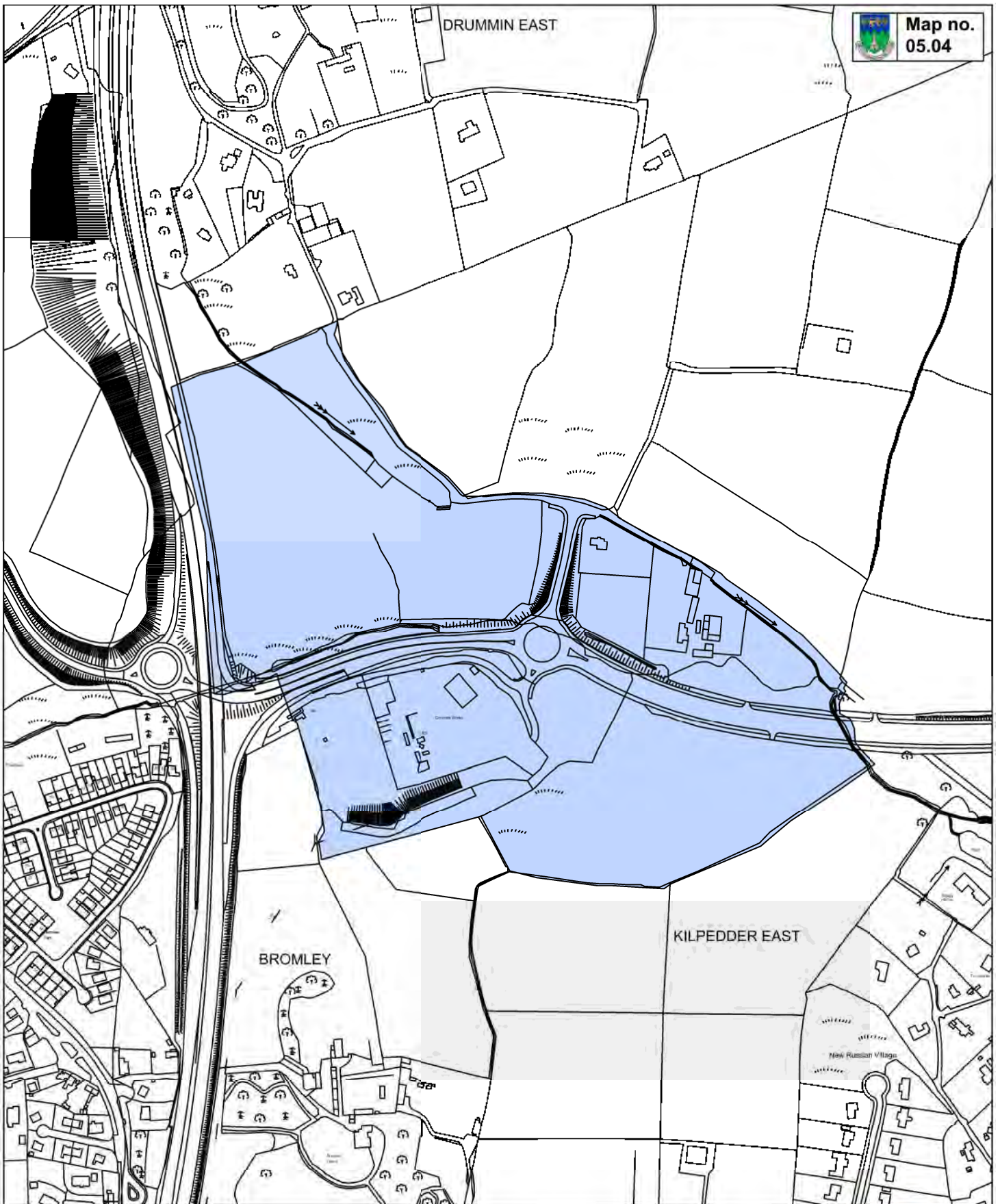
# SCRATENAGH



## Employment Zonings

## Scratenagh crossroads





**Employment Zonings**

**Kilpedder Interchange**

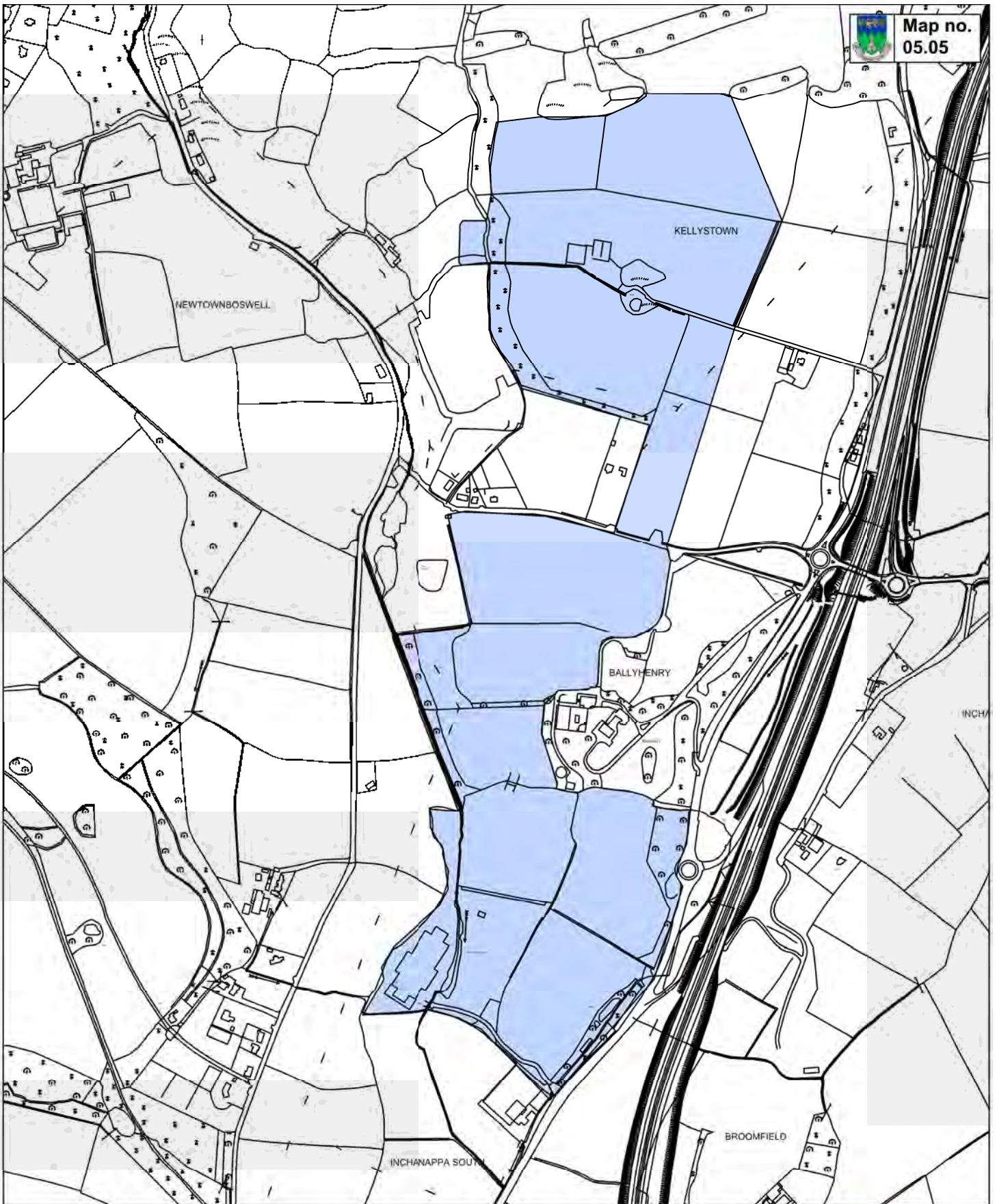
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**Employment Zonings**

**Inchanappa South and Ballyhenry,  
Ashford**

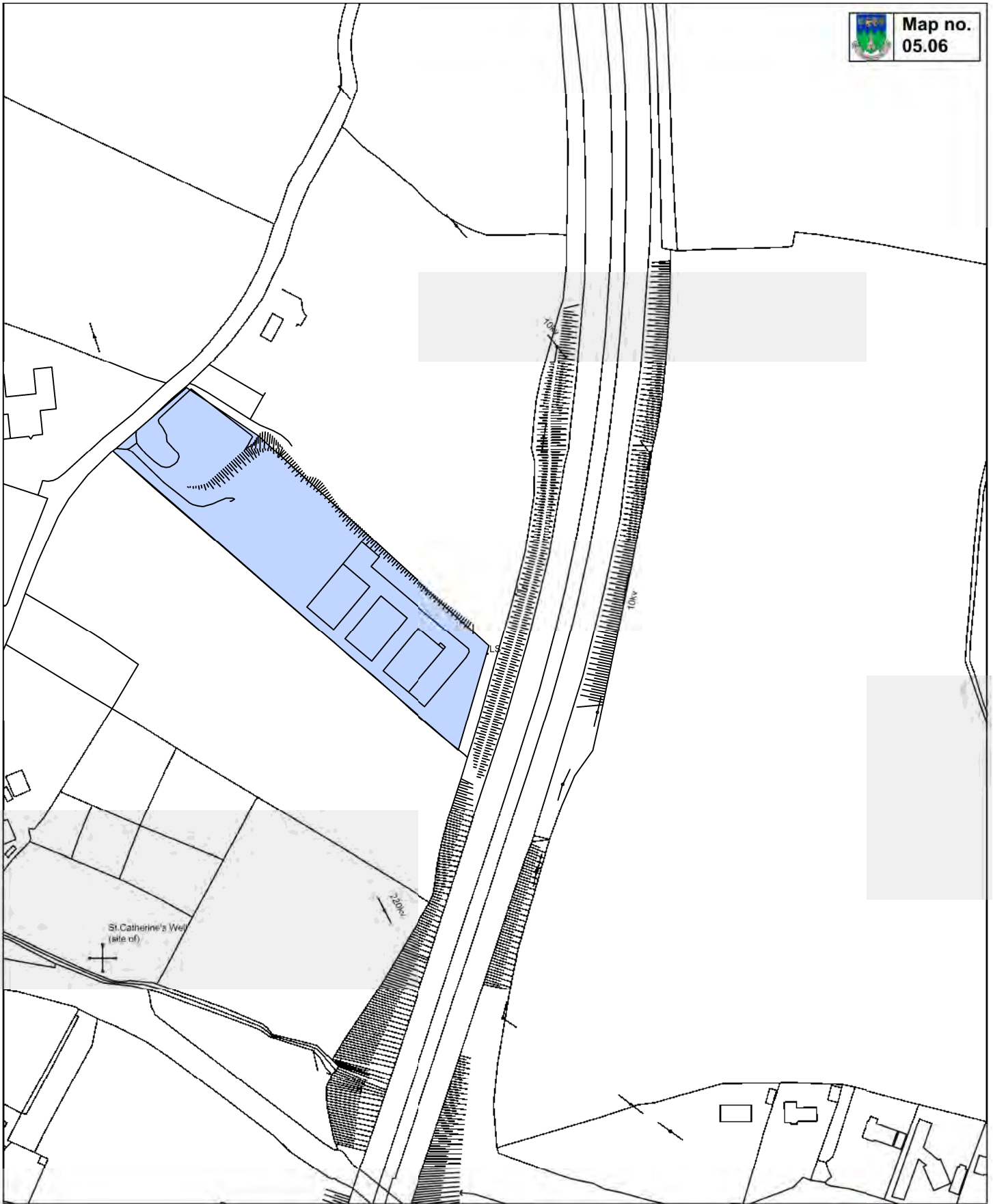
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**Employment Zonings**

**Killadreenan,  
Newtownmountkennedy**

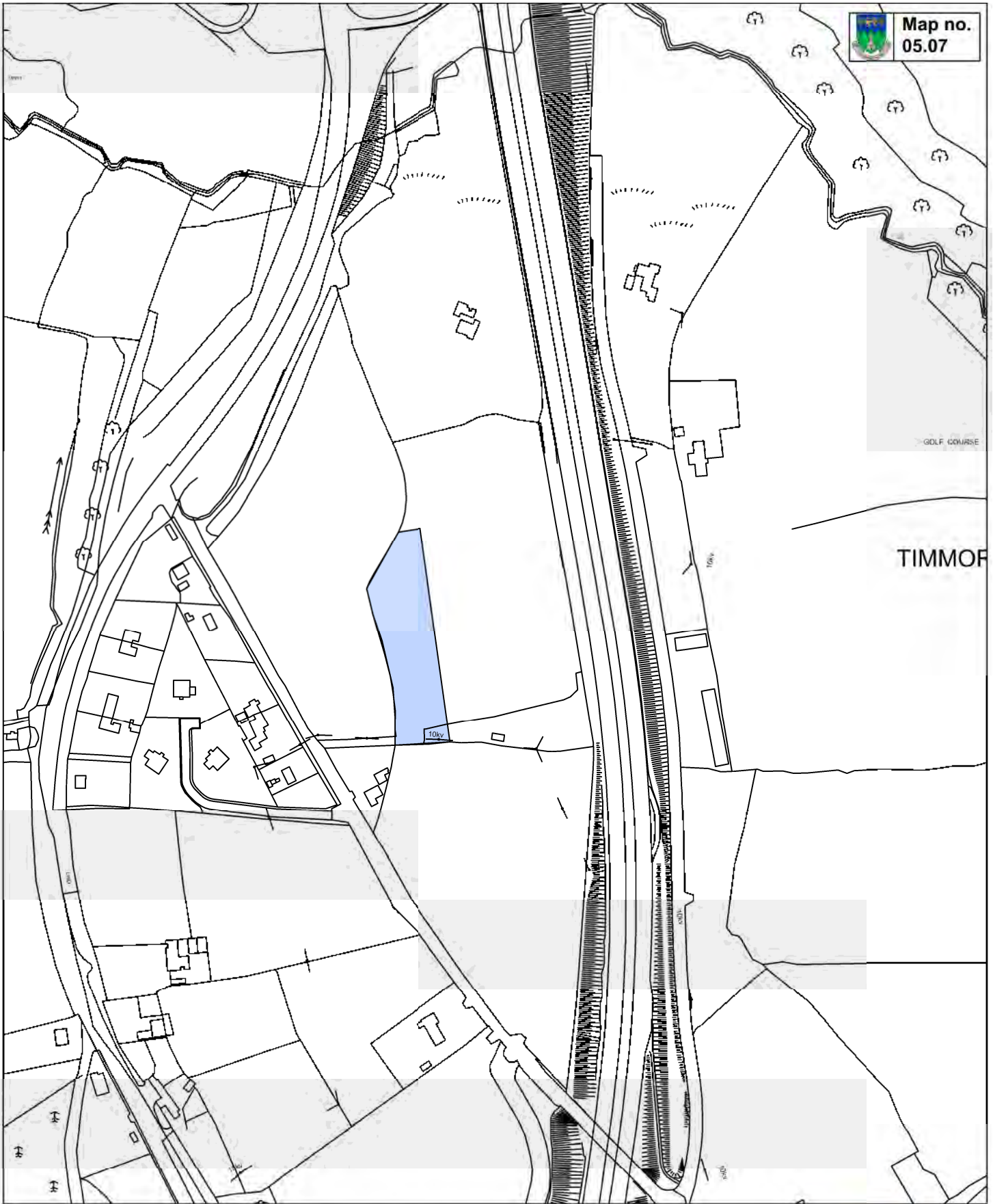
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**Employment Zonings**

**Timmore, Newcastle**

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## CHAPTER 6 - CENTRES AND RETAILING

### 6.1 Introduction

While the 'Core Strategy' and 'Settlement Strategy' of this plan (as set out in Chapters 2 and 3) set out the role and function, and overall development vision for each settlement or groups of settlements, the purpose of this chapter is to set out the strategies and objectives with regard to settlement centres, that is, the core central area of each settlement, normally identified as either the 'town centre' or the 'primary area' in Local Area Plans, towns plans and settlement plans or the historical centres of smaller settlements and villages.

The County's settlements are the lifeblood of the County, meeting most of the employment, retail, cultural and social needs of all residents. Investment in settlements gives the highest return to society, as economies of scale can be achieved and the highest standards of environmental protection attained. Fundamental to the future success of settlements and their centres is the maintenance and enhancement of uses that bring people into the settlement to live, work, shop and interact. In particular, a healthy and vibrant retail sector is considered the key driving force behind the activity level in any settlement. A strong retail sector has the multiple benefits of drawing people into centres to interact with their community (thereby reducing social isolation), supporting local employment, and obviating the need for people to travel long distances for essential shopping needs, thereby reducing car dependency.

### 6.2 County Wicklow Retail Strategy

The retail strategy for County Wicklow sets out the overall strategy for the future development of retailing within the County for the plan period up to 2022, and is framed within the longer term context of the period up to 2031.

#### 6.2.1 Context

##### **Retail Planning Guidelines (DoECLG, 2012)**

The strategy and policies for retailing set out in this plan have been prepared having regard to the guidance set out in the 'Retail Planning Guidelines for planning authorities' (DoECLG, 2012). This development plan addresses the list of matters to be considered in a plan, as required by 'Section 3.3 Development Plans and Retailing' of the Guidelines.

##### **Retail Strategy for the Greater Dublin Area 2008-2016**

The Retail Strategy for the Greater Dublin Area 2008-2016 provides guidance and policies for retail development at a strategic level in the Greater Dublin Area.

The strategy was adopted in July 2008 and is now outdated as it does not account for the significant economic, demographic and policy changes experienced in the GDA since its adoption. Notwithstanding this, the core principles of the strategy remain of relevance. The strategy and policies for retailing as set out in this plan are in accordance with the core principles of the GDA Retail Strategy.

At the core of the Strategy is the retail hierarchy for the GDA, which is set out on Table 6.1 below.



**Table 6.1 Retail Hierarchy for the GDA (Retail Strategy for the Greater Dublin Area 2008-2016)**

<b>Level 1</b>	<b>METROPOLITAN CENTRE</b>
	Dublin City Centre
<b>Level 2</b>	<b>MAJOR TOWN CENTRES &amp; COUNTY TOWN CENTRES</b>
	Fingal: Swords, Blanchardstown
	South Dublin: Tallaght, Liffey Valley
	Dun Laoghaire Rathdown: Dun Laoghaire, Dundrum
	Wicklow: <b>Bray, Wicklow</b>
	Meath: Navan
	Kildare: Naas / Newbridge, Leixlip (including Collinstown)
<b>Level 3</b>	<b>TOWN AND/OR DISTRICT CENTRES &amp; SUB COUNTY TOWN CENTRES</b>
	Dublin City: Finglas, Northside Shopping Centre, Ballyfermot, Rathmines, Crumlin Shopping Centre, Donaghmede Shopping Centre, Omni, Ballymun, Point Village and Poolbeg
	Fingal: Malahide, Balbriggan, Skerries, Charlestown.
	South Dublin: Adamstown, Crumlin (Ashleaf), Clonburris/Balgaddy, Clondalkin, Fortunestown, Kilnamanagh, Lucan, Rathfarnham
	Dun Laoghaire Rathdown: Stillorgan, Blackrock, Cornelscourt, Nutgrove, Cherrywood.
	Wicklow: <b>Greystones, Arklow, Blessington, Baltinglass</b>
	Meath: Dunboyne, Ashbourne, Dunshaughlin, Kells, Trim, Laytown/Bettystown, Enfield.
	Kildare: Celbridge, Kilcock, Maynooth, Kilcullen, Athy, Kildare, Monasterevin, Clane.
<b>Level 4</b>	<b>NEIGHBOURHOOD CENTRES, LOCAL CENTRES – SMALL TOWNS &amp; VILLAGES</b>
<b>Level 5</b>	<b>CORNER SHOPS / SMALL VILLAGES</b>

**Specific policy objectives for Wicklow are as follows:**

- To promote the development of strong, high quality expanded comparison floorspace in the metropolitan and major town centres, to address the high levels of leakage of retail expenditure from these centres and radically reduce the quantity and length of private car journeys for retail purposes.
- To support the development of strong, expanded retail provision within Wicklow County so that the quality and range of retail comparison, bulky goods and convenience shopping are developed and expanded to facilitate an active competitive and sustainable retail market in the County.
- To promote and encourage major enhancement and expansion of retail floorspace and town centre activities including linked leisure and other commercial activity within Bray town centre to sustain its competitiveness as a major town centre.
- To facilitate and encourage the major expansion of Wicklow town centre retail provision and quality and to enhance its role and importance as a County town centre in the GDA to meet the needs of both the town population and surrounding rural districts.
- To facilitate and encourage the consolidation and improvement of retailing and other town centre activities of the Level 3 centres of Arklow and Greystones and to ensure that there is an equitable, efficient, competitive and sustainable distribution of retail floorspace in the towns.
- To consolidate the retail status of Blessington and Baltinglass to ensure they can adapt to continue to service their extensive rural hinterlands.

The GDA Retail Strategy includes retail floorspace allocations which are now outdated. Wicklow County Planning Authority has undertaken an updated assessment of projected floorspace requirements up to 2031, which will inform the strategy for the County.

### **Regional Spatial and Economic Strategy (RSES)**

The forthcoming RSES for the Eastern and Midlands Region is likely to be produced in 2017-2018, and this will address the retail strategy for the region. The County Wicklow Retail Strategy will be updated if required by way of variation when the RSES is finalised.

#### **6.2.2 Strategic Vision and Objectives**

It is the **strategic vision** that every resident, visitor and worker within County Wicklow shall have access to a range of quality retail goods within County Wicklow, and that these goods shall be provided within town and village centre areas that are vibrant places to be in and viable places to do business.

This vision shall be realised through the implementation of the following **key strategic objectives**:

- To expand the level of convenience floorspace within the County, to meet the convenience shopping needs of existing and future residents up to 2031;
- to reduce leakage of expenditure from County Wicklow to other counties, through a significant expansion in the amount and range of comparison floorspace within the County, which will provide for a significant amount of the comparison shopping needs of existing and future residents up to 2031;
- to enable each centre to perform in accordance with its role and function as identified in the Retail Hierarchy and to allow a healthy level of competition between centres whilst ensuring that the role and function of each centre is not undermined;
- to promote and encourage the major enhancement of retail floorspace, primarily comparison goods and town centre functions in Bray, to sustain its competitiveness and importance as a Consolidation Town within the GDA;
- to promote the expansion of retail floorspace first and foremost within the core retail areas / existing town and village centre areas and thereafter in accordance with the sequential approach to retail development;
- to ensure that town and village centres are attractive places to live in, to work in and to visit, easy to get to, easy to walk and cycle within and are competitive places to conduct business; and
- to promote a high quality of design in all centres.

### 6.2.3 County Wicklow Retail Hierarchy

The retail hierarchy for County Wicklow is set out in Table 6.2. This hierarchy is based on the role and function of settlements as set out in the Wicklow County Settlement Hierarchy and the GDA Retail Strategy 2008-2016.

**Table 6.2 County Wicklow Retail Hierarchy**

LEVEL 1	METROPOLITAN AREA	HINTERLAND AREA
LEVEL 2	MAJOR TOWN CENTRES	COUNTY TOWN CENTRES
	Bray	Wicklow
LEVEL 3	TOWN / DISTRICT CENTRES	SUB COUNTY TOWN CENTRES
	Greystones	<b>Tier 1 Towns serving a wide district:</b> Arklow, Blessington, Baltinglass, Rathdrum <b>Tier 2 Towns serving the immediate district:</b> Newtownmountkennedy
LEVEL 4	NEIGHBOURHOOD CENTRES	LOCAL CENTRES – SMALL TOWNS
	<p><b>Bray area:</b> Boghall Road / Ballywaltrim, Vevay, Dargle Rd, Dublin Road / Little Bray, Albert Road &amp; Walk, Fassaroe, Southern Cross Road</p> <p><b>Greystones area:</b> Blacklion, Bellevue Road, Mill Road, Charlesland, Delgany</p> <p><b>Wicklow area:</b> Broomhall, Rocky Road/Town Relief Junction</p> <p><b>Arklow area:</b> Kilbride (AA3), Tinahask (AA2)</p> <p>The designation of neighbourhood centres within other towns is a matter for the relevant local plan.</p>	Ashford, Aughrim, Avoca, Carnew, Donard, Dunlavin, Enniskerry, Kilcoole, Kilmacanogue, Newcastle, Rathnew, Roundwood, Shillelagh, Tinahely
LEVEL 5	CORNER SHOPS/SMALL LOCAL CENTRE	VILLAGES
	The identification of corner shops / small local centres is a matter for the relevant local plan.	Barndarrig, Ballinaclash, Coolboy, Glenealy, Hollywood, Kilpedder / Willowgrove, Kiltegan, Knockananna, Laragh, Manor Kilbride, Redcross, Stratford-on-Slaney

### 6.2.4 Assessment of the Requirement for Additional Retail Floorspace

An assessment of the requirement for additional retail floorspace in County Wicklow up to 2031 has been undertaken (based on baseline data on the amount of retail floorspace within the County, gathered in 2014). A summary of this assessment is set out in the following table. The assessment is based on a number of background assumptions. In considering the table, particular regard should be paid to the fact that the figures aim to give **broad guidance** and should not be treated in an **overly prescriptive** manner.

The allocations are inclusive of 'in the pipeline' floorspace, i.e. floorspace which has already been permitted in the County but not constructed at the time of the preparation of the strategy. A number of these permitted schemes are significant and if implemented, would take a significant proportion of floorspace allocations. A pragmatic approach must be taken to such extant permissions and it should be recognised that any implementation of such permissions could be altered from that originally approved. There is no guarantee that any retail projects already/previously granted will be granted again. A case by case consideration of the

relevant pipeline floorspace will be necessary in considering any significant retail development. The key consideration in assessing future planning applications is the location of the proposed retail floorspace. The appropriate redevelopment and revitalization of town centre lands will continue to be promoted as a priority.

**Table 6.3 Indicative additional retail floorspace requirements up to 2031**

TOWN	Total convenience net m <sup>2</sup>	Total comparison net m <sup>2</sup>
Bray	7,000	30,000-35,000
Bray-Fassaroe	2,500	1,000
Wicklow-Rathnew	5,000	12,000-17,000
Greystones	2,000	7,000-10,000
Arklow	2,000	4,000-5,000
Blessington	2,000	1,500-2,000
Baltinglass	1,500	1,500-2,000
Newtownmountkennedy	1,500	1,500-2,000
Rathdrum	1,500	1,500-2,000
<b>Total</b>	<b>25,000</b>	<b>60,000-76,000</b>
<b>Level 4 centres outside of towns listed above</b>	<b>4,000</b>	<b>3,000</b>
<b>Total</b>	<b>29,000</b>	<b>63,000-79,000</b>

### 6.2.5 Retail Formats

Table 6.4 below outlines the retail formats expected in each level of the hierarchy, which gives guidance on the scale and levels of retail provision within each level.

**Table 6.4 Retail formats for hierarchy levels (Retail Strategy for the GDA 2008-2016)**

	HIGHER ORDER COMPARISON	MIDDLE ORDER COMPARISON	LOWER ORDER COMPARISON	SUPER-STORE	SUPER-MARKET
METROPOLITAN CENTRE	√	√	√	√	√
MAJOR TOWN CENTRES & COUNTY TOWN CENTRES	√	√	√	√	√
TOWN & SUB COUNTY TOWN CENTRES		√	√	√	√
LOCAL CENTRES – SMALL TOWNS & VILLAGES			√		√

### 6.2.6 Strategy for the County's Centres

The Planning Authority will aim to implement the following strategy for centres across the County. It should be noted that the following strategies only identify the key priorities for future change. There may be other priorities that apply generally to all forms of development within all centres, e.g. application of sequential

approach, promotion of sustainable transportation and land use patterns, good design etc. The following strategies will not include a repetition of these general priorities, but will aim to particularly emphasise the key functions and priorities for the main centres of the County.

The core retail area of each of the Level 2 and 3 centres are set out in Maps 06.01 at the end of this chapter.

The identification of opportunity sites will be a matter for consideration during the process of preparing local area/town/settlement plans.

### Strategy for Level 2 – Major Town Centres

#### BRAY

##### Role and function, including key priorities for change:

It is the vision that Bray will become a major destination for shopping and in particular for medium and higher quality comparison goods. Shoppers within the town shall have access to a range of quality leisure and cultural activities provided within the core retail area. This centre should provide a full range of all types of retail services from newsagents to specialist shops and boutiques, department stores, foodstores of all types, shopping centres and a high level of mixed uses including the arts and culture, to create a vibrant, living place. The centre should be well connected and served by high quality public transport.

This centre provides for the 'big shop' convenience needs of its residents and other settlements in the vicinity including Kilmacanogue, Enniskerry and Shankill. The centre has the opportunity to provide for the comparison shopping needs of a much wider catchment beyond its more immediate environs, particularly extending south and north to other settlements along the N11.

Having regard to the above, it is the priority of the Planning Authority to:

- promote and encourage the major enhancement of retail floorspace, primarily comparison goods and town centre functions in Bray to sustain its competitiveness and importance as a Consolidation Town and leisure destination within the GDA;
- facilitate the significant expansion in the amount and range of comparison floorspace, particularly floorspace for middle and higher order comparison goods;
- to facilitate the delivery of a large scale retail development within the core retail area on the Florentine Development site;
- to facilitate the delivery of a large scale retail development on the former Golf Club Lands; and
- to facilitate the extension of the LUAS to Bray.

Bray seafront area shall be a vibrant and attractive seafront area, which functions as the primary tourist, recreational and leisure centre of the town. It is a priority to rejuvenate the seafront area through the expansion of retail and non-retail services, particularly targeted at the visitor market and tourism products. The town centre is located some distance from the seafront area and does not benefit from spin-off associated with the uptake of leisure activities on the seafront. Taking account of this, it is of major importance that the centre carves out a significant role for itself in the provision of quality shopping facilities which act as a draw for people into the centre.

Bray is well connected by a high quality public transport system, centred at the Bray DART Station. The town suffers severe traffic congestion at times. While improvements have been made to make the central area more pedestrian friendly, the town could benefit from further improvements. It is a priority of the Planning Authority to facilitate development that contributes to the improvement of the overall appearance of the area around Bray Railway Station, to increase the density and mix of uses in this area and to provide clear pedestrian/cyclist

links between this area and the town centre and seafront area. This area is the gateway and transportation hub of this major town and the general appearance, aesthetic appeal and range of uses promoted in this area should be reflective of this significant role.

The quality of shopfronts within Bray Main Street and surrounding side streets is relatively poor. In addition, some parts of the centre have suffered from high degrees of vacancy. It is a priority of the Planning Authority to facilitate development that would contribute to the improvement of the overall appearance and aesthetic appeal of the streetscape, including for example shopfront improvements, regeneration of vacant sites and public realm improvement schemes.

Within the expansion area of Fassaroe, the Planning Authority will facilitate the provision for the development of appropriately scaled retail provision, which provides for the immediate needs of residents and employees of the area but does not undermine the role of Bray town centre as the principal shopping destination in the settlement.

The Planning Authority will allow for the development of a new appropriately scaled neighbourhood centre on the Southern Cross Road, to provide for the day to day needs of residents and employees of the area but does not undermine the role of Bray town centre as the principal shopping destination.

#### **Indicative additional floorspace allocations (net m<sup>2</sup>):**

Bray:	Convenience 7,000m <sup>2</sup> , Comparison 30,000-35,000m <sup>2</sup>
Fassaroe:	Convenience 2,500m <sup>2</sup> , Comparison 1,000m <sup>2</sup>

The RPG Retail Guidelines indicate that well established centres with population catchments in excess of 60,000 people would be expected to have a volume of retail floorspace in excess of 40,000m<sup>2</sup>. Bray currently has approximately 35,000m<sup>2</sup> of net retail space (including vacant units). While the level of additional floorspace allocated to Bray is significant, Bray is better positioned to expand its comparison retail offer than a number of settlements lower down in the hierarchy and is the Metropolitan Consolidation Town in the County and therefore it is considered appropriate to allow for substantial growth. The above allocation aims to expand the volume of retail floorspace to c. 77,000m<sup>2</sup>. This is reasonable, having regard to the size of other level 2 centres, e.g. Dundrum c. 82,000m<sup>2</sup>, Blanchardstown c.78,000m<sup>2</sup>

The following large scale developments received planning permission but have not commenced at the time of drafting this strategy:

- c. 39,000m<sup>2</sup> net on former Golf Club Lands;
- c. 6,000m<sup>2</sup> net on the Florentine site;
- c. 3,500m<sup>2</sup> net convenience and c. 550m<sup>2</sup> net comparison at the Southern Cross NS1 site;
- c. 500m<sup>2</sup> net increase at Tesco, Vevay Road

Bray Environs LAP indicates that Fassaroe (population target c. 7,000) should have a role of a District Centre and gives an indicative figure for retail floorspace of 4,000m<sup>2</sup> gross, to be divided equally between convenience and comparison/retail services use. The RPG Retail Guidelines indicate that a District Centre is a Level 3 centre with a population catchment of c.5,000-15,000 people. While the target population of Fassaroe is akin to a Level 3 centre, it is envisaged that Fassaroe will provide the function more akin to a Level 4 Neighbourhood Centre. This is in order to ensure that the area does not undermine the role of Bray town centre as the principal shopping destination in the settlement.

## WICKLOW TOWN

### Role and function, including key priorities for change:

Having regard to the role and function of Wicklow as a 'Large Growth Town I' under the Core Strategy and to the significant population expansion planned for the future, there is a need for significant enhancement and expansion of retail floorspace and town centre activities to provide for the needs of the substantial resident and working population of the centre.

Wicklow Town provides for the 'big shop' convenience and comparison needs of a wide catchment including Rathnew, Ashford, Glenealy, Roundwood, Rathdrum and a significant rural population. This centre should provide a full range of all types of retail services from newsagents to specialist shops and boutiques, department stores, foodstores of all types, shopping centres and high level of mixed uses including the arts and culture to create a vibrant, living place.

While the town is located along the train route and benefits from a bus service, generally speaking, most trips to the town are made by car, with the exception of local residents within walking distance. Notwithstanding this, traffic congestion is not a significant issue and there is good provision of public parking facilities. In addition, the town is a relatively comfortable centre to walk around and benefits from a large number of pedestrian crossings. That said, it is a priority of the Council to facilitate improvements in public transport infrastructure.

The town centre has a strong, defined and attractive streetscape of heritage value. It is a priority to further improve the quality of the streetscape to ensure that it is sustained as an attractive centre.

It is an objective of the Planning Authority to develop the retail role of Rathnew at a 'local centre' scale, commensurate with its local catchment and its development as an employment and education hub (having regard to its role vis-à-vis Clermont Campus).

### Indicative additional floorspace allocations (net m<sup>2</sup>):

Convenience 5000m<sup>2</sup>, Comparison 12,000-17,000m<sup>2</sup> (including Rathnew)

Wicklow-Rathnew currently has approximately 9,000m<sup>2</sup> of net retail space (including vacant units). The above allocation aims to expand the volume of retail floorspace to c. 31,000m<sup>2</sup>. This is considered appropriate, having regard to the targeted population of the town's catchment and its position within the retail hierarchy.

The following large scale development has received planning permission but has not commenced at the time of drafting this strategy: c. 13,000 gross for retail warehousing floor space on Marlton Road (Lusra Teoranta).

There is a notable absence of retail warehousing in Wicklow town. The residual growth allowed after accounting for the Lusra Teoranta development will be reserved for non bulky good floorspace in the centre or edge of core retail areas. In the event of the delivery of the Lusra Teoranta retail warehousing development within the plan period, no further significant retail warehousing permission will be granted other than: (i) conversion of non-retail premises in the core area to retail warehousing use, (ii) renovation and expansion of existing retail warehouse premises in the core retail area, (iii) redevelopment of derelict or brownfield sites in the core, and (iv) replacement of existing facilities within the town.

### Strategy for Level 3 Centres

These centres will vary both in the scale of provision and the size of catchment, due to proximity to a Major or County Town Centre, i.e. Bray/Wicklow. 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 benefiting from lower rents away from larger urban sites, leisure / cultural facilities and a range of cafes and restaurants. At least one supermarket and smaller scale department store are required to meet local needs. It would be expected that financial and other services (banks and building societies) would be located alongside other retail services creating an active and busy centre. They should have high quality access from public transport where the centres are within the built up area; and also strong links to the built fabric so that walking and cycling to the centre from the immediate catchment is an attractive option. Where the centre is close to an existing major centre (as is the case with Greystones), the scale of retail and mixed provision is lower, with the town / centre range of shops meeting more basic day to day needs and only small scale range of comparison units trading.

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.

This level is broken into two tiers for the purpose of this strategy, as the five towns in this level are not uniform in their size or function, but yet all are appropriately located in Level 3. Arklow, Blessington, Baltinglass and Rathdrum, while being very different in size, are all similar in the sense that they serve a wide catchment and are sufficiently distant from Bray or Wicklow town, so as to make them the principal shopping destination in their areas. These towns are somewhat different from Greystones and Newtownmountkennedy, which are both within reasonable distance of Bray and which serve more localised catchments, but due to their planned growth, require a high level of retail provision.

#### ARKLOW

Arklow is the main centre located in the south of the County, removed from other large centres. The centre provides for the service needs of its residents and a large geographical catchment extending to Avoca, Aughrim, Redcross, a significant rural population, and to some extent to Tinahely/Shillelagh/Carnew area (although some expenditure is lost from these centres to Gorey and Carlow). It is the vision that Arklow will be the principal shopping and service destination for this wide catchment area. This traditional status as a strong market town has been reinforced by the development of the Bridgewater Centre. Under the 'Retail Planning Guidelines for planning authorities' (DECLG, 2012), Arklow is identified amongst the sub-regional settlements which perform important sub-regional retailing functions including the major national retailing chains.

It is a priority of the Planning Authority to facilitate new mixed use/retail developments particularly within the 'old' town centre / traditional Main Street area, which has suffered decline since the development of the Bridgewater Centre and concentration of convenience based supermarkets on the Wexford Road. The regeneration of vacant town centre sites is likely to improve the vitality and viability of the traditional town centre. In particular, the regeneration of the 'Alps' site and the strip including 'Kitty's Pub', 'Morgan Doyle' and 'Marine Hotel' sites, provide particular opportunity to improve the vitality of the main street.

#### **Indicative additional floorspace allocations (net m<sup>2</sup>):**

Convenience 2,000m<sup>2</sup>, Comparison 4,000-5,000m<sup>2</sup>

The allocation of comparison floorspace reflects the fact that the town is relatively well provided for with c. 19,000m<sup>2</sup> of existing comparison space.



Arklow currently has approximately 32,000m<sup>2</sup> of net retail space (including vacant units). In the context of the current level of provision, the above allocations are relatively conservative and would expand the volume of retail floorspace to c. 40,000m<sup>2</sup>. This level of allocation is reasonable having regard to its role and function within the County including high level of planned population growth.

## GREYSTONES

Due to its proximity to the major town of Bray, the current scale of comparison retail provision is relatively low, with the town centre range of shops meeting more basic day to day needs and only a small scale range of comparison units trading. The catchment of Greystones extends to Kilcoole, Newcastle and Newtownmountkennedy. While there is scope for expansion of comparison space into the future, the level of provision should be mainly for more local needs, in order to ensure that the roles of Bray or Wicklow as Level 2 centres are not compromised. Due to its proximity to Bray, the scale of retail and mixed provision is likely to be lower than other Level 3 towns, for example Arklow.

There is particular scope for the centre to provide services for residents and visitors that tap into the leisure and recreation market, based on its coastal location and facilities including the harbour, beaches, coastal paths such as Cliff Walk and complementary service outlets including shops, restaurants, coffee shops etc.

The opportunity exists to expand retail uses onto lands earmarked for development in the South Beach Action Plan (Greystones-Delgany and Kilcoole LAP 2013-2019).

### **Indicative additional floorspace allocations (net m<sup>2</sup>):**

Convenience 2,000m<sup>2</sup>, Comparison 7,000-10,000m<sup>2</sup>

Greystones-Delgany currently has approximately 13,000m<sup>2</sup> of net retail space (including vacant units). The level allocated to this centre would expand the volume of floorspace to c. 25,000m<sup>2</sup> which is in accordance with the range identified in the Guidelines for Level 3 centres.

The following large scale developments have received planning permission but have not commenced at the time of drafting this strategy:

- c. 6,000m<sup>2</sup> commercial space at Harbour and Marina development, of which c. 2,000m<sup>2</sup> is earmarked for retail use
- c. 700m<sup>2</sup> comparison and c.700m<sup>2</sup> convenience space, Tesco, Bellevue Road
- Victoria Road up to c.1,000m<sup>2</sup>
- c. 4,500m<sup>2</sup> net retail warehousing at Charlesland.

Given that c. 4,500sqm net retail warehousing at Charlesland has received planning permission, no further retail warehousing floor area shall be allowed in the Greystones town area.

### BLESSINGTON

This town provides retail services to a wide rural catchment. The town is relatively well served by convenience shops including Supervalu, Aldi and Dunnes Stores. The comparison offer is more limited and provided by small independent shops on the Main Street, a small number of new shops in the new town centre development and the comparison element of the Dunnes unit. It is the vision that Blessington will be the principal shopping and service destination for its wide catchment area.

**Indicative additional floorspace allocations (net m<sup>2</sup>):**

Convenience 2,000m<sup>2</sup>, Comparison 4,000-5,000m<sup>2</sup>

Blessington currently has approximately 7,000m<sup>2</sup> of net retail space (including vacant units). The above allocation aims to expand the volume of retail floorspace to c. 14,000m<sup>2</sup>, which is reasonable having regard to its role, position within the retail hierarchy and planned population.

### BALTINGLASS

Baltinglass is a strong rural market town with a large rural hinterland. It is the vision that Baltinglass will be the principal shopping and service destination for this wide catchment area.

There are a number of convenience shops in Baltinglass and a quite a significant number of comparison shops in the core town centre, giving the town a good retail offer.

**Indicative additional floorspace allocations (net m<sup>2</sup>):**

Convenience 1,500<sup>2</sup>, Comparison 1,500 -2,000m<sup>2</sup>

### RATHDRUM

Being located some distance from Wicklow and Arklow, Rathdrum provides for a relatively wide rural catchment. The town requires a relatively high level of retail provision to meet the needs of this rural population in addition to the needs of the current and future local population.

To provide for the growing population of Rathdrum additional retail facilities have to be provided. Both the offer of convenience and comparison goods has to be improved.

**Indicative additional floorspace allocations (net m<sup>2</sup>):**

Convenience 1,500<sup>2</sup>, Comparison 1,500 -2,000m<sup>2</sup>

The following large scale development has received planning permission but has not commenced at the time of drafting this strategy: c. 2,900m<sup>2</sup> mixed use development at Market Square, Main Street.

## NEWTOWNMOUNTKENNEDY

Having regard to its location within reasonable distance to Bray, Wicklow and Greystones, it is envisaged that Newtownmountkennedy will provide for a more localised catchment, but due to the level of planned population growth into the future, still requires a relatively high level of retail provision.

### **Indicative additional floorspace allocations (net m<sup>2</sup>):**

Convenience 1,500<sup>2</sup>, Comparison 1,500 -2,000m<sup>2</sup>

### **Strategy for Level 4 – Neighbourhood Centres and Small Towns**

A neighbourhood centre comprises a small group of shops, typically comprising newsagent, small supermarket / general grocery store, sub-post office and other small shops of a local nature serving a small, localised catchment population. The function of a Neighbourhood Centre is to provide a range of convenient and easily accessible retail outlets and services within walking distance for the local catchment population. Neighbourhood centres generally only occur in the larger settlements of the County, e.g. Bray, Wicklow, Arklow and Greystones, at a location within the settlement boundary but remote from the core retail area.

While the GDA Retail Strategy generally considers that these centres will normally provide for one supermarket ranging in size from 1,000-2,500sqm with a limited range of supporting shops (one or two low range clothes shops with grocery, chemist etc.) and retail services (hairdressers, dry cleaners, DVD rental), cafes and possibly other services such as post offices, community facilities or health clinics, it is considered necessary to make a distinction in Wicklow between the type and quantum of retail envisaged in neighbourhood centres in the larger settlements and that envisaged for small towns.

Firstly, what are designated as Neighbourhood Centres in Greystones and Bray include established full-scale supermarkets at Bellevue Road and Vevay Road respectively. In addition there are smaller supermarkets at Blacklion, Mill Road and Charlesland in the 800m<sup>2</sup> to 1,200m<sup>2</sup> range. The Bray Town Development Plan has designated land for a 2,500m<sup>2</sup> supermarket at the Southern Cross Route in its last two plans, and planning permission has been granted for this, as well as a discount store at this site. So while such sites seem larger than neighbourhood centres, they do not fit into the definition of District Centres (the next category in the hierarchy), which are defined in the Retail Planning Guidelines as 10,000m<sup>2</sup> or 20,000m<sup>2</sup> in the Dublin Metropolitan Area. So in a limited number of sub town core sites in Bray, Greystones, Arklow and Wicklow-Rathnew (particularly in Rathnew), larger foodstores will be permitted, based on their historic use, and the need to service considerable tranches of new housing. The scale of the convenience outlet will be dictated by the overall size of the town, the catchment of the neighbourhood centre and its distance to the town core.

Lands identified for new neighbourhood centres will generally be identified in local plans which may include policies on the scale and nature of floorspace to be provided. New/expanded neighbourhood centres shall generally only be considered where the following requirements are satisfied:

- the scale of development allowed within a neighbourhood centres should not undermine the retail hierarchy and the designated role of town centres as the principal shopping areas.
- the location of the development is sufficiently separated from the core retail area of the settlement as to warrant new retail facilities;
- the scale of the existing/new residential development is such to sustain a neighbourhood centre;
- the range of retail and non-retail services to be provided is appropriate to the needs of the area; and
- all efforts have been made to integrate the neighbourhood centre with any existing / new community facilities due to be provided as part of the scheme e.g. schools, childcare facilities, sports fields etc.

The retail provision in small towns would be expected to be more extensive, including one supermarket / two medium sized convenience stores (up to 1,000sqm aggregate) and perhaps 10-20 smaller shops. These towns can be expected to provide a similar function in terms of providing for the day to day shopping and service needs of the local population. Small towns should be the main service centre in the rural area, providing a range of facilities, shops and services, at a scale appropriate to the needs and size of their catchment. Encouragement shall be given to uses which support the community and help solidify the role of the centre as an important local centre such as medical clinics, social services, pharmacies, cafes and post offices. They should where possible provide a focus for economic development and rural-based industries, including markets for locally-produced food and other products.

### **Strategy for Level 5 – Corner Shops/ Small Shops/ Small Local Centres/ Small Villages**

These centres will normally serve only an immediate catchment. These shops meet the basic day to day needs of surrounding residents, whether as rural foci points close to other community facilities such as the local primary schools, post office and GAA club or as a terrace of shops within a suburb.

Expected are one or two small convenience stores, newsagents, and potentially other tertiary services such as butcher/vegetable shops with a public house, hairdressers and other similar basic retail services; with the retail element in total ranging approximately from 500sqm – 1,500sqm of lettable space.

Within urban areas these centres vary in scale from one corner shop to small local centres that provide a small number of retail/retail service units. The size of units within small local centres shall generally be limited to a maximum of c.150m<sup>2</sup> gross floor area.

These centres are not appropriate for the provision of a supermarket.

## **6.3 Objectives for Centres and Retail**

### **Centres – General**

- RT1** To ensure the continued vibrancy and life of centres, to direct new development and investment into towns and villages in the first instance and to particularly prioritise actions that enhance business, retail, leisure, entertainment and cultural uses, as well as making town and villages centres an attractive place to live.
- RT2** To improve the 'public realm' of centres through the encouragement of high quality civic design, including but not limited to the provision of attractive street paving, furniture, lighting and seating etc.
- RT3** To facilitate measures to improve the accessibility of centres by developing a pedestrian and cyclist friendly environment, which improves safety and limits traffic congestion where possible. It is the objective of the Council to promote accessibility to public transport. Development with a high potential for public transport utilisation by employees and visitors should be sited with ease of access to public transport facilities.

### **Retail – General**

- RT4** To promote and facilitate the development of retail developments in a sustainable manner. Retail related development shall be located on suitably zoned land within settlement boundaries. There shall be a general presumption against the development of retail uses within the rural area, except as otherwise provided for by a particular objective of this plan.

- RT5** To ensure that all retail development is generally in accordance with the Wicklow County Retail Strategy for the period up to 2022 and beyond to 2031. All development proposals shall be assessed having regard to the Retail Strategy for the Greater Dublin Area 2008-2016.
- RT6** To assess all planning applications having regard to the 'Retail Planning Authorities for Planning Authorities' (DoECLG, 2012), unless otherwise stated herewith.
- RT7** To permit the nature and scale of retail development appropriate to enable each centre to perform its role and function as defined within the County Retail Strategy. The nature and scale of a development proposed (either by themselves or cumulatively in conjunction with other developments) in a centre shall not compromise the role or function of any other centre within the hierarchy, in particular the role and function of a centre that is of a higher level in the hierarchy above that which is being considered.
- RT8** Regard shall be taken of the indicative floorspace need set out in Table 6.3 in the assessment of new retail applications in Levels 2 and 3 of the retail hierarchy. No single application shall be allowed to absorb more than 75% of the indicative allocation for that settlement.
- RT9** To require the submission of a Retail Impact Assessment and Traffic and Transport Assessment in any circumstance where the information is required to enable the proper assessment of a development proposal vis-à-vis the objectives of the development plan. In particular, these assessments are likely to be required for significant retail development which, due to their nature, scale and location, may impact on the vitality and viability of centres.  
Retail Impact Assessments / Traffic and Transport Assessments shall be in accordance with the requirements set out in the Retail Planning Guidelines, 2012 and relevant Traffic Management Guidelines<sup>1</sup>.

### Retail – Town Centres

- RT10** To vigorously protect and promote the vitality and viability of town centres. Development proposals not according with the fundamental objective to support the vitality and viability of town centre sites must demonstrate compliance with the 'sequential approach' before they can be approved. The 'sequential approach' shall be applied and assessed in accordance with the 'Retail Planning Guidelines, (DoECLG, 2012)<sup>2</sup>. The Planning Authority will discourage new retail development if they would either by themselves or cumulatively in conjunction with other developments seriously damage the vitality and viability of existing retail centres within the County.  
In the application of the 'sequential approach' due regard shall be paid to RT11 below which prioritises the 'core retail area' for new retail development.
- RT11** To promote developments which reinforce the role and function of the 'core retail area' as the prime shopping area of town centres. The 'core retail area' shall be promoted as the area of first priority for new retail development. In settlements where no 'core retail area' is defined, regard shall be paid to the designated 'town centre' area, the location of the traditional/historical centre and the location of other retail units. Where an application is made for a new development with street frontage either in the defined retail core of a larger settlement or on the 'main street' of a smaller town, retail or commercial use will normally be required at street level.

<sup>1</sup> Traffic Management Guidelines (DECLG, DoELG, DoT and DTO, 2003); Traffic and Transport Assessment Guidelines (National Roads Authority, 2007); Planning Guidelines on Spatial Planning and National Roads (DECLG, 2012)

<sup>2</sup> In short, the order of priority for the sequential approach is to locate retail development in the city/town centre and only to allow retail development in edge-of-centre or out-of-centre locations where all other options have been exhausted. Refer to guidelines for full description.

**RT12** New retail developments in town centres will be required to provide proximate and easily accessible car and cycle parking or to make a financial contribution towards car parking where it has been or will be provided by the Local Authority.

### Retail – Uses

**RT13** To promote the revitalisation of vacant / derelict properties / shop units. Where no viable retail use can be sustained, alternative uses will be assessed on their own merits against the requirements of the proper planning and sustainable development of the areas within which they are located.

This objective will be used to ensure that all proposals for the reuse of existing retail floorspace can be evaluated against the proportion of overall vacancy and to reduce the possibility of dereliction.

**RT14** To control the provision of non retail uses at ground floor level in the principal shopping streets of centres, in order to protect the retail viability of centres and to maintain the visual character of streets. This objective aims to prevent the proliferation of 'dead frontages' on key streets. In particular, active use of corner sites, particularly within larger centres, is considered pivotal in creating a sense of vibrancy.

**RT15** To promote the 'active' use of above ground floor levels, and in particular to promote the concept of 'living over the shop' in centres. Where a 'living over the shop' use is proposed, a relaxation in density, car parking and open space standards will be considered, where the development meets very high quality of design and accommodation.

**RT16** To promote an appropriate mix and balance of different types and styles of retail within centres and to control the number of bookmakers, off-licences (including off-licences in convenience stores), take-aways, 'cash for gold' and 'Pound' type shops, and other uses that can adversely affect the character of a centre.

The mix and balance of different type of retail (including retail services) is important to attract people to centres, and to ensure centres remain the main meeting point for the community. Too many of certain types of outlet can destroy the balance of a centre.

**RT17** Conscious of the fact that planning has an important role to play in promoting and facilitating active and healthy living patterns for local communities, the following criteria will be taken into account in the assessment of development proposals for fastfood/takeaway outlets<sup>3</sup>, including those with a drive through facility:

- Exclude any new fast-food / takeaway outlets from being built or from operating within 400m of the gates or site boundary of schools or playgrounds, excluding premises zoned town centre;
- Fast food outlets/takeaways with proposed drive through facilities will generally only be acceptable within Major Town Centres or District Centres and will be assessed on a case-by-case basis;
- Location of vents and other external services and their impact on adjoining amenities in terms of noise/smell/visual impact.

### Retail – Opportunity Sites

**RT18** To facilitate the identification, promotion and development of key town centre opportunity sites.

<sup>3</sup> For the purposes of RT17, "fast food/takeaway outlet" shall mean any outlet whose business will primarily be the sale of hot or otherwise prepared food that is high in fat, salt or sugar (such food being heated or prepared on the premises comprising of the outlet) for consumption on or off the premises comprising of the outlet.

- Opportunity sites are prime sites within a town, which are under-utilised in terms of their development potential, and as such they should be revitalised.
- The sites can be located at critical gateways or entry points to the town, and as such can be highly visible and may be suitable for 'landmark' type buildings. As the development of these sites will help set the tone for the town and influence the public perception of it, a high quality of urban design and innovation will be required at these locations.
- Opportunity sites are to be the subject of comprehensive (not piecemeal) integrated schemes of development that allow for sustainable, phased and managed development.
- Opportunity sites are identified within local area/town/settlement plans.

### **Retail - Design**

**RT19** To promote quality design in all retail development, in accordance with the design principles set out in the Retail Planning Guidelines 2012 and companion document 'Retail Design Manual' (DoAHG, 2012), including the guidance set out in the 'Development and Design Standards' appended to this plan.

**RT20** To give positive consideration to the re-configuration of existing retail provision in Levels 2 and 3, to accommodate the demands of modern retailing.

**RT21** In certain circumstances, the Planning Authority may allow for a relaxation in certain development standards within centres, in the interest of achieving the best development possible, both visually and functionally.

**RT22** To promote quality design and materials in the development of shopfronts.

### **Retail – 'Out of Town' Centres**

**RT23** There shall be a general presumption against large out-of-town retail centres in particular those located adjacent or close to existing, new or planned national roads/motorways.

### **Retail Warehousing<sup>4</sup>**

**RT24** To strictly control and limit additional new retail warehousing / retail park floorspace in the County for the duration of the plan. Retail warehouse developments shall be required to be located on suitably zoned lands and where determined acceptable may be considered in the following settlements only: Bray, Wicklow, Arklow and Greystones. The Planning Authority will adopt a precautionary approach in the determination of proposals for retail warehousing. Any application for retail warehousing will be carefully assessed in view of the significant levels of recent provision across the region and will only be permitted where it is proven that the proposal will not impact adversely on the vitality and viability of established town centres. All applications shall be determined having regard to the 'Retail Planning Guidelines for planning authorities' (DoECLG, 2012).

Local area plans for these towns shall identify land and include policies relating to the development of retail warehousing.

<sup>4</sup> A retail warehouse is a large single level store specializing in the sale of bulky household goods such as carpets, furniture and electrical goods, and bulky DIY items, catering mainly for car-borne customers. A retail park is a single development of at least three retail warehouses with associated car parking.

The Planning Authority will strictly control the size of units and type of goods sold in Retail Warehouses in accordance with the Retail Planning Guidelines for Planning Authorities' (2012). This may be controlled through the application of conditions. The Guidelines apply a cap of 6,000m<sup>2</sup> gross (including any ancillary garden centre) on large-scale single retail warehouse units, except in exceptional circumstances. Conditions may be attached restricting internal expansion by the construction of 1<sup>st</sup> floors or mezzanines. Conditions may be attached preventing the subdivision of retail warehouse units, e.g. preventing the subdivision of retail warehouse units into stores less than 700m<sup>2</sup> in out of centre locations, or coalescence of two or more stores.

Retail warehouses shall generally only be considered as part of planned retail warehouse parks, which combine access arrangements and car parking. Single retail warehouse units may be considered on infill sites in built up areas and flexibility with regard to the type of goods sold may be considered where the location is easily accessible by foot from the core retail area.

### **Retail – Large Convenience Goods Stores**

**RT25** To allow for the development of large convenience goods stores on suitably zoned land and to determine proposals having regard to the 'Retail Planning Guidelines for Planning Authorities' (DoECLG, 2012).

Convenience retail floorspace caps shall be applied in accordance with 'Section 2.4.1 Convenience retail floorspace caps' of the Retail Planning Guidelines (DoECLG, 2012). The guidelines indicate a cap of 3,000m<sup>2</sup> net for County Wicklow.

The planning application drawings should clearly delineate the floorspace to be devoted primarily for the sale of convenience goods. To prevent any adverse impact on town centres, the Planning Authority will generally limit the proportion of comparison goods floorspace within large convenience goods stores that are located outside of Core Retail Areas, to a maximum of 20% of the retail floor area. Any proposal in excess of the 20% limit shall be considered on its merits and in particular having careful regard to the impact of a proposal on the vitality and viability of the town centre.

### **Retail – Neighbourhood Centres**

**RT26** Within neighbourhood centres, it is the objective of the Planning Authority to protect, provide for, and improve the mix of neighbourhood centre services and facilities, which provide for the day-to-day needs of the local community, to a degree that is akin to their role and function as outlined in the Retail Strategy.

### **Retail – Local Convenience Shops**

**RT27** To facilitate the provision of local retail units in residential areas where there is a clear deficiency of retail provision, subject to protecting residential amenity.

### **Retail – Small Towns and Villages**

**RT28** Small scale retail development appropriate to the scale and needs of the settlement and its catchment will be positively considered subject to the following control criteria:

- there shall be a clear presumption in favour of central or edge of centre locations for new development, i.e. the traditional historical centre; out of centre locations will not be considered suitable for new retail;



- new development shall be designed with the utmost regard to the historical pattern of development in the centre and the prevailing character, with particular regard to building form, height and materials and shall generally be required to incorporate a traditional shop front.

### Rural Retail

**RT29** Rural shops, not connected (either functionally or spatially) to any settlement shall not be considered other than:

- a retail unit which is ancillary to activities arising from farm diversification;
- a retail unit designed to serve tourist or recreational facilities, and secondary to the main use;
- a small scale retail unit attached to an existing or approved craft workshop retailing the product direct to the public; and/or
- a small scale retail unit designed to serve a dispersed rural community.

### Retail – Tourism

**RT30** Tourism retail<sup>5</sup> shall be encouraged at appropriate and established tourist locations, subject to the following criteria:

- the applicant must show that the tourism attraction concerned is well established and has a suitable existing flow of visitors sufficient to make a retail facility viable;
- the retail facility shall be sufficiently proximate to the tourism facility but shall be suitably located so as to not detract from the feature;
- in order to ensure that the retail unit in itself does not supersede the existing tourist attraction as the main tourism feature of an area, any application for tourism retail in excess of 200sqm shall be required to justify the need for a larger retail unit and to include proposals (to be fully implemented by the retail developer) to effectively link the retail facility to the tourist attraction (both in terms of physical links<sup>6</sup> and linkage to the tourism identity / product<sup>7</sup>);
- the retail facility shall include significant links with the local tourism community in terms of providing a tourist office or tourism information and space for the sale of locally produced goods / crafts.

### Garden Centres/ Nurseries

**RT31** Garden centres (i.e. the use of land, including buildings, for the cultivation, storage and/or the display and sale of horticultural products and the display and sale of related goods and equipment) shall generally be required to locate on zoned land in settlements. Garden centres shall only be considered outside settlements where it can be shown that the principal activity is the cultivation of plants and the retail activity is purely ancillary to the main use. In such cases, retail space shall not be expected to exceed 500sqm (indoor and outdoor retail sales area) and car parking shall be restricted to that strictly required to serve the permitted retail area.

<sup>5</sup> Tourism retail is defined in this plan as retail space to be utilised principally for the sale of goods to visitors and tourists to an area, mainly craft or luxury items and which would not offer goods associated with normal convenience and comparison shopping and would not be expected to have a large draw / attraction from the local population.

<sup>6</sup> For example footpaths / cycleways or shuttle bus / jaunting car connections from the retail facility to the tourism feature

<sup>7</sup> For example joint marketing strategies, coordinated signage etc

## Outlet Centres

**RT32** There shall be a general presumption against out-of-town regional shopping facilities, in particular those located adjacent or close to existing, new or planned national roads/motorways; however, specialist outlet centres may be considered where the following criteria are met:

- due regard shall be paid to the Retail Strategy and Retail Planning guidelines;
- the developer can show through rigorous retail impact assessment that the proposed centre will not divert trade from either the City centre or major / County towns and that the centre will not absorb such a quantum of retail floorspace in the County so as to undermine the continued growth and viability of existing County settlements;
- the site is located contiguous to a higher order town (i.e. Levels 1-3) and is not located in an isolated rural area, distant from major centres of population;
- the site is located where existing frequent public transport is available or where a short shuttle type connection can be made to rail or light rail system (to be funded by the developer);
- the retail facility shall be designed, developed and managed to provide opportunities for commercial synergy between an outlet centre and urban centre which would lead to economic benefits for the overall area.

## Factory Shops

**RT33** Proposals for factory shops shall be considered in accordance with the 'Retail Planning Guidelines for planning authorities' (DoECLG, 2012).

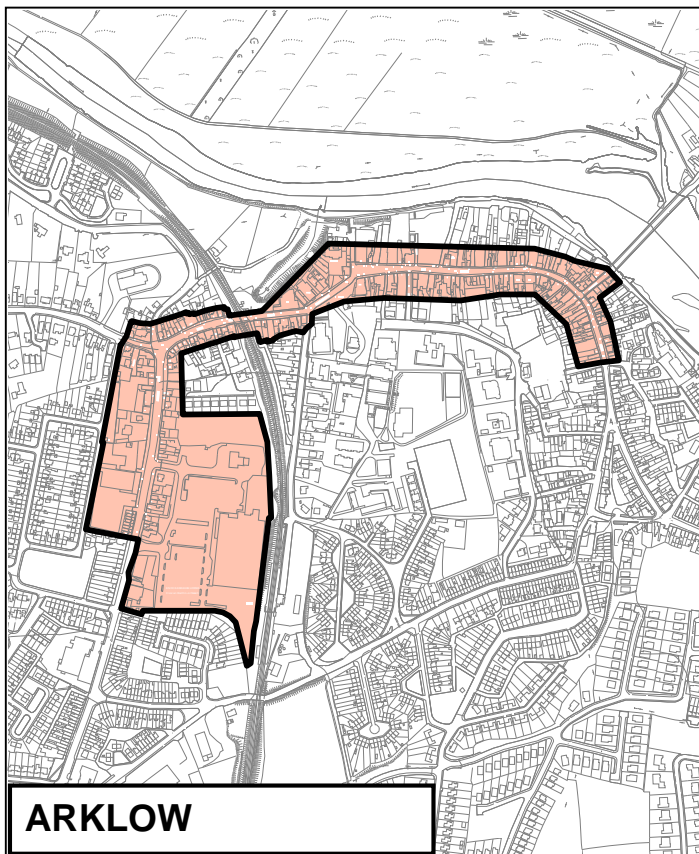
## Retailing and Motor Fuel Stations

**RT34** Proposals for retailing use at motor fuel stations shall be considered in accordance with the 'Retail Planning Guidelines for planning authorities' (DoECLG, 2012).

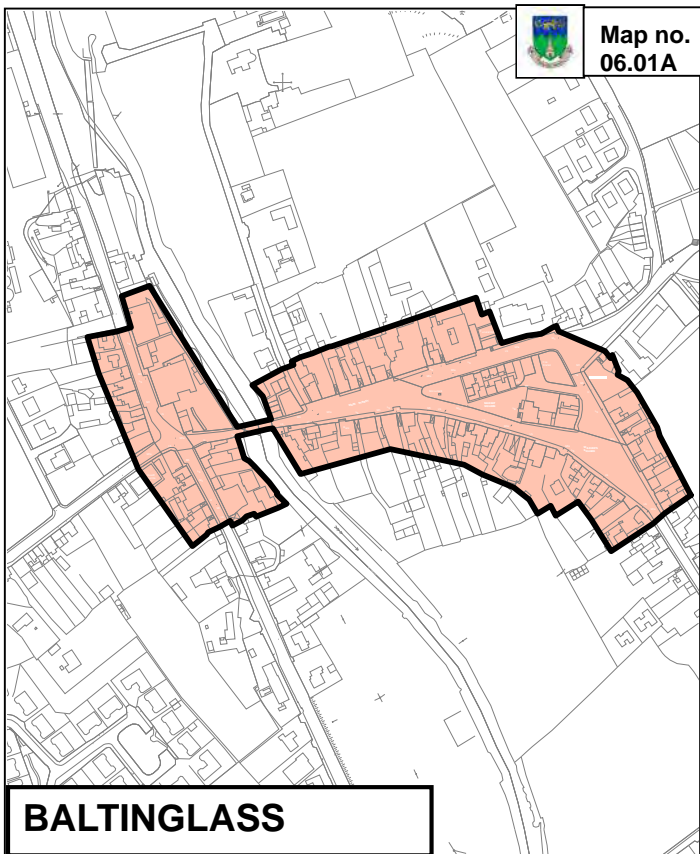
Proposals for online and off line motorway service areas shall be considered in accordance with the Spatial Planning and National Roads Guidelines for Planning Authorities (DECLG, 2012) and the TII Policy on Service Areas (2014).

## Casual Trading

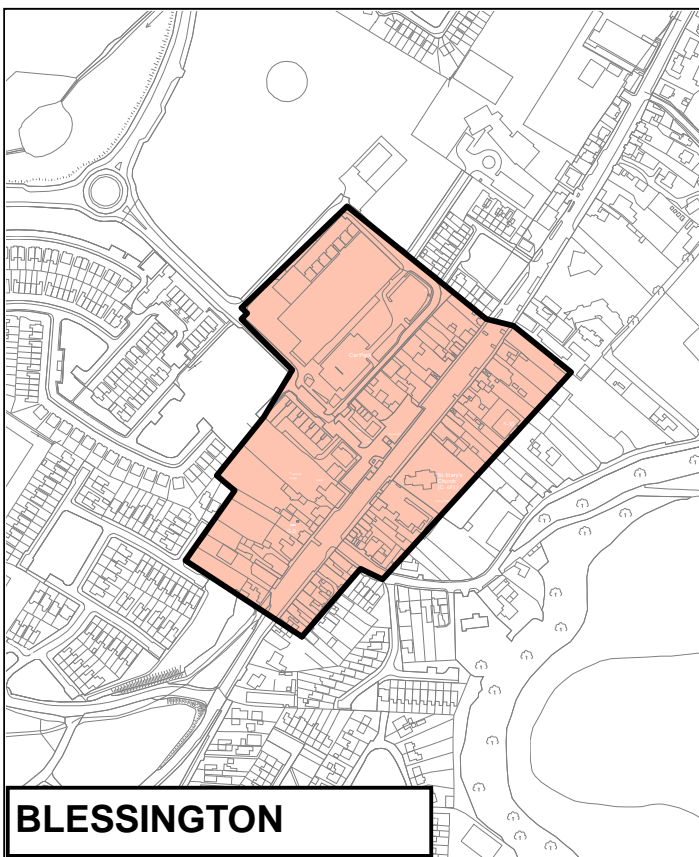
**RT35** Proposals for casual trading developments such as farmers' markets, Christmas markets, car boot sales etc., shall be considered in accordance with the 'Retail Planning Guidelines for Planning Authorities' (DoECLG, 2012).



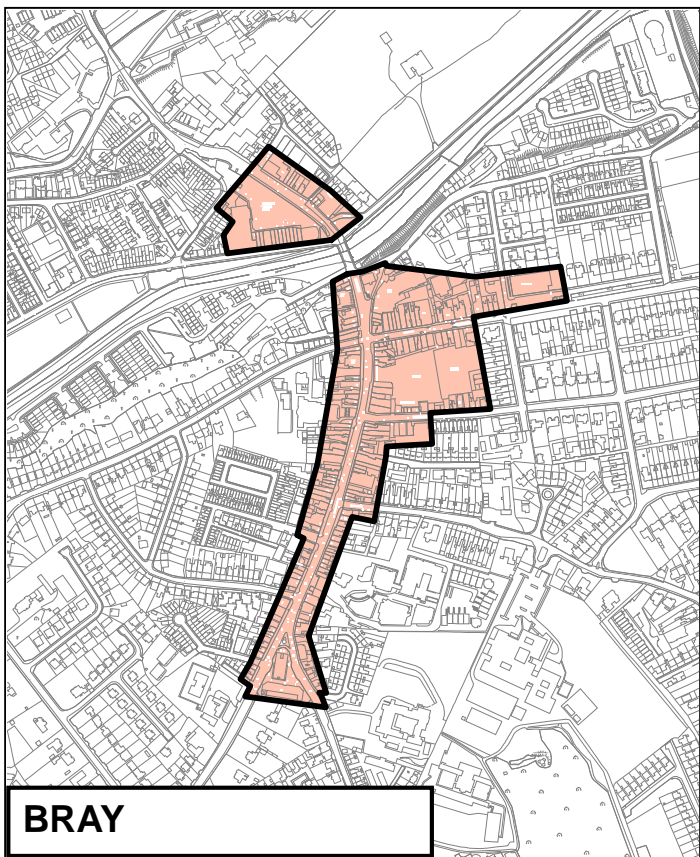
**ARKLOW**



**BALTINGLASS**



**BLESSINGTON**



**BRAY**

# Core Retail Area

WICKLOW COUNTY  
DEVELOPMENT PLAN 2016-2022



Core Retail Area



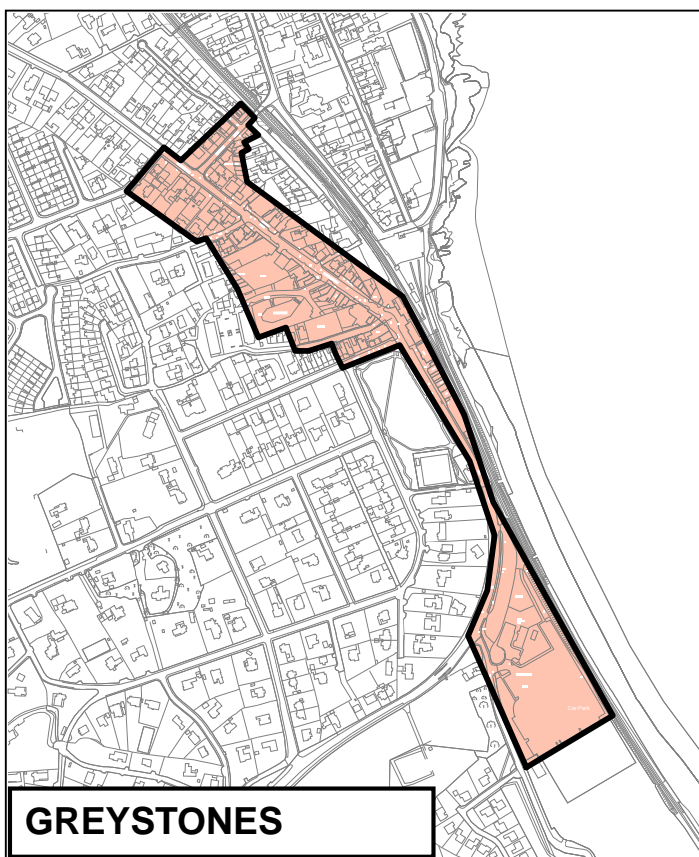
Wicklow County Council  
Planning Department

Maps Not To Scale

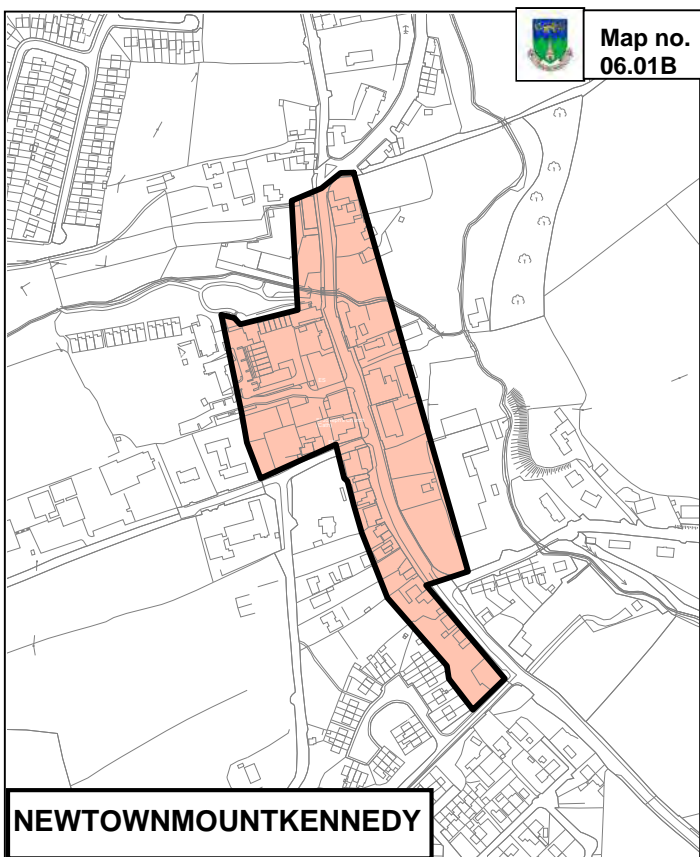
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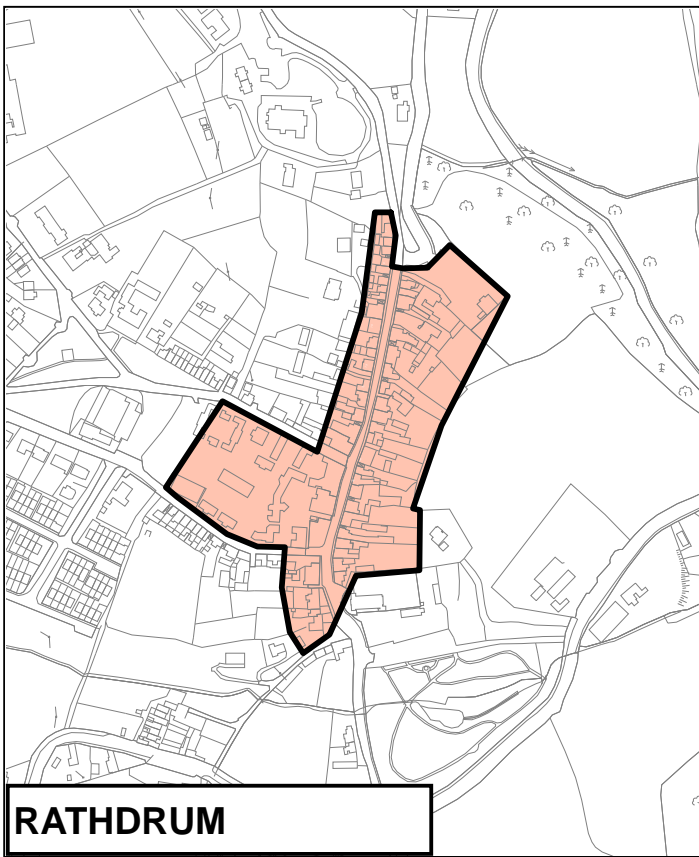
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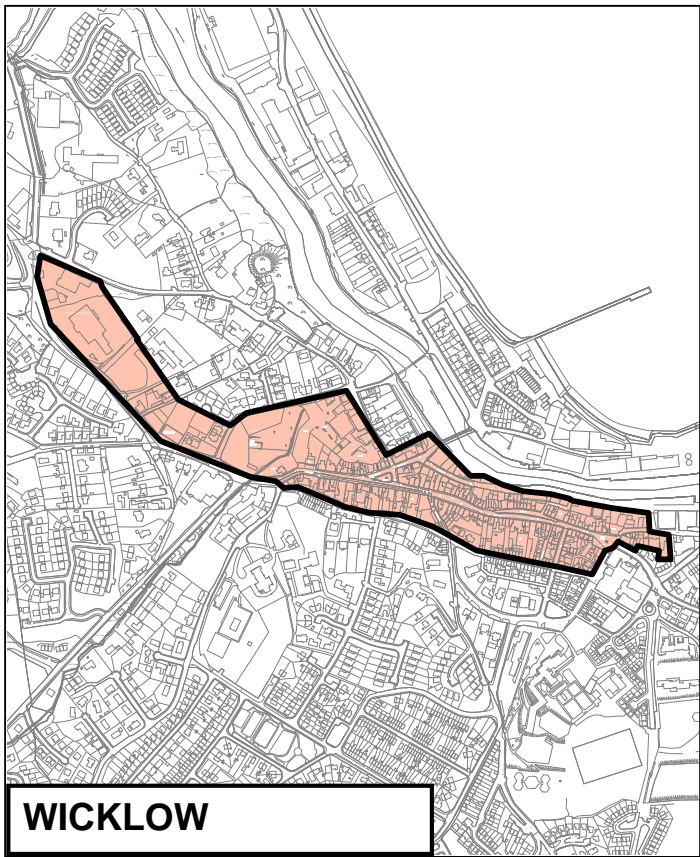
**GREYSTONES**



**NEWTOWNMOUNTKENNEDY**



**RATHDRUM**



**WICKLOW**

# Core Retail Area

WICKLOW COUNTY  
DEVELOPMENT PLAN 2016-2022



Core Retail Area



Wicklow County Council  
Planning Department

Maps Not To Scale

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## CHAPTER 7 - TOURISM AND RECREATION

### 7.1 Introduction

Tourism and recreation make a positive contribution to the economic and social wellbeing of County Wicklow. In 2013, income from tourists and visitors to Wicklow was in the region of €105m, with over 65% of this income coming from overseas visitors. The increase in income from domestic visitors rose by over 15% between 2010 and 2014, the highest rate of increase in the region.

The County's tourism and recreational attractions are important assets, which form the basis of the County's tourism industry and which are fundamental to the enjoyment of the County by both visitors and residents. Attractions range from areas of scenic beauty, which provide attractive natural bases for outdoor pursuits, such as the Wicklow mountains, which comprise mountain peaks, valleys, rivers and lakes, the coastline with long stretches of sandy beaches and dunes and the numerous woodlands. The County has a rich heritage of archaeological and historical sites, manor homes and gardens, and attractive towns and villages. In addition, there are a number of golf and resort hotels, and adventure centres, which are within driving distance of Dublin that are attracting increasing numbers of visitors and business related events.

Wicklow's close proximity to Dublin offers significant opportunities to expand the existing tourism offer and brand for the County. With Dublin's increasing importance as a popular destination for city-breaks, Wicklow's scenic beauty and rich built and natural heritage provide opportunities to attract visitors from the nearby City-region. Furthermore, the County can benefit from the constrained capacity of the capital city and act as an accommodation base for those visiting Dublin and the east.

While Wicklow is a particularly attractive location for day-trippers, the additional enhancement of the visitor experience is needed to increase dwell time – particularly in the east and south of the County, and ensure the County fully benefits from growth in the tourism sector. The implementation of strategies and programmes by the tourism agencies aim to ensure that visitors are aware of, and directed to, a broad range of attractions across the County, thereby better managing visitor numbers at sites.

Although the County must continue to provide for the positive development of tourism and recreational assets, it is necessary that these facilities are managed in a sustainable manner so as to protect against any potential detrimental impacts on the environment and local communities. In this respect, the Planning Authority is aware that development can damage and destroy the assets it seeks to exploit, in particular through excessive visitor numbers, inappropriate development, various types of pollution and other forms of adverse impact. The relationship between tourism / recreation and the environment must be managed in a way that continues to support local communities and remains viable in the long term.

This chapter will aim to promote and facilitate the development of a sustainable tourism and recreation and will set out objectives to deal with land use matters pertaining to the planning and development of the tourism and recreation sectors, including general matters, tourism related developments including tourist accommodation, facilities and interpretive centres, integrated tourism/leisure/recreational complexes, tourist / recreational infrastructure and the promotion of specific tourist themes and products.

### 7.2 Context

The tourism and recreation objectives of the County Development Plan have been prepared in line with national, regional and local strategies.

## The National Spatial Strategy

The NSS recognises the positive influence that the tourism and recreation sectors can have on regional development, by reason of the fact that tourism and recreation activity can be focused on areas with an otherwise weak economic base. The NSS particularly identifies the role that ‘urban generated rural recreation’ can play in driving the tourism and recreational sectors at locations close to the main urban centres. The NSS recognises that specific spatial responses are needed to maximise the potential contribution of the tourism and recreation sectors to balanced regional development, while protecting the assets, which make these areas attractive for visitors.

## The Regional Planning Guidelines (RPGs)

The RPGs recognise the important contribution that tourism can make towards the regional economy with the Greater Dublin Area being branded as an ‘international destination’ that has outperformed national average tourism growth rates over the past decade. The guidelines highlight the potential of the counties surrounding the City core to offer a uniquely different and complementary tourism package to the city region in terms of natural assets and amenities, outdoor pursuits and through the equine industry.

The natural and man-made assets of Wicklow place the County in a prime position to exploit tourism potential within the region in a sustainable manner including the development of rural based tourism as a mechanism for stimulating the rural economy.

## Failte Ireland Strategies

Failte Ireland, the national tourism development authority, aims to guide and promote tourism as a leading indigenous component of the Irish economy. Its current strategy for Wicklow is encompassed in the ‘Ireland’s Ancient East’ programme.

The purpose of this strategy is to offer visitors a compelling motivation to visit the east of Ireland through the development a new umbrella destination brand. The brand is rooted in the rich history and diverse range of cultural heritage experiences that are particularly prevalent in the east and south regions of Ireland. The new destination brand has been designed to appeal to the key customer segments – namely the Culturally Curious and the Great Escapers, and to present this large geographic area in a cohesive and unified manner.

The key strategic objectives of the Ireland’s Ancient East initiative are:

- To drive growth in international visitor numbers, tourism revenue and associated tourism employment in the regions which currently underperform in these areas.
- To move Ireland’s east and south from a transit and day tripping zone to a destination which attracts international overnight visitors.
- To develop a world class visitor experience, which delivers fully on the brand promise.
- To differentiate the Ireland’s East and South destination, within the international tourism marketplace, on the basis of the quality of its heritage experiences and a clear and memorable narrative, which links all experiences within it.
- To disperse visitor traffic across the geography by encouraging the exploration of both the well-known attractions (in some cases congested) and lesser known sites and experiences (hidden gems).
- To ensure Ireland’s Ancient East is delivered in accordance with the principles of sustainable tourism, ensuring that economic, social and environmental benefits are delivered in a balanced way.

During the lifetime of this Plan there will be a phased rollout of the branding strategy, with investment in orientation signage and the enhancement of the visitor experience, across the programme area.

## Local Strategies

### Wicklow Local Economic and Community Plan (LECP)

As detailed in Chapter 5 of this plan Wicklow County Planning Authority is responsible for developing a 6-year LECP for the County. This plan is required to be consistent with the RPGs and the County Development Plan (and the future Regional Spatial and Economic Strategy and the new National Planning Framework) and it will provide economic and community objectives that will promote and support the economic and local community development of the County. Tourism and recreation are key sectors in both the economic and social development of the County, providing opportunities for employment and wealth generation, and also facilities and infrastructure that enhance the quality of life for residents, through providing opportunities for sport, relaxation and community building.

### Wicklow County Tourism

Wicklow County Tourism Ltd is the tourism board for County Wicklow. Its goals and objectives are to:

- Attract and retain visitors from Dublin, Ireland, and beyond;
- Create a 'Wicklow Tourism' brand recognisable locally, regionally, nationally and internationally;
- Work in close relationship with Wicklow Tourism members to help them increase regional, national & international exposure;
- Offer a promotional platform and support to existing and future tourism-related trade and activities in Wicklow;
- Unify all tourism related activities within the county under a central promotional body;
- Organise and run festivals, as well as promotional and fundraising events, and support existing events to attract and entertain Wicklow visitors;
- Work in close relationship with Fáilte Ireland and take full advantage of their promotional activities and network as well as financial support.

### County Wicklow Outdoor Recreation Strategy

The County Wicklow Outdoor Recreation Strategy identifies ways to increase local economic benefit and enhance the health and well-being of the County's population, while also respecting the spectacular natural environment which is the source of these opportunities. The strategy identifies an overall vision for outdoor recreation in Co. Wicklow that by the year 2020: *'County Wicklow has a vibrant sustainable outdoor recreation culture based on partnership, trust and mutual respect'*.

The strategies and objectives of this plan will therefore aim to complement and enhance the strategies of the LECP, Wicklow County Tourism Ltd and the Outdoor Recreation Strategy that relate to the development of tourism and recreation within the County.

## 7.3 Strategy for Tourism and Recreation

### Strategic Objectives

- To facilitate the expansion of existing and the development new tourism and recreation related development, in line with the principles for sustainable tourism set out to follow;
- To facilitate Fáilte Ireland and Wicklow County Tourism initiatives for the development of tourism in the County
- To integrate the County's transport and tourism strategies to promote increasingly sustainable travel patterns among visitors to the County;

- To identify strategic sites capable of accommodating new tourism ventures while also ensuring the preservation of the natural landscape of the area.
- To ensure the effective management and enhancement of the appearance of the key settlements within the County;
- To protect Wicklow's principal strengths and capitalise on the distinct tourism and recreational attractions that are on offer – scenic beauty, woodlands and waterways, coastal areas and beaches, and built and natural heritage;
- To facilitate the development of alternative tourism products within the County such as eco tourism, craft /artisan centres, having regard to the ability of an applicant to demonstrate compliance with the principles of sustainable tourism;
- To preserve the character and distinctiveness of scenic landscaped as described in the Landscape Categories of the County set out in Chapter 10;
- To ensure a focus on high quality tourism and recreation facilities that are of benefit to visitors and the community alike;
- To protect the environmental quality of the County.

Subject to the proper planning and sustainable development of an area, and subject to compliance with all other objectives of this plan, it is the objective of the Planning Authority to favourably consider development proposals that contribute towards the achievement of these strategic objectives.

Fáilte Ireland has developed five key principles that ensure developments achieve a balance between appropriate tourism development and economic, environmental and social sustainability. Developments will be assessed having regard to compliance with these, as well as the listed objectives set out in Section 7.4 to follow.

**Principle 1:** Tourism, when it is well managed and properly located, should be recognised as a positive activity which has potential to benefit the host community, the place itself and the visitor alike. Sustainable tourism planning requires a balance to be struck between the needs of the visitor, the place and the host community.

**Principle 2:** Our landscapes, our cultural heritage, our environment and our linguistic heritage all have an intrinsic value which outweighs their value simply as a tourism asset. However sustainable tourism planning makes sure that they can continue to be enjoyed and cherished by future generations and not prejudiced simply by short term considerations.

**Principle 3:** Built development and other activities associated with tourism should in all respects be appropriate to the character of the place in which they are situated. This applies to the scale, design and nature of the place as well as to the particular land use, economic and social requirements of the place and its surroundings.

**Principle 4:** Strategic tourism assets –including special landscapes, important views, the setting of historic buildings and monuments, areas of cultural significance and access points to the open countryside, should be safeguarded from encroachment by inappropriate development.

**Principle 5:** Visitor accommodation, interpretation centres, and commercial / retail facilities serving the tourism sector should generally be located within established settlements thereby fostering strong links to a whole range of other economic and commercial sectors and sustaining the host communities. Sustainable tourism facilities, when properly located and managed can, especially if accessible by a range of transport modes, encourage longer visitor stays, help to extend the tourism season, and add to the vitality of settlements throughout the year.

Underlying these principles for Sustainable Tourism, the definitions of economic, environmental and social sustainability against which any tourism project assessed are defined as follows:



**Economic sustainability** must be considered to ensure that the tourism sector is managed. The key strengths of the County include landscape, heritage, natural environment, lifestyle and amenity pursuits. The sector is highly affected by seasonality and there are extremes in visitor numbers at key attractions contrasted with smaller attractions which struggle to maintain visitor numbers. These 'peaks and troughs' should be carefully managed to ensure the protection of natural resources. Tourism innovation should also be encouraged – particularly where it brings about environmental benefits. Finally, for projects to be economically sustainable they should meet the needs of the permanent and also visitor population alike, so the preparation of robust business plans for all such developments will ensure proposals are viable and sustainable.

**Environmental sustainability** will be central to the development and protection of a viable tourism sector and this is a key consideration in the County where tourism attractions are located in environmentally sensitive areas and close to historic areas where the quality of the built heritage and environment must be protected from inappropriate development – whether tourism related or not.

**Social Sustainability** is arguably more difficult to assess. Many of the potentially negative impacts of tourism development can however be addressed through careful consideration of the social and cultural nature of the receiving environment. The impacts that large-scale developments can have on existing local communities' policies can be assessed having regard to the impact of visitor numbers on local quality of life, culture and heritage – with a particular emphasis placed on unique areas such as culturally sensitive areas where small impacts over time may have a significant cumulative effect.

## 7.4 Tourism and Recreation Objectives

### General Objectives

- T1** To promote, encourage and facilitate the development of the tourism and recreation sectors in a sustainable manner.
- T2** To ensure that all tourism and recreation developments are designed to the highest quality and standards.
- T3** To generally require tourism and recreation related developments to locate within existing towns and villages, except where the nature of the activity proposed renders this unfeasible or undesirable. Within existing towns and villages, the Planning Authority will promote and facilitate the development of tourist related uses at appropriate sites. In all cases, the applicant must submit a robust assessment setting out the sustainability of any proposal with respect to economic, environmental and social sustainability, as defined herein.
- T4** To only permit the development of a tourism or recreational facility in a rural area in cases where the product or activity is dependent on its location in a rural situation and where it can be demonstrated that the proposed development does not adversely affect the character, environmental quality and amenity of the rural area or the vitality of any settlement and the provision of infrastructure therein. The natural resource / tourist product / tourist attraction that is essential to the activity shall be located at the site or in close proximity to the site, of the proposed development. The need to locate in a particular area must be balanced against the environmental impact of the development and benefits to the local community.
- T5** The Planning Authority recognises that certain tourist facilities that are located in rural areas may be provided as stand alone development, and that ancillary uses (e.g. club house, café, restaurant, shop etc) may be required in order to ensure the long term viability of the tourist facility. Additional uses will

only be permitted in cases where the additional use is integrated with and connected to the primary use of the site as a tourist facility, and in cases where the Planning Authority is satisfied that the additional use is ancillary to the primary use of the site as a tourist facility. The additional use shall be located adjacent to the tourist facility, and avail of shared infrastructure and services, insofar as possible.

- T6** To ensure that tourism and recreation related developments are appropriately located in the County. Subject to the following exceptions, all tourist and recreation related developments are 'open for consideration'<sup>1</sup> in all landscape areas:
- The following tourist uses will **not** be permitted within the Area of Outstanding Natural Beauty (both the Mountain Uplands Area and the Coastal Area): Static caravans and mobile homes<sup>2</sup>;
  - Holiday homes will not be permitted in any landscape category other than urban zones except where they comply with objectives T13, T14 and T15
- T7** To favourably consider proposals for tourism and recreation related development, which involve the reinstatement, conservation and/or replacement of existing disused buildings and to adopt a positive interpretation to plan policies to encourage such developments. This shall be subject to all other objectives being complied with, and subject to the proper planning and sustainable development of the area. In all areas, preference will be given to the conversion and adaptation of existing buildings rather than the provision of new development on greenfield sites.
- T8** To facilitate the provision of tourist information / interpretive centres and cultural venues at appropriate locations where they can be integrated with existing settlements or existing tourism facilities.
- T9** To facilitate the development of tourism facilities and infrastructure related to the film industry, including film trails / routes, signage and visitor attractions.

### Accommodation

- T10** To facilitate the development of a variety of quality accommodation types, at various locations, throughout the County.
- T11** To positively consider the development of new hotels<sup>3</sup> in all parts of the County, with particular preference for locations in larger settlements (Levels 1-6 of the County settlement hierarchy). In other, more rural locations (villages / rural areas), it must be demonstrated that
- the area proposed to be served by the new development has high visitor numbers associated with an existing attraction / facility;
  - a need for new / additional hotel type accommodation for these visitors has been identified having regard to the profile of the visitor and the availability and proximity of existing hotels in the area; and
  - the distance of the location from a significant settlement is such that visitors to the area / attraction are unlikely to avail of existing hotel facilities.

<sup>1</sup> Uses that are 'open for consideration' are uses that will only be permitted in cases where the Planning Authority is satisfied that the use would not conflict with the general objectives for that landscape area and permitted or existing uses, as well as being consistent with the proper planning and sustainable development of the area and the strategies / objectives of this plan.

<sup>2</sup> This refers to the development of any **new** static caravan and mobile home parks; expansion of existing facilities will be considered subject the suitability of the site, a modest scale and high quality design.

<sup>3</sup> A building, or part thereof, where sleeping accommodation, meals and other refreshments and entertainment, conference facilities, etc., are available to residents and non-residents, and where there is a minimum of twenty rooms en suite. A hotel includes an 'apart hotel'.

- T12** To positively consider the (part) conversion of existing dwellings to Bed & Breakfasts (B&Bs)<sup>4</sup> and Guesthouses<sup>5</sup>, to be operated by the owner-occupier of the dwelling. Applications for new build B&Bs / guesthouses will in the first instance be evaluated as private dwellings and the objectives and standards applicable in that area type (e.g. large town, rural town, rural area etc) will be applied.
- T13** To require new holiday home / self-catering developments to locate within either established settlements or at established tourism / recreation facilities, other than those developments involving the renovation / conversion of existing buildings.
- T14** To require the developers / owners of new holiday homes / self catering developments to enter strict legal agreement (under Section 47 of the Planning & Development Act) with the Planning Authority specifying that:
- the units may only be used for tourism purposes and shall not be allowed to be used as a permanent residences;
  - in the case of small-scale developments<sup>6</sup>, the entire development, including all buildings, land and any on-site tourist facility, shall be held in single ownership and shall not be subdivided. All units shall be available for short term letting only of a maximum duration of 4 weeks; and
  - in the case of larger scale developments<sup>7</sup>
  - all lands, including any on-site tourist facility shall be held under the management of a single Estate Company (including all lands included in the site boundary and land which adjoins, abuts or is adjacent to the land to be developed and which is under the control of the applicant or the person who owns the land which is the subject of the application) and
  - in the event that any unit is sold or leased, the owner/lessee shall enter a legal agreement with the Estate Company stipulating that the purchaser, lessee and any successors in title be, and remain, members of the Estate Company, and stipulating that the unit may only be used by the owner/lessee for holiday use for a maximum of 3 months in any year and shall at all other times be used/leased/marketed by the Estate Company for short term (maximum 4 weeks) tourism use.
- T15** Holiday home / self-catering developments on a farm holding shall be provided by farmhouse extension or by the utilisation of other existing dwellings / structures on the property. Only where it has been demonstrated that these are not viable options, will permission be considered for new build development. Any new build development shall be in close proximity to the existing farmhouse.
- T16** To facilitate the development of hostels<sup>8</sup> along established walking / hiking routes and adjacent to existing tourism / recreation facilities.
- T17** To encourage touring caravan and camping sites to locate adjacent to or within existing settlements or established tourism facilities (subject to the exclusion set out in Objective T6), having due regard to surrounding land uses and proper planning and development of the area.

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<sup>4</sup> A dwelling house of which part of the bedroom accommodation is available for overnight rental by members of the public and breakfast may be provided as part of the service but no other meals.

<sup>5</sup> A building, or part thereof, where sleeping accommodation, meals and other refreshments are available to residents and non-residents, and which has a minimum of five rooms and no more than nineteen rooms.

<sup>6</sup> Small-scale holiday home / self-catering developments are generally those associated with on-farm accommodation and small-scale tourist attractions or developments, and would not normally be in excess of 10 units.

<sup>7</sup> Large-scale holiday home / self-catering developments are generally those associated with significant tourism / recreation complexes such as hotels, golf courses, adventure centres etc.

<sup>8</sup> A building, or part thereof, which would provide meals, sleeping accommodation and maybe other refreshments and entertainment to residents only, and is other than a hostel where care is provided.

- T18** To give sympathetic consideration to the improvement of, and extension to, existing tourist accommodation related developments, subject to the proper planning and sustainable development of the area, and subject to compliance with all other objectives of this plan.
- T19** To provide for holiday home development (subject to Objective T14) at Baltyboys Golf Club (up to 4 units on a site of 1.3ha as shown on Map 07.01)

### **Integrated Tourism/ Leisure/ Recreational Complexes**

Integrated tourism / leisure / recreational complexes are medium to large-scale leisure and recreational developments that will often include accommodation facilities. The development of a limited number of exceptionally high quality integrated tourism, leisure and recreational complexes at appropriate locations, particularly untraditional tourist locations, can have positive results in terms of realising the creation of new tourism products and in terms of promoting tourism growth.

They will normally include some of the following uses: Hotel and associated facilities, restaurants / cafes, conference centre, golf course, equestrian centre, trekking centre, fitness centre, indoor/outdoor water facility, fishing facility, indoor/outdoor ski centre, museums/art galleries, nature trails, walking routes and associated facilities. They may also include tourist related residential and retail facilities that are ancillary to the main tourist attraction.

- T20** To support development at existing / proposed integrated tourism / leisure / recreational complexes at the following locations:
- Druids Glen Golf Club, Woodstock Demesne (Map 07.02);
  - Ballinahinch Lower, Newtownmountkennedy (Map 07.03);
  - Brook Lodge, Macreddin West, Aughrim (Map 07.04);
  - Rathsallagh House, Dunlavin (Map 07.05);
  - Jack White's Cross (Map 07.06)
- T21** To consider applications for the development of further ITLR facilities having regard to:
- accessibility from the east and west transport corridors;
  - accessibility to major towns and/or centres of population;
  - proximity to designated tourism/visitor areas;
  - the existence of other such facilities or major tourist accommodation sites in the vicinity;
  - the adequacy of the site area and site features to accommodate a range of integrated tourist / leisure / recreational activities; and
  - the Planning Authority will support the development of integrated tourism/leisure/recreational complexes on estate holdings with large estate houses that are directly attached to villages or towns.
- T22** To require all applications for development at identified or new ITLR sites to comply with the following requirements:
- Development shall be carried out on the basis of an integrated, comprehensive master plan and business plan, to be agreed at the outset of the development with the Planning Authority;
  - the development as a whole shall be held in the single ownership of the developer. In the event that certain elements of the development will require to be sold / leased to make the project viable, this shall be stated at the outset and measures proposed to operate / manage / market the entirety of the facility as a single entity;

- any holiday home / self catering type accommodation proposed as part of the facility shall accord with Objective T14; and
- all development shall be so designed to respect the character of the area and any existing heritage features on the site, including demesne houses or other protected features.

### Other Visitor Facilities

**T23** The Planning Authority will encourage the opening up of heritage Country houses (such as Derrybawn House, Laragh (see Map 07.07)) for sympathetic uses including – but not limited to, for use as places of Retreat, Study and Education subject to the following criteria being fulfilled:

- The facility shall be accommodated within the existing house or a small scale sympathetic extension thereto;
- the house shall be of a sufficient size to provide the facilities required including overnight accommodation, restaurant / dining facilities and meeting / seminar facilities;
- courses shall be operated by the house owner; and
- visitor stay shall be short term only.

Any development of such estates should have regard to the following criteria within an overall planning application:

- Proximity to existing tourism/visitor areas;
- an adequate site area to provide the appropriate facilities without compromising the existing attractions of the location;
- the preservation of the character of the existing landscape; and
- any development, including ancillary residential shall be retained in single or common ownership and/or shall be the subject of a concise legal management contract that ensures the continued future appropriate maintenance and management of the property.

### Tourism and Recreation Infrastructure

**T24** To promote and facilitate improvements to tourism and recreation infrastructure within the County. The Planning Authority will favourably consider proposals for developments that place a particular emphasis on improving traffic flow, sign posting, car parking facilities, service/rest facilities etc, subject to the proper planning and sustainable development of the area, and the objectives of this plan.

**T25** To cooperate with Wicklow County Tourism, Bord Failte and other appropriate bodies in facilitating the development and erection of standardised and branded signage for tourism facilities and tourist attractions.

**T26** To positively consider applications for new developments that provide facilities and services for travelling tourists (such as rest facilities, cafes, etc) at appropriate locations in the County. Only where it is not viable or convenient to provide such services in existing settlements / established visitor facilities, will alternative locations be considered and these should be conveniently located adjacent to the national road network.

## Tourism and Recreation Themes and Products

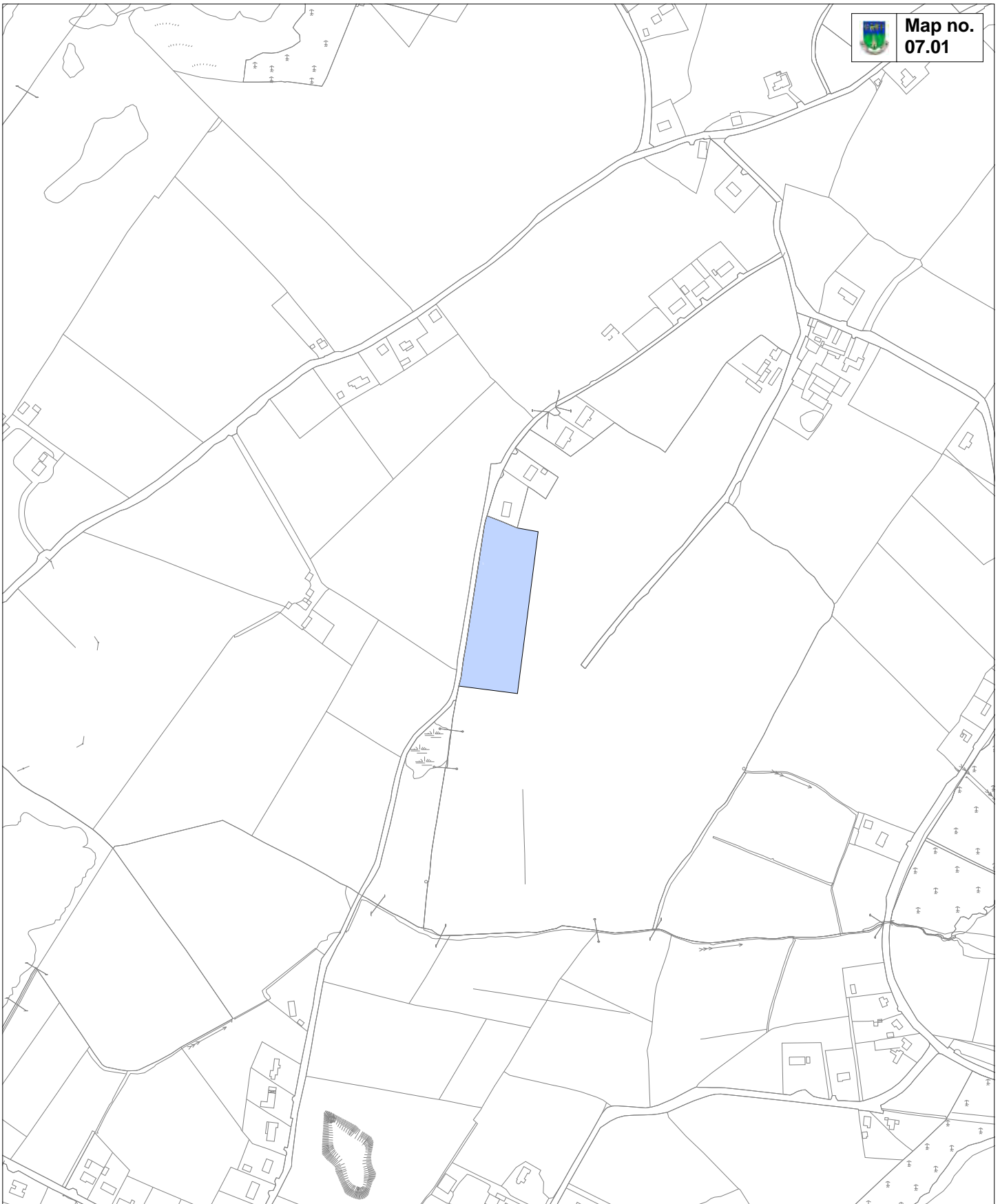
- T27** To encourage eco-tourism projects<sup>9</sup> or those tourism projects with a strong environmentally sustainable design and operational ethos.
- T28** To facilitate and promote the development of small-scale tourist enterprises that are developed in conjunction with established rural activities such as agriculture. Such enterprises may include open farms, health farms, heritage and nature trails, pony trekking etc.
- T29** To support the development of new and existing walking, cycling and driving routes / trails, including facilities ancillary to trails (such as sign posting and car parks) and the development of linkages between trails in Wicklow and adjoining counties. In particular, to encourage and facilitate:
- on-road cycling routes across the Wicklow Mountains (in particular across the Sally Gap) and along coastal routes;
  - the development of a new walking route from Bray Head, via the Sugarloaf Mountains, joining up with The Wicklow Way;
  - hill walking trails in West Wicklow;
  - the expansion of the 'Blessington Greenway' walk around the Phoulaphuca reservoir;
  - the development of a lakeshore walk around the Vartry reservoir;
  - the extension of the old Shillelagh branch railway walk from Aughrim to Shillelagh; and
  - the development of a walking route along the disused Great Southern and Western Railway line (Naas to Tullow branch) through Dunlavin and Baltinglass subject to consultation and agreement with landowners.
- T30** To support the development of craft/artisan centres at established tourist facilities. In particular, the Council will support the development of an Arts, Crafts and Interpretive Centre at Sexton's garden Centre, Glen Of The Downs (Map 07.08)
- T31** To promote and facilitate new and high quality investment in the tourism industry in Wicklow, with particular reference to tourist and recreation activities that relate to one or more of the following themes: Christian and pre-Christian heritage, mining heritage, scenic beauty, houses and gardens, waterways.
- T32** To support the development of Avoca Mines as a tourist attraction having regard to the public safety issues associated with historical mine sites. The development of a mining heritage centre could incorporate a range of projects incorporating tourism, nature exploitation, scientific and ecological research, adventure, craftwork and environmental projects. Any development shall accord with the principle of sustainable tourist development and shall particularly ensure the preservation and enhancement of mining heritage.
- T33** To promote, in co-operation with landowners, recreational users and other relevant stakeholders, on the basis of "agreed access", the more extensive use of the coastal strip for such activities as touring, sight-seeing, walking, pony trekking, etc. as a tourism and recreational resource for the residents of County Wicklow and other visitors.
- T34** To promote and encourage the recreational use of coastline, rivers and lakes and the development of 'blueways'<sup>10</sup> in the County subject to normal environmental protection and management criteria.

<sup>9</sup> Ecotourism is now defined as "responsible travel to natural areas that conserves the environment, sustains the well-being of the local people, and involves interpretation and education" (**International Ecotourism Society** TIES, 2015). Education is meant to be inclusive of both staff and guests.


Where such recreational uses involve the development of structures or facilities, the Planning Authority will ensure that the proposals will respect the natural amenity and character of the area, listed views and prospects onto and from the area in question. Where possible, such structures should be set back an appropriate distance from the actual amenity itself and should not adversely affect the unique sustainable quality of these resources.

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<sup>10</sup> Blueways are recreation and tourism initiatives centred on outdoor activity along the environs of waterways. Blueways provide opportunities to enjoy a wide range of activities such as canoeing, cycling and walking.



**Zoning for Holiday  
Home Development  
at Baltyboys Golf Club**

 **Maximum of  
4 units**



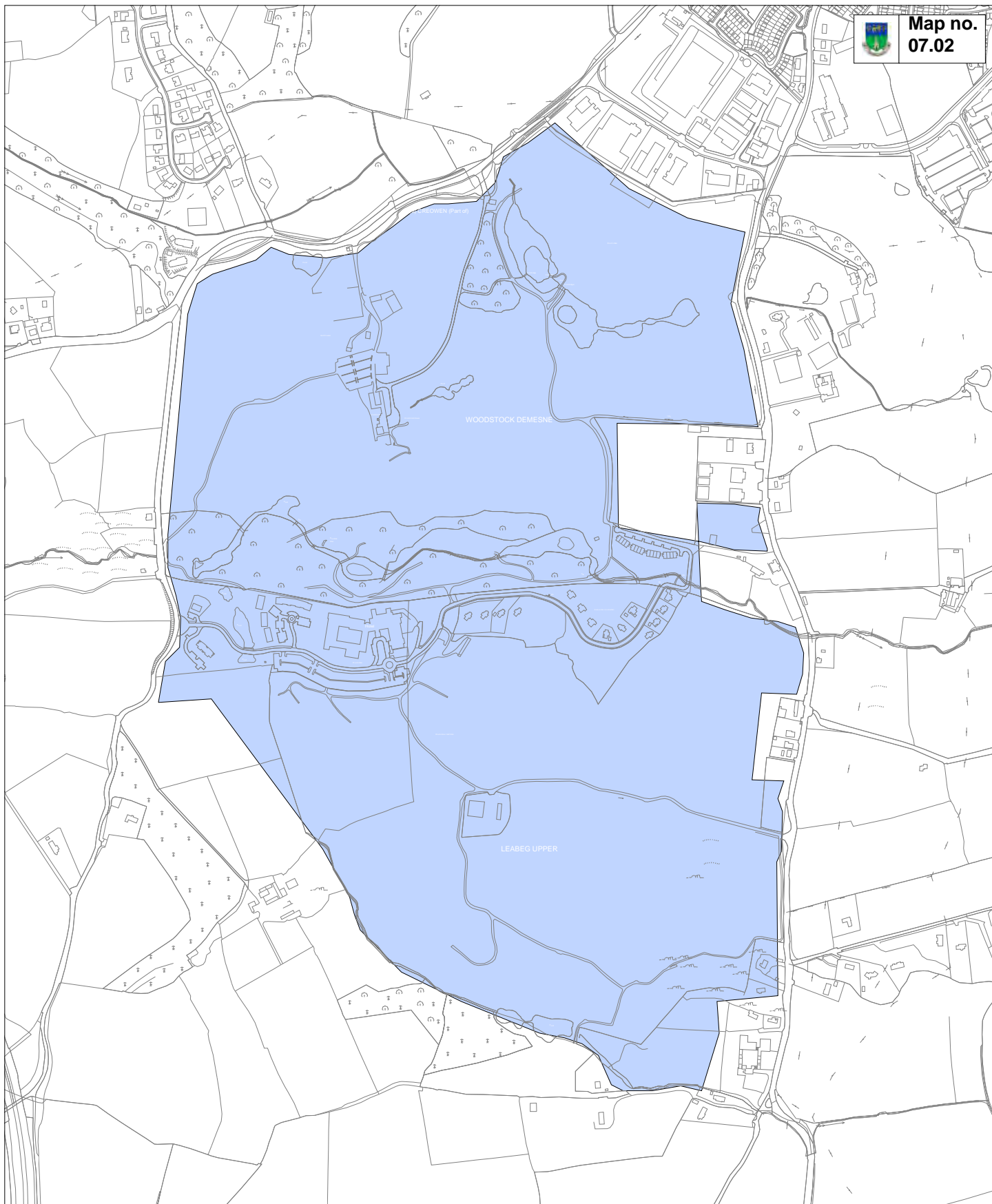
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**WICKLOW COUNTY  
DEVELOPMENT PLAN 2016-2022**





**Zoning for Integrated  
Tourism/Leisure/  
Recreational Complex  
Druids Glen Golf Club,  
Woodstock Demesne**

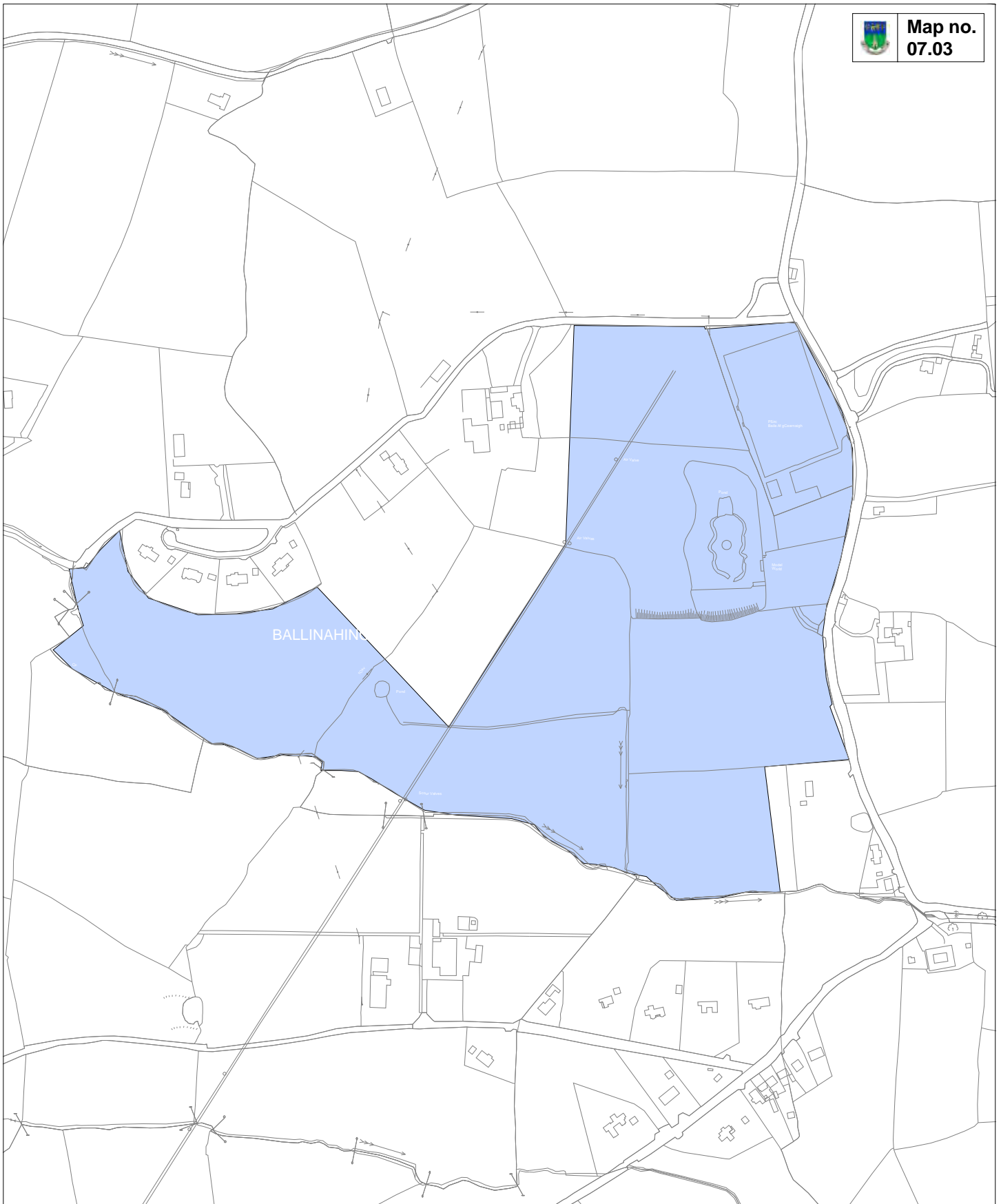
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**Zoning for Integrated  
Tourism/Leisure/  
Recreational Complex  
Ballinahinch Lower,  
Newtownmountkennedy**

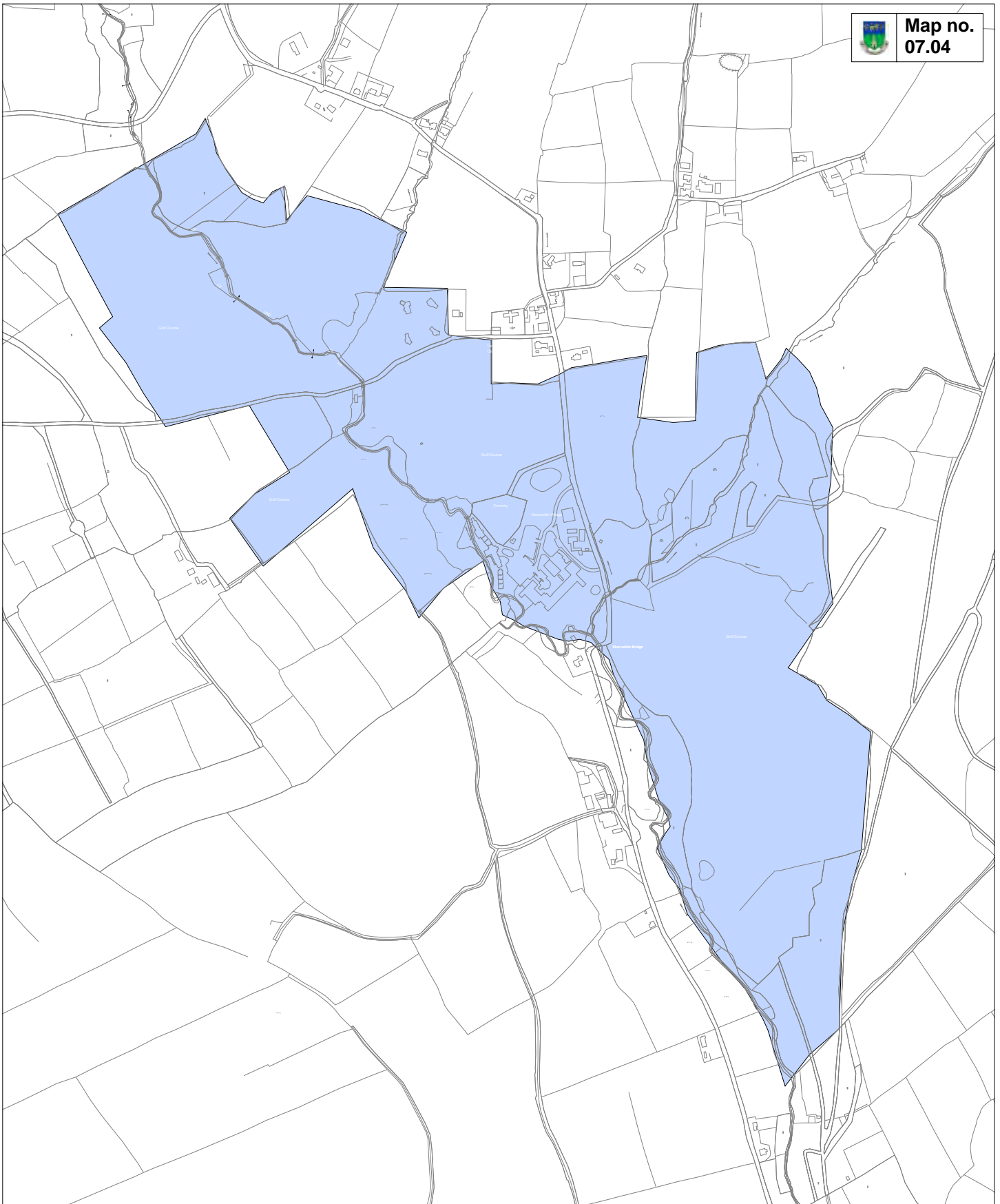
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**Zoning for Integrated  
Tourism/Leisure/  
Recreational Complex  
Brook Lodge, Macreddin  
West, Aughrim**

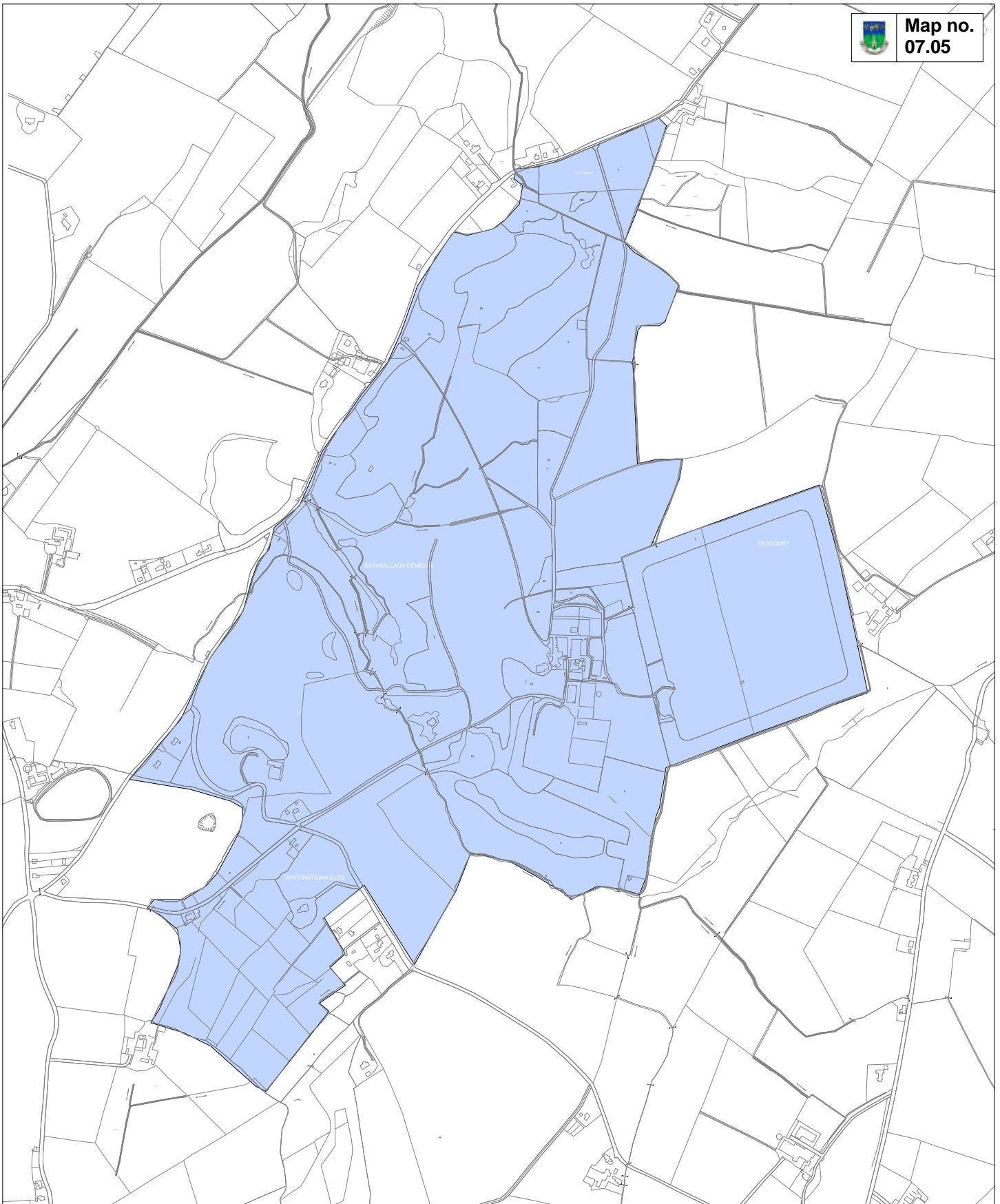
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**Zoning for Integrated  
Tourism/Leisure  
/Recreational Complex  
Rathsallagh House,  
Dunlavin**

**WICKLOW COUNTY  
DEVELOPMENT PLAN 2016-2022**



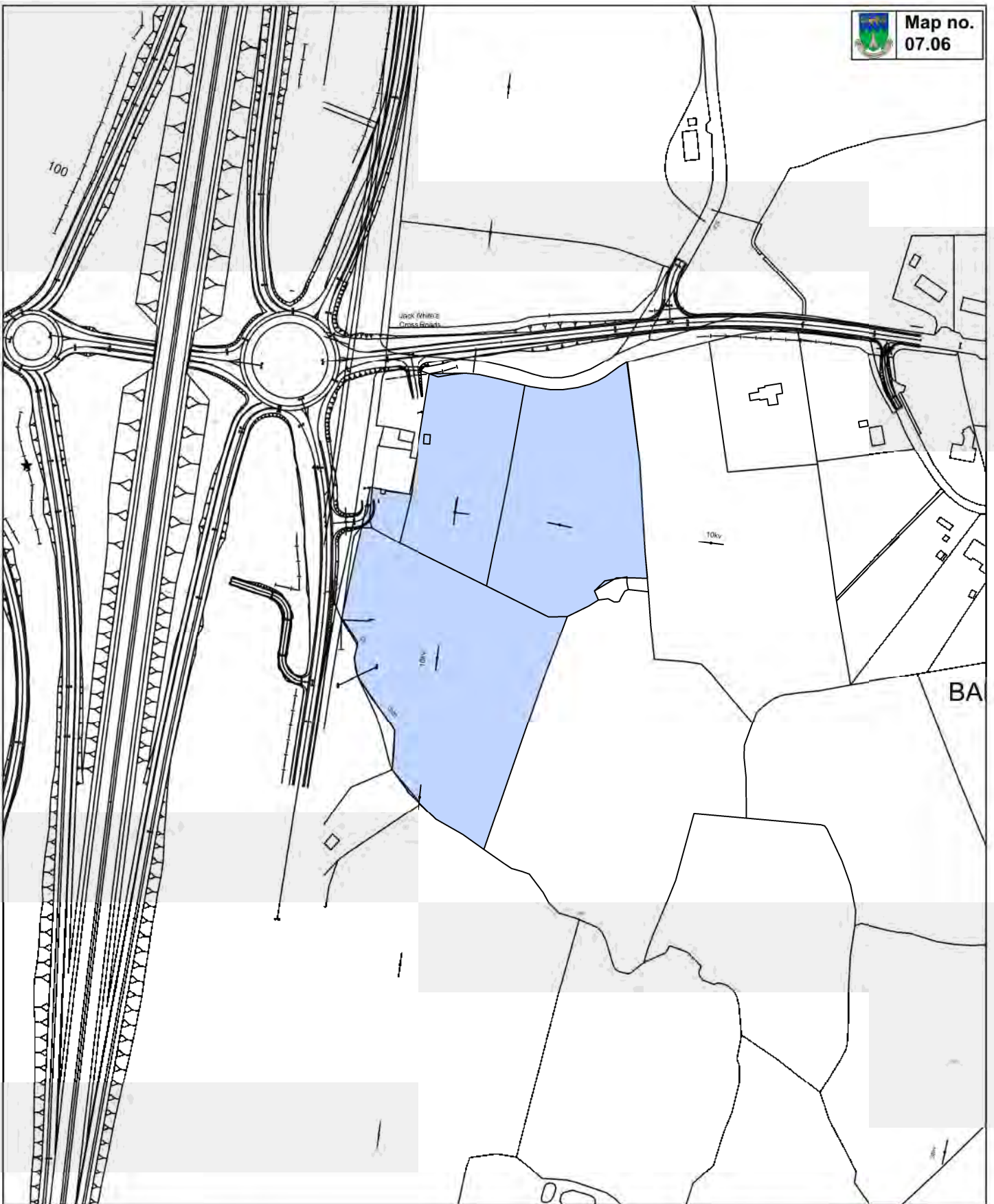
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Map no.  
07.06



**Zoning for Integrated  
Tourism/Leisure  
/Recreational Complex  
Jack White's,  
Ballynapark**

WICKLOW COUNTY  
DEVELOPMENT PLAN 2016-2022



Wicklow County Council  
Planning Department

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Map no.  
07.07



# Derrybawn House Laragh

WICKLOW COUNTY  
DEVELOPMENT PLAN 2016-2022



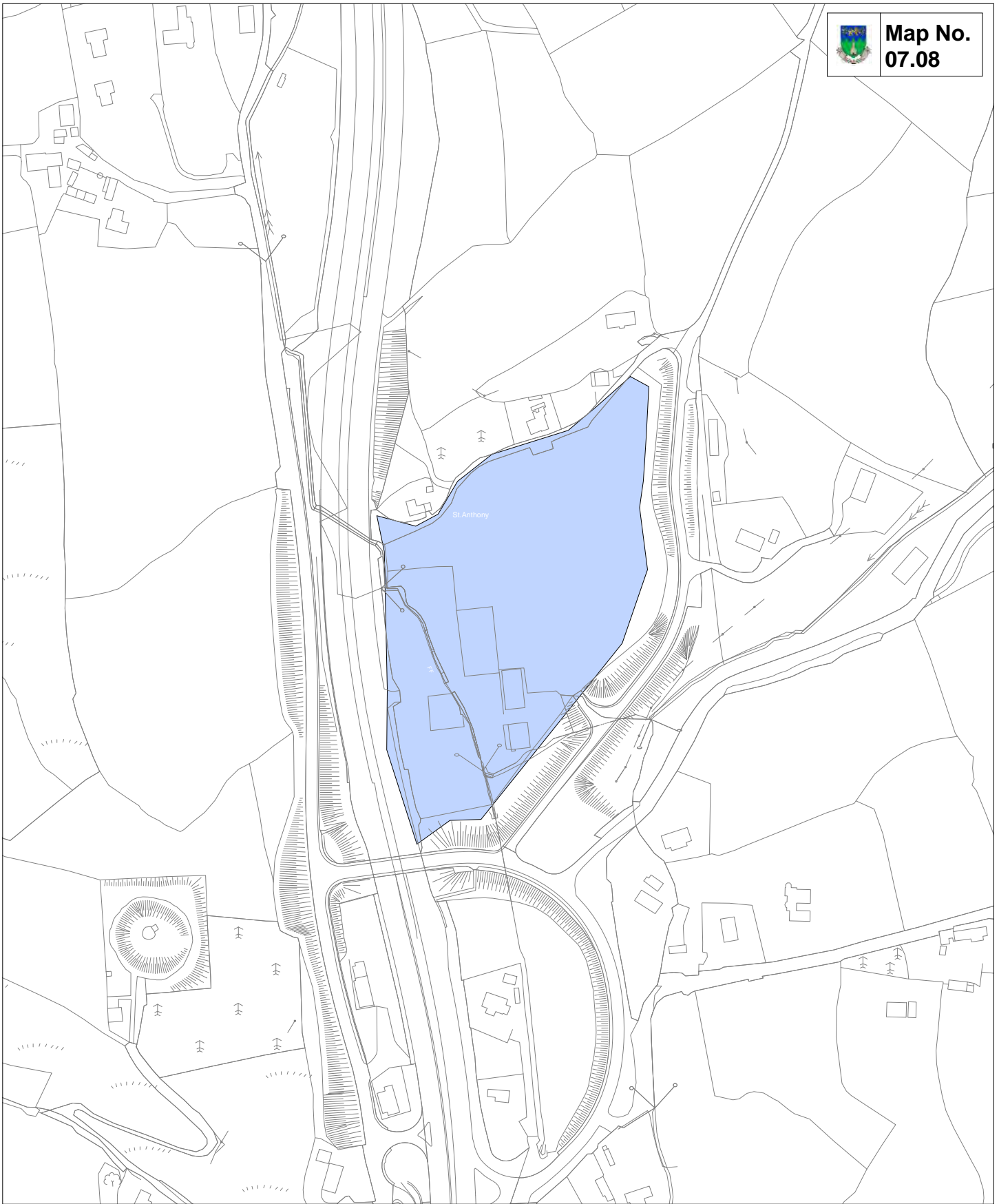
Wicklow County Council  
Planning Department

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**Map No.  
07.08**



**Sextons Garden  
Centre  
Glen of the Downs**

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## CHAPTER 8 - COMMUNITY DEVELOPMENT

### 8.1 Introduction

The Local Government Reform Act 2014 provides a stronger and clearer role for local government in economic and community development. One of the main means of achieving this is set out in the 'Action Programme for Effective Local Government – Putting People First', which sets out a clear focus on the importance of local government:

*"Local government will be the main vehicle of governance and public service at local level, leading economic, social and community development."*

This process will be driven by the provision of **Local Economic and Community Plans (LECP)** which aim to set out, for a six-year period, the objectives and actions needed to promote and support the economic development and the local and community development of each local authority, both by itself directly and in partnership with other economic and community development stakeholders. The LECP guidelines for local authorities (DoECLG 2015) set out four broad phases for the delivery of the plan – 1) preparation, 2) public consultation, 3) the development of objectives and actions and 4) finalisation of the plan, with a fifth phase for monitoring and reviewing the implementation of the plan.

In spite of the absence of the yet to be commenced Regional Spatial and Economic Strategy<sup>1</sup> for the Dublin and Mid East region, the Wicklow Local Economic and Community Plan has been prepared. The plan includes objectives and actions promoting and supporting (a) economic development and (b) the local and community development of the County. The two elements are integrated for the socio-economic framework and for the actions to increase employment and quality of life opportunities in the County.

The community element of the LECP was developed by the Local Community Development Committee and the Community, Cultural and Social Development Directorate of the Council. The vision for the LECP is as follows:

*"Our vision is for a county which provides a high quality of life and well-being for all; values socially inclusive urban and rural communities; is driven by a dynamic and innovative economy; promotes and prioritises sustainable development and protects and enhances the County's unique and rich natural and cultural heritage."*

In this regard the LECP sets out the following 10 overarching goals for economic and community development within County Wicklow:

- Goal 1** Develop community capacity in disadvantaged communities and engage in urban regeneration and rural development.
- Goal 2** Promote active citizenship and public participation to improve governance, transparency and enrich decision making.
- Goal 3** Develop high quality integrated services available to all communities, in particular, disadvantaged communities and vulnerable groups.
- Goal 4** Develop a vibrant and innovative Community and Social Enterprise Section

<sup>1</sup> The Regional Planning Guidelines are to be replaced by new Regional Spatial and Economic Strategies.



- Goal 5** Address access to education and training to increase life opportunities for all
- Goal 6** Develop infrastructure and measures that are positive and supportive to investment, enterprise, innovation and knowledge creation in strategic locations
- Goal 7** Sustain existing enterprise and develop quality employment and income opportunities for the wide range of employment needs in the County, with possibilities for reversing commuting patterns
- Goal 8** Capitalise on Wicklow's unique attributes and proximity to the Dublin market, excellent quality of life, human capital, tourism, landscape, marine, agricultural and forestry resources
- Goal 9** Support a shift towards low carbon and climate change resilient economic activity, reducing energy dependence, promoting the sustainable use of resources and leading in the Smart Green Economy
- Goal 10** Harness efficiently the full resources of the County and promote interagency collaboration

The LECP addresses a wide range of community issues, including:

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

The strategies and objectives in this chapter are not intended to duplicate those of the LECP (which has a much wider remit in the area of community development), but rather to provide the land-use framework that will support the achievements of these goals.

## 8.2 Community Development and Land Use Planning

The term "community development" refers to a complex and broad range of actions and measures involving a wide range of practitioners and bodies with the common aim of improving various aspects of local communities. There are however two key strands to the development of 'sustainable communities':

- Facilitating communities in developing the skills, capacities and projects needed to enable them to have a greater say in the management of their own futures; and
- facilitating access to the goods, services and powers structures within society for all, and particularly for those that are marginalised and powerless ('social inclusion').

A wide range of actors and agencies will be required to deliver the LECP goals. It will be the role of the LCDC to coordinate the various organisations and actions required to fulfil the goals of the LECP. The County Development Plan plays the following roles in delivering these goals:

1. Facilitating the delivery of community infrastructure through:
  - the reservation of land for the development of new or enhanced social and community infrastructure in County and local development plans;
  - managing the expansion of residential development commensurate with the community infrastructure available;
  - requiring the delivery of new community infrastructure as part of development proposals; and

- cooperating with other services providers in the delivery of new infrastructure.
2. Facilitating improved physical access to community infrastructure and services through:
    - coordinating easily accessible by public transport, cycle or foot;
    - requiring all new facilities to be accessible and useable by those with special needs, including mobility or other impairments; and
    - facilitating enhancement of communications infrastructure.
  3. Facilitating the maintenance, restoration and upgrading of cultural and natural heritage of communities, environmental upgrading and general actions to enhance the environmental, amenity and physical attributes of communities.

### **Community Facilities Hierarchy Model**

The community facilities hierarchy model, as shown in Table 8.1 below, is a list of social and community facilities that are considered necessary in settlements, according to their population range. It is the role of the development plan to support and facilitate the delivery of such social / community infrastructure; however the actual delivery of such infrastructure is the responsibility of a wide range of agencies (including the Local Authority) as well as private developers as part of a development proposal.

Where a new significant residential or mixed used development is proposed, the Planning Authority may require certain social and community facilities to be provided as part of the proposed development and/or may require a special financial contribution to be made to contribute to the development of such facilities.

Through the development management process, the Planning Authority will identify whether there is a need for a social or community facility by either:

- a) considering the particular social infrastructure needs and deficiencies of each location and the appropriateness of the particular proposed development as to whether the deficiency needs to be rectified as part of that development proposal; or
- b) requiring a 'social infrastructure audit' to be carried out by the developer, to determine if facilities in the area are sufficient to provide for the needs of the future residents and where deficiencies are identified, proposals will be required to either rectify the deficiency, or suitably restrict or phase the development in accordance with the capacity of existing or planned services.

Where facilities are deemed to be required, the type of facility required shall be determined by the Planning Authority through the development management process.

**Table 8.1 Community Facilities Hierarchy Model**

<b>COMMUNITY FACILITIES HIERARCHY MODEL</b>	
<b>LEVEL 1 – SETTLEMENTS WITH POPULATION RANGE 15,000 – 30,000</b>	
Multi-purpose Community Resource Centre Regional and Local Indoor Sports and Recreation Facilities Swimming Pool/Leisure Centre Youth Centre Athletics Track and Field Facilities Arts and Cultural Centre Local Multi-Purpose Community Space/Meeting rooms	Outdoor Water Sports Facilities (where applicable) Neighbourhood Parks and Local Parks Outdoor (full size) Multi-Use Games Areas – Synthetic/ Hardcourt Playground(s) Playing Pitches Alternative/Minority Sports Facilities Open Space/Urban Woodlands/Nature Areas Library
<i>Acceptable rural catchment commuting time by car: 30 min</i>	
<b>LEVEL 2 – SETTLEMENTS WITH POPULATION RANGE 7,000 – 15,000</b>	
Multi-purpose Community Resource Centre Sport & Recreation Centre Swimming Pool/Leisure Centre Youth Resource Centre Local Multi-Purpose Community Space/Meeting Rooms Outdoor Water Sports Facilities (where applicable) Neighbourhood and Local Parks	Outdoor Multi-Use Games Areas – Synthetic/ Hardcourt Playground(s) Playing Pitches Alternative/Minority Sports Facilities Open Space/Urban Woodlands/Nature Areas Library
<i>Acceptable rural catchment time by car: 15 mins</i>	
<b>LEVEL 3 – SETTLEMENTS WITH POPULATION RANGE 2,000 – 7,000</b>	
Community/Parish Hall Multi-purpose Community Space/Meeting Rooms Local /Town Park (s) and Open Spaces/Nature Areas Outdoor Multi-Use Games Area – Synthetic/ Hardcourt	Playgrounds Playing Pitches Library
<i>Acceptable rural catchment commuting time by car: 10-15 mins</i>	
<b>LEVEL 4 – SETTLEMENTS WITH POPULATION RANGE &lt; 2,000</b>	
Community/Parish Hall Open Spaces/Play Areas	Outdoor Multi-Use Games Area – Synthetic/ Hardcourt Playing Pitches
<i>Acceptable rural catchment commuting time by car: 5-10 mins</i>	

**Community Development Objectives**

- CD1** To consult and engage with prescribed bodies, local community interest groups and individuals during the local plan making process for towns and villages to determine community / social infrastructure deficiencies and needs in accordance with the provisions of the Planning and Development Act.
- CD2** During the local plan making process for towns and villages, to seek to facilitate community development and socially inclusive communities, through proper land use zoning and transportation planning, phasing and the setting out of high standards of design in both streets and buildings.

- CD3** To facilitate the delivery of community facilities in accordance with the 'Hierarchy Model of Community Facilities' prepared under the Development Levy Scheme (under Section 48 of the Planning and Development Acts) (as set out on Table 8.1 of this chapter).
- CD4** To recognise the needs of those with disabilities throughout the County and to acknowledge their right to lead as enriching, fulfilling and independent lives as possible. In support of this, all policies, objectives and development standards of this plan have been proofed to ensure that not only do they not impede on the lives of people with disabilities but that they proactively assist and enable them.
- CD5** Where specified by the Planning Authority, new significant residential or mixed use development<sup>2</sup> proposals, may be required to provide a social and community facility/facilities as part of the proposed development or the developer may be required to carry out a social infrastructure audit, to determine if social and community facilities in the area are sufficient to provide for the needs of the future residents. Where deficiencies are identified, proposals will be required to either rectify the deficiency, or suitably restrict or phase the development in accordance with the capacity of existing or planned services.

### 8.3 Social Infrastructure

The provision of 'social infrastructure', in the form of buildings, facilities, clubs and the means of accessing and using services, is necessary for the development of sustainable communities. The purpose of such infrastructure is both to provide a service and also to promote community cohesion and community identity and in doing so combat social isolation and alienation. A wide variety of facilities are required in order to have a functioning and developing society, and one's use of facilities will be dependent on a range of factors including age, family structure and physical ability. Essentially there are four broad categories of facilities:

1. Those providing education and development, including primary, secondary and third level schools and colleges and vocational or training centres (Montessoris and pre-schools are addressed under 'childcare').
2. Those providing physical and mental care and development, such as health services, nursing homes, childcare / pre-schools, facilities for those with special needs etc.
3. Leisure and recreational facilities including community / youth centres, indoor halls, dance / gymnastic studios, playing pitches, courts etc.
4. Cultural facilities, such as arts centres, theatres, libraries and places of public worship and burial grounds etc.

#### 8.3.1 Education and Development

Education and training have a key role to play in all three dimensions of 'sustainable development' - environmental, economic and social. It is widely recognised as a key component of a competitive economy and a vibrant society.

The Council seeks to create an environment in which everyone can develop to their full potential to enable them to participate in and contribute to all aspects of social, economic and cultural life. The Planning Authority will endeavour to facilitate the provision of the best possible educational facilities at pre-school, primary, secondary and adult levels, on suitable zoned lands, in conjunction with the Department of Education & Skills, the Department of Jobs, Enterprise & Innovation, the Department of Health and the Department of Children and Youth Affairs.

<sup>2</sup> This is determined to be any proposed development in: (a) settlement levels 1 to 4 of 150+ residential units, (b) settlement level 5 of 75+ residential units and (c) settlement level 6 of 30+ residential units.

## Education and Development Objectives

- CD6** To facilitate the provision of schools by zoning suitable lands in local plans capable of meeting the demands of the projected populations. Prior to the identification of lands for primary and secondary school provision the Planning Authority shall consult with the Forward Planning and Site Acquisition and Management sections of the Department of Education.
- CD7** Where lands are zoned for educational use, to facilitate the development of facilities that provide for linkages between schools types. For example, particular encouragement will be given to primary and secondary school campuses, the linking of pre-school services with primary schools and the linking of secondary schools with vocational training facilities.
- CD8** Where lands are zoned for employment use, to facilitate the development of employment training facilities (privately and/or publicly funded).
- CD9** Where practicable, education, community, recreational and open space facilities shall be clustered. However schools shall continue to make provision for their own recreational facilities as appropriate.
- CD10** To facilitate the development of third level facilities within the County, in particular the further development of the Wicklow County Campus at Clermont, Rathnew including the development of full time tertiary vocational and academic courses on campus.
- CD11** To seek the provision of dedicated facilities for adult and community education in recognition of the growing demand for life-long learning opportunities.
- CD12** To facilitate and promote the use of education facilities after school hours / weekends for other community and non-school purposes, where possible.
- CD13** To facilitate and promote the continuation and expansion of rural/village primary schools.

### 8.3.2 Health, Care and Development

#### Health

A number of public, voluntary and private agencies are responsible for the provision of healthcare facilities within the County, with the Health Service Executive being the primary agency responsible for delivering health and personal social services.

#### Health and Care Objectives

- CD14** To facilitate the development of healthcare uses at suitable locations, in liaison with the appropriate health authorities. Health facilities will be considered at all locations and in all zones provided that:
- the location is readily accessible to those availing of the service, with a particular presumption for facilities in towns and villages and in areas of significant residential development. Isolated rural locations will not generally be considered except where it can be shown that the nature of the facility is such that demands such a location;
  - the location is generally accessible by means other private car, in particular by public transport services, or by walking / cycling; and
  - the location is accessible to those with disabilities.

- CD15** To facilitate the establishment of new or expansion of existing hospitals, nursing homes, centres of medical excellence, hospices, respite care facilities or facilities for those with long term illness.
- CD16** To allow for the change of use of all or part of an existing dwelling in a residential zone to health care usage, subject to normal planning considerations, paying particular regard to car parking availability, impacts on traffic flow and obstruction and impacts on residential amenities.
- CD17** To provide for new or extended residential care facilities for the elderly at the following locations as shown on maps 8.01-8.02:
- Ballinahinch Lower, Newtownmountkennedy (c. 8ha as shown on Map 8.01)
  - Killickabawn, Kilpedder (c. 6ha as shown on Map 8.02)

### Residential and Day Care

Having regard to the 'ageing' of the Irish population, in addition to health care facilities, there is a growing need for the provision of specific residential and day care facilities for the elderly. The Council recognises that the provision of residential / day care and nursing homes is an essential community requirement and that this area is underdeveloped in this County.

A number of agencies are active in County Wicklow providing residential and day care services to those with physical or intellectual disabilities. The Council recognises the special services providers by these bodies and aims to facilitate them wherever possible.

As those in residential or day care facilities will have different needs and abilities depending on health and ability, it is important to ensure that such facilities are well integrated into society and afford residents full access to goods and services outside of the facility.

Residential and day care facilities can take many forms, ranging from day time activities / services to care / nursing homes, to assisted living units to independent (but supervised) living units and it is not therefore always possible to craft policies that will address all development types. All applications for development will be considered on their merits with particular regard to their location and the type of service being provided.

### Residential and Day Care Objectives

- CD18** To facilitate the development and improvement of new and existing residential and day care facilities throughout the County.
- CD19** Residential and day care facilities shall in general be required to locate in existing towns or villages and shall be located close to shops and other community facilities required by the occupants and shall be easily accessible to visitors, staff and servicing traffic; locations outside of delineated settlement boundaries shall only be considered where:
- the site is located in close proximity to a settlement and would not comprise an isolated development;
  - there are excellent existing or potential to provide new vehicular and pedestrian linkages to settlement services; and
  - the design and scale of the facility is reflective of the semi rural location.
- CD20** 'Retirement villages', made up of a number of independent housing units, with limited / no on site care facilities will be required to locate on residentially zoned land in settlements (or where no local area plan exists, within the defined boundary of the settlement).

- CD21** Clinically managed / supervised dwelling units, such as 'step down' (i.e. post acute care) accommodation or semi-independent housing provided as part of a medical facility, nursing home or other care related facility, will be considered strictly only on the following basis:
- The units are associated with an already developed and established medical facility, nursing home or other care related facility; the units are held in single ownership with the overall medical / nursing home / care facility; no provision is made for future sale or subdivision; and a strict management agreement is put into place limiting the use of such structures to those deemed in need of medical supervision or care;
  - The number of such units on any such site shall be limited to 10% of the total number of hospital/ nursing/care home bedrooms unless a strong case, supported by evidence, can be made for additional units;
  - Such units shall be modest in scale and limited to single bedroom units only and independent facilities such as car parking and gardens shall not be provided to each unit (in order to ensure such units are not rendered suitable for standalone use as private dwellings).

### Childcare and Preschool

The provision of childcare and preschool facilities is recognised by Wicklow County Council as a key piece of social infrastructure enabling people to play a more active role in society, particularly in accessing employment and education. Childcare services range from childminding a small number of children in a private home, to pre-schools and crèches. A large number of childcare facilities now provide a full range of services from caring for newborns to pre-school and Montessori type education. The growth in population and housing in Wicklow over the last number of years has not been matched with the necessary growth in childcare services, notwithstanding the implementation of the DoECLG Childcare Facilities Guidelines, which require the provision of 20 childcare places for every new 75 housing units granted permission.

There is also a growing demand for rural childcare services, as the proportion of the County's population living in rural areas continues to grow.

### Childcare and Preschool Objectives

- CD22** To facilitate the provision of childcare in a manner which is compatible with land-use and transportation policies and adheres to the principles of sustainable development.
- CD23** To facilitate the provision of a network of childcare facilities that reflects the distribution of the residential population in the County, in order to minimise travel distance and maximise opportunities for disadvantaged communities.
- CD24** Where considered necessary by the Planning Authority, to require the provision of childcare facilities in all residential developments comprising 75 houses or more (including local authority and social housing schemes). In accordance with Department of Environment, Heritage & Local Government guidelines, childcare places shall be provided at a ratio of 20 places per 75 residential units, having regard to cumulative effects of permitted development, (unless it can be demonstrated that having regard to the existing geographic distribution of childcare facilities and the emerging demographic profile of the area that this level of childcare facilities is not required). Without substantial cause, it is the policy of the Planning Authority not to allow a change of use of these premises within five years.
- CD25** While the Planning Authority does not encourage the provision of childcare facilities in rural areas consideration may be given subject to the following strict criteria:
- existing infrastructural services (water supply, wastewater disposal, entrance and car parking arrangements) are adequate or can be upgraded to a standard suitable to meet the needs of the facility; and

- the scale of the facility (i.e. the number of children attending) shall be modest and appropriate to the rural location and will be required to be justified on the basis of the catchment of the facility, the proximity to other childcare facilities and the proximity to an existing towns or village, where land is zoned or available for childcare development.

### **8.3.3 Leisure and Recreation**

The types of leisure and recreational facilities provided/required vary greatly from area to area and from person to person ranging from active to passive activities. The Council recognises this fact and aims to provide for adequate leisure and recreational facilities throughout the County, which are capable of meeting the requirements of the resident population.

#### **Children's Play**

In addition to childcare facilities, pre-schools and after school services (dealt with previously) children also require opportunities to socialise, play and exercise. Wicklow County Council has responded to this need by preparing a Play Policy for County Wicklow. The purpose of the Play Policy is to change the culture of thinking on play and provide more opportunities for children to play. This play policy reflects the importance that Wicklow County Council places on the value of play in childhood and the importance of children in our society. It also recognises that changes in today's society are having an impact on children's opportunities to play. The policy makes a clear commitment to play as a right and to ensuring that children and their needs are considered when it comes to policy making and that provision is made to meet their needs.

Play is not just about the provision of facilities. It is also about creating the conditions that facilitate children's play, not only in playgrounds but in the wider environment. In addition, facilities for children's play do not always have to consist solely of the traditional playground equipment – they can be an interesting and natural environment with features such as a sensory garden, bushes, or an interestingly placed tree trunk. Research has shown that for children, a playground is their base for play, somewhere from which to safely explore their neighbourhood. This places an emphasis on safe, enjoyable and attractive play environments. However, neighbourhood spaces, estates, parks, streets, libraries, community centres and gardens are as important as dedicated playgrounds.

#### **Teenagers and Young Adults**

Many teenagers and young adults feel disenfranchised in society, particularly with regard to the lack of facilities provided specifically to meet their needs. These youths are too old for playgrounds and while many are active in sports clubs, there is still a lack of facilities for socialising and relaxation. Depending on the age, there are a number of facilities that are considered attractive to teenagers and young adults including Mixed Use Games Areas (MUGAs), which would typically provide a hard surfaced area allowing for basketball and other hard court sports, skate parks, youth clubs and Internet cafes.

#### **Sport**

In addition to the Play Policy, Wicklow County Council has also developed a Sports & Recreation Policy. This policy recognises the importance that sport and recreation contributes to the quality of life of individuals, communities and the County as a whole. It will be the overarching policy document that provides a strategic approach, which includes the identification of deficiencies, needs and priorities and the inclusion of underpinning principles of social inclusion and sustainable development framework. Its implementation will be carried out in partnership and co-operation, to enable all residents of the County to have equal access to sport and recreation facilities and opportunities for participating in the sport or recreation of their choice.



## Community Centres

Community centres provide an important function for all groups in society, by providing for an indoor space for active recreation and for meetings / club use. While many 'outdoor' sports clubs also have indoor spaces, these many not be suitable for non-sport activities such as support group meetings, bridge clubs, mother-and-baby groups etc. In Ireland there is a particular dependence on the use of function rooms in hotels and public houses for club or meeting use, which are similarly often not ideal in design or size.

## Leisure and Recreation Objectives

- CD26** To facilitate opportunities for play and support the implementation of the Wicklow County Council Play Policy and its objectives, including the collection of development levies.
- CD27** In all new residential development in excess of 50 units, where considered necessary by the Planning Authority, the developer shall provide, in the residential public open space area, a dedicated children's play area, of a type and with such features to be determined following consultation with Community, Cultural & Social Development Office of Wicklow County Council. The location of any such proposal shall be situated within a centrally located area capable of being passively supervised by surrounding developments.
- CD28** All new estates, streets, open spaces/parks and community facilities shall be designed with the needs and safety of children as a priority.
- CD29** Subject to safety considerations, natural features (trees, streams etc) shall be retained in new developments.
- CD30** In accordance with Objective CD5, where a deficiency in facilities for teenagers/young adults and/or indoor community space is identified in an area, the developer of any significant new residential estate may be required to address the deficiency.
- CD31** All new neighbourhood parks or active open space zones shall include a 'mixed use games area' (MUGA) of an appropriate size and nature to be determined in, pre-consultation with the Community, Cultural & Social Development Office of Wicklow County Council.
- CD32** New community buildings / facilities shall be designed to facilitate a wide range of uses including active uses (e.g. basketball, badminton, gymnastics / dance, martial arts etc), meeting / club use and the operation of youth clubs and youth services.
- CD33** To provide for the development of facilities that contribute to the improvement of the health and well being of the inhabitants of County Wicklow and facilitate participation in sport and recreation.
- CD34** Through the local plan and Action Area Plan process to identify the need and designate suitable active open space for the provision and expansion of sport and recreation opportunities, commensurate with its needs and existing facilities, in accordance with the provisions of the Wicklow County Council Play, Sport & Recreation and Active Open Space policies.
- CD35** Facilities for sports shall normally be located close to towns or villages, on designated Active Open Space land. All efforts will be required to be made to locate new sports facilities close to existing community facilities, schools or areas of dense residential development. The Council may consider providing sites for these purposes or may be prepared to make financial or other assistance available, subject to reasonable access being made available to the public and to reasonable safeguards for the continued use of the land as open space.

- CD36** The redevelopment for alternative uses of open space and recreational lands whether owned by private recreational clubs or publicly owned, will normally be resisted by the Planning Authority unless suitable and improved alternative recreational facilities can be provided in a convenient location.
- CD37** The development of new sports or active open space zones shall be accompanied by appropriate infrastructure including car parking and changing rooms.

#### **8.3.4 Culture**

Cultural facilities are places for the creation, production and dissemination of culture and include buildings and cultural sites.

##### **Arts**

The Arts create opportunities for the cultural development of all the community. In addition it offers all the community, young, old and minority groups, a creative outlet and an alternative to sport and active recreation.

In order to provide for the existing and future development of the Arts in County Wicklow the Council has developed the Wicklow County Arts Plan. A number of objectives and actions have been identified in the Arts Development Plan and these will be reflected in increased resources and support to the arts community from Wicklow County Council, Statutory Agencies, Local Development Agencies, the private sector and the wider community.

##### **Libraries**

The purpose of the public library is to support the community's needs for education, information, recreation, arts and culture. The public library is a publicly funded resource providing a cost-effective means to equity of access. With thirteen branches throughout County Wicklow each providing free internet access, the Council regards the library service as an important resource in promoting its policy on social inclusion and in providing public access to the Information Society. The library is a means to ensure support for literacy, independent learning and distance education.

##### **Places of Worship and Burial**

In many communities, churches, burial grounds and other places of worship form a focal point for the local population and often provide not only a religious service, but also meeting places and other cultural services.

##### **Culture Objectives**

- CD38** To facilitate opportunities for the provision and development of Arts projects.
- CD39** To facilitate the creation and display of works of art at appropriate public locations, including appropriate locations within the streetscape, provided no unacceptable environmental, amenity, traffic or other problems are created.
- CD40** To facilitate the development of the library service within the County.
- CD41** To facilitate the development of new, improved or expanded places of worship and burial grounds at appropriate locations in the County, where the demand for the facility has been demonstrated.

### 8.3.5 Open Space

The delivery of new sports and other outdoor community facilities and spaces is dependent on adequate 'open space' being reserved and developed. 'Open space' can take many forms but for the purpose of this plan is generally considered to be space designated for such use in Local Area Plans, Town Plans or Action Area Plans or land reserved or set out for active and passive uses and visual amenity purposes as part of new development of housing or commercial development. Open space can take a number of forms, with some use types overlapping:

1. Private open space – open space owned and / or dedicated to use of single individuals or small groups for example private gardens, terraces, yards, balconies or shared private spaces in apartment developments;
2. Residential Open Space - the open space generally provided in housing developments that is public in the sense that there are no barriers to access, but its function is to provide for use principally by the residents of that development. For land use zoning purposes, as such spaces form an integral part of any residential zone, such space will normally be zoned 'RE – Existing Residential'.
3. (Active) Open Space<sup>3</sup> – space provided or designated for uses such as sports grounds, playing fields, hard surfaced courts, parks and walkways, playgrounds etc; (for the purpose of land use zoning, two forms of such open space is designated - 'active open space' which is that space used / proposed for organised sports such as playing fields, courts etc whereas 'open space' is used to denote those existing / planned spaces that are intended for more casual usage such as parks and playgrounds)
4. Passive Open Space – these are lands that are not designated for 'active' use and generally are undeveloped natural areas such as flood plains, buffers zones along rivers, areas of natural biodiversity, where the general objective is to maintain the lands in their current undisturbed state;
5. An emerging new form of open space is the use of land for allotments. Allotment gardens allow a number of people to cultivate their own vegetables in individual plots/land parcels on lands owned by another private individual or body. The individual size of a plot/parcel ranges between 200-400sqm and often the plots include a shed for tools and shelter. The individual gardeners are usually organised in an allotment association which leases the land from the owner who may be a public, private or ecclesiastical entity, provided that it is only used for gardening (i.e. growing vegetables, fruits and flowers), but not for residential purposes.

#### Open Space Objectives

- CD42** Through the local plan process to designate suitable open space in all settlements, commensurate with its needs and existing facilities, in accordance with the provisions of the Wicklow County Council Play, Sport & Recreation and Active Open Space policies.
- CD43** To require open space to be provided in tandem with new residential development (in accordance with the standards set out in the Development & Design Standards Appendix)
- CD44** 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. Non-community uses on such lands will not normally be permitted.

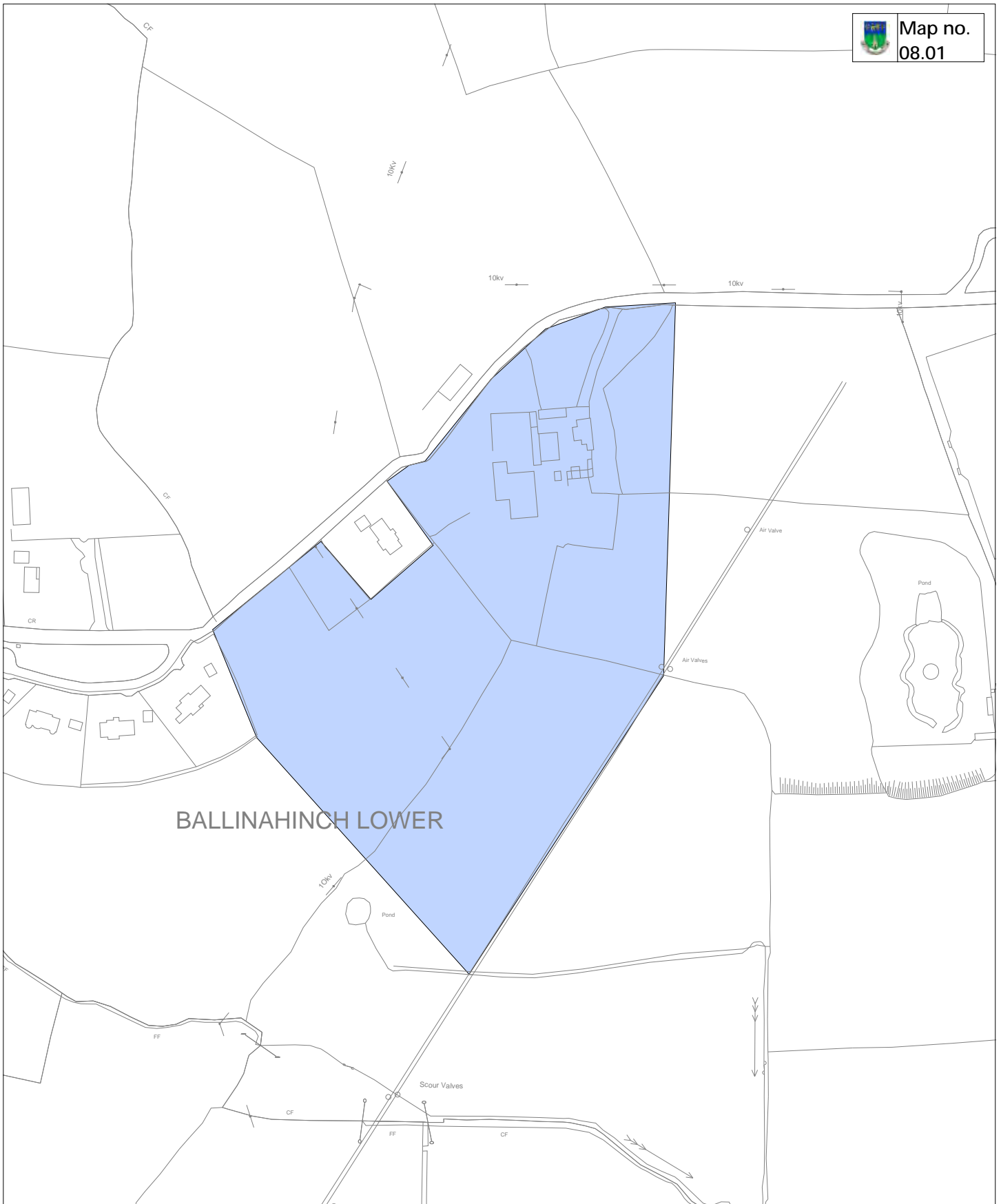
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<sup>3</sup> For the definitions of 'Active Open Space' 'Open Space' and Passive Open Space' in each individual town / local area plan refer to the individual plan.

**CD45** To facilitate the development of allotments of an appropriate scale on lands which meet the following criteria:

- Lands situated within or immediately adjacent to the edge of towns/villages;
- lands that are easily accessible to the residents of a particular town or village;
- where an adequate water supply can be provided;
- where adequate road infrastructure and access exists/can be provided; and
- where adequate parking facilities can be provided.

**CD46** All open spaces shall be provided with environmentally friendly lighting in order to ensure their safe usage after day light hours (refer to 'Light pollution' section of Chapter 9 of this plan).



**Zoning to provide for  
new or extended  
residential care  
facility for the  
elderly**

**WICKLOW COUNTY  
DEVELOPMENT PLAN 2016-2022**



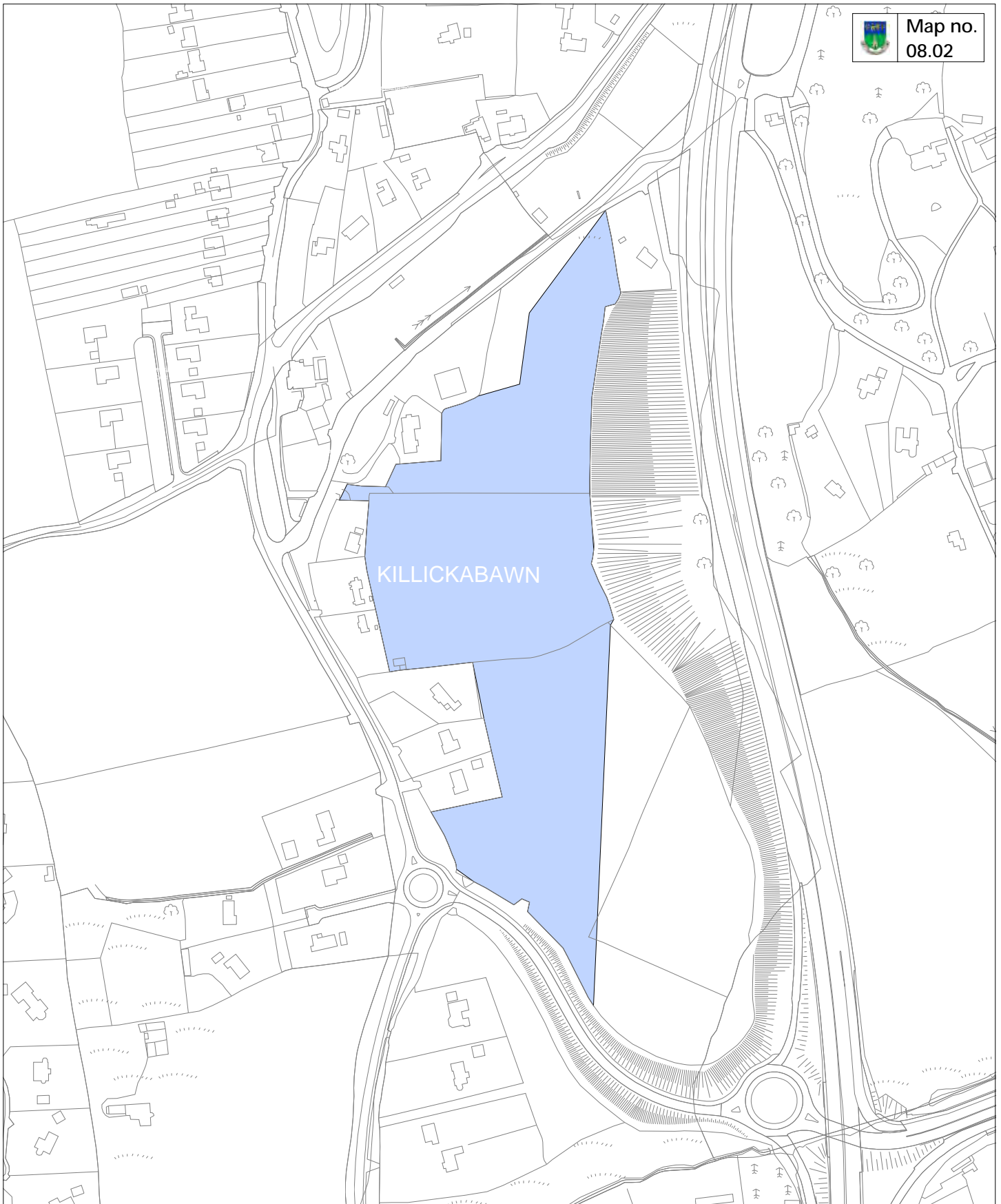
**Ballinahinch Lower, Newtownmounkenny**



**Wicklow County Council  
Planning Department**

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**Zoning to provide for  
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**WICKLOW COUNTY  
DEVELOPMENT PLAN 2016-2022**



**Killickabawn, Kilpedder**



**Wicklow County Council  
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## CHAPTER 9 - INFRASTRUCTURE

### 9.1 Roads and Transportation

#### 9.1.1 Introduction

While the overarching rationale for the production of a development plan is to guide land-use, the integration of good land use planning with transportation is a key that can unlock significant improvements in the quality of life, in ways that are tangible to many in Wicklow, who have long identified car dependency and commuting as being a major drawback to living in the County. Reducing the need to travel long distances by private car, and increasing the use of sustainable and healthy alternatives, can bring multiple benefits to both our environment and communities.

The Council will continue to provide for all components of the transportation system which are within its own remit and will encourage and facilitate the development of those other elements provided by external agencies, such as the National Transport Authority (NTA) and Transport Infrastructure Ireland (TII, made up of the former NRA and RPA). In addition the strategy and objectives of this plan are required to be consistent with the transport strategy of the NTA<sup>1</sup>.

#### **It is therefore the strategy of this plan to:**

Craft land use policies to produce settlements of such form and layout that facilitates and encourages sustainable forms of movement and transport, prioritising walking and cycling, and for larger settlements, bus transport. Integrated land use and transport studies will be used to:

- inform future policy formulation;
- promote development that facilitates the delivery of local transport links within towns (such as feeder buses to train stations), between towns and in rural areas;
- promote development that delivers improvements to public transport services, in particular the upgrading of the Dublin – Rosslare train line, improved Dart Services, bringing the LUAS or other mass transit to Bray and Fassaroe and the development of improved bus services;
- allow for the improvement or provision of new walking and cycling facilities throughout the County;
- facilitate the improvement of the existing road network, to remove bottlenecks and increase free flow;
- to improve east – west linkages in the County, as well as linkages between the west and south of the County to other counties; and
- to improve facilities for pedestrians and access for people with special mobility needs.

#### 9.1.2 Public Transport

Wicklow County Council recognises the progress made in the national public transport network over the past number of years, while acknowledging that deficiencies still exist within County Wicklow. Over the lifetime of the previous two development plan periods (2004 – 2016), the delivery of public transport failed to keep pace with the population growth of the County, reinforcing the already well-established car based commuting pattern towards Dublin.

<sup>1</sup> At the time of publication of this plan, the prevailing strategy is as set out in the 'Greater Dublin Area Transport Strategy 2011-2030' and the 'Integrated Implementation Plan 2013-2018'.

The key to getting people out of their cars and into public transport is to have a reliable, convenient and fast service available, that brings people to the places they want to go, and in the case of Wicklow, this will primarily mean the main centres of employment and retail in Wicklow) and Dublin, namely Dublin city centre, Sandyford and the M50 ring (pending the rebalancing of employment and retail opportunities into Wicklow).

As new employment opportunities develop in the County, particularly in the growth centres of Bray, Greystones, Newtownmountkennedy, Rathdrum, Wicklow Town, Arklow, Blessington and Baltinglass, the challenge will also be to make these towns more accessible.

While Wicklow County Council is not itself a public transport provider, and cannot force providers to deliver services in any particular area, this County Development Plan can put in place the necessary policy framework to encourage and facilitate the improvement of public transport.

### Public Transport Objectives

- TR1** To cooperate with NTA and other relevant transport planning bodies in the delivery of a high quality, integrated transport system in the Greater Dublin Area.
- TR2** To promote the development of transport interchanges and 'nodes' where a number of transport types can interchange with ease. In particular:
- to facilitate the development of park and ride facilities at appropriate locations along strategic transport corridors which will be identified through the carrying out of required coordinated, plan-led transport studies and consultation with the appropriate transport agencies ;
  - to enhance existing parking facilities at and/or the improvement of bus links to the train stations in Bray, Greystones, Wicklow and Arklow;
  - to promote the linkage of the LUAS extension or other mass transit to Bray town centre, Bray train station and Fassaroe;
  - to encourage the improvement of bicycle parking facilities at all transport interchanges;
  - to improve existing and provide new footpath / footway linkages to existing / future transport interchange locations; and
  - to allow for the construction of bus shelters, particularly where they incorporate disabled access and bicycle parking facilities.
- TR3** To continue to work with Iarnrod Eireann and the NTA on the improvement of mainline train and DART services into Wicklow and in particular, to facilitate all options available to increase capacity through Bray Head and along the coastal route south of Greystones.
- TR4** To ensure that possibilities for improvement of the Dublin – Rosslare line, including the re-opening of closed stations, are maintained and to ensure that land uses adjacent to former stations are appropriate and would facilitate future improvements. In particular:
- to resist any development within 20m of the railway line;
  - to resist demolition or removal of any former train station structures or apparatus, other than for safety reasons; and
  - to require any development proposals in the vicinity of former train stations to be so designed to facilitate future access to the station and to reserve adequate space for future car parking.
- TR5** To facilitate, through both the zoning of land and the tie-in of new facilities with the development of land and the application of supplementary development contributions, the extension of the LUAS or other mass transit to Bray town centre, Bray train station and Fassaroe.
- TR6** To improve the capacity of the N11 / M11 from Rathnew to the County boundary at Bray in a manner capable of facilitating greater free flow of public transport.



- TR7** To promote the delivery of improved and new bus services both in and out of the County but also within the County by:
- facilitating the needs of existing or new bus providers with regard to bus stops and garaging facilities (although unnecessary duplication of bus stops on the same routes / roads will not be permitted);
  - requiring the developers of large-scale new employment and residential developments in the designated metropolitan and large growth towns in the County that are distant (more than 2km) from train / LUAS stations to fund / provide feeder bus services for an initial period of at least 3 years;
  - promoting the growth of designated settlements to a critical mass to make bus services viable and more likely to continue;
  - to work with Bus Eireann and the NTA to improve services in south and west Wicklow.

### **Wicklow Rural Transport Initiative**

The Wicklow Rural Transport Initiative was launched in 2003 and enables people living in rural areas to have access to a responsive travel system, contributing towards more sustainable rural communities. The initiative plays an important role in the daily lives of those living in rural areas by providing access to local shops, services and amenities available within urban centres and larger villages. Wicklow County Council recognises the success of this initiative to date and will encourage its future development.

### **Rural Transport Objective**

- TR8** To support and facilitate the existing service provided and encourage the further development of the Wicklow Rural Transport Initiative.

### **9.1.3 Cycling and Walking**

Government policy, as set out in “Smarter Travel – A New Transport Policy for Ireland 2009-2020” and the “National Cycle Policy Framework 2009-2020”, clearly places an emphasis on walking and cycling as alternatives to vehicular transport. The provision of walking and cycling routes within and connecting towns and villages to each other forms an essential part of a linked-up transport system, involving a variety of transport modes, where public transport facilities can be availed of. While it is acknowledged that these forms of movement may make up only a small part of a longer journey, they are the most environmentally and cost efficient form of transport for local journeys.

There are a number of factors that will influence whether one will walk or cycle to a destination (rather than taking the car), including distance, weather, safety, topography, bicycle parking facilities and the availability of car parking at the destination. A land-use plan such as this County Development Plan cannot influence many of these factors, but through the implementation of the following objectives, it is intended that facilities will be significantly improved, thereby promoting these forms of transport.

### **Cycling and Walking Objectives**

- TR9** To improve existing or provide new foot and cycleways on existing public roads, as funding allows.
- TR10** To require all new regional and local roads to include foot and cycleways, except in cases where shared road space is provided<sup>2</sup>.

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<sup>2</sup> Streets where real and perceived barriers to movement within and between modes of transport are removed to promote improved interaction between users in a safe and traffic calmed environment.

**TR11** To facilitate the development of foot and cycleways off road (e.g. through open spaces, along established rights-of-way etc), in order to achieve the most direct route to the principal destination (be that town centre, schools, community facilities or transport nodes), while ensuring that personal safety, particularly at night time, is of the utmost priority.

**TR12** To encourage the provision of secure covered bicycle-parking facilities at strategic locations such as town centres, neighbourhood centres, community facilities and transport nodes.

**TR13** To facilitate the development of a cycling and walking amenity routes throughout the County.

#### **9.1.4 Public Roads**

Wicklow County Council is responsible for the provision and maintenance of all non national roads and bridges within the County. Funding for improvements and maintenance is allocated yearly from the annual Council budget and the Department of Transport, Tourism and Sport, the National Transport Authority and Transport Infrastructure Ireland.

#### **General Road Objectives**

**TR14** To improve public roads in the County as necessary, including associated bridges and other ancillary structures, as funding allows, having due regard to both the transportation needs of the County and the protection of natural habitats.

**TR15** Traffic Impact Assessments will be required for new developments in accordance with the thresholds set out in the 'Design Manual for Roads and Bridges' the 'Traffic & Transport Assessment Guidelines' (TII) and the Design Manual for Urban Roads and Streets (DoECLG & DoTTS).

**TR16** Road Safety Audits and/or Road Safety Impact Assessments shall be required at the discretion of the Planning Authority, but shall generally be required where new road construction or a permanent change to the existing road layout is proposed.

#### **National Roads**

The County of Wicklow is served by two national roads - the N11 and the N81, both of which connect to the M50 motorway, providing ease of access to and from the County. The national road network in the County provides an essential means of access to the metropolitan area. The capacity of these existing roads has come under increasing pressure from the ever-increasing number of commuters to Dublin.

#### **N11/M11**

While the N11/M11 has undergone significant upgrading over the past number of years, works are still required in order to fully upgrade this national road. Wicklow County Council will continue to promote the upgrading of the N11/M11 to ensure:

- access to the south east of the country is enhanced, to maintain access to international markets for freight and tourist traffic through Rosslare Euro-port and via the M50 through Dublin Port and Airport,
- the requirements of existing development within the County is met, and
- the necessary population and employment growth for the County will be accommodated, with particular respect to capacity and accessibility to/from the N11/M11.

Wicklow County Council will work closely with the various road agencies to achieve all necessary upgrading works, which should include, but not be confined to, the following essential improvements to the N11/M11.

### Objectives for the M/N11

- Upgrading of the N11/M11 between the County boundary and Ashford including road capacity and safety improvements to the main carriageway and all necessary improvements to associated junctions;
- Improving the M11 / M50 merge;
- Upgrading of the N11 to motorway status between Bray and Cullenmore;
- Upgrading the N11 interchange at the Glen of the Downs to facilitate the provision of a northern link road from the N11 to Greystones;
- Upgrade Ballyronan Interchange to facilitate improved access to Newtownmountkennedy and a possible link road from Ballyronan to Kilcoole; and
- The provision of a third interchange on the Arklow by-pass, linking the M11 to Vale Road

### N81

The N81 has also been upgraded during the lifetime of the previous plan but not to the same extent as the N11. The TII's priority in the last number of years has been firstly the national primary roads and more recently, the Major Interurban Routes (MIUs) and the N81, being a national secondary route, has been somewhat overlooked for investment.

The TII National Road Design Office characterise the N81 as having poor horizontal and vertical alignment. The route consists of a single lane carriageway without a hard strip or hard shoulder along sections of the road way. The road has limited over-taking capacity and as a result platooning regularly occurs. In 2008 the National Roads Design Office began the process of assessing the possibility of upgrading this road network between Tallaght and Hollywood Cross incorporating a bypass of the town of Blessington. Stage 2 of this process has now been completed with a preferred route option being identified.

### Objectives for the N81

- Tallaght to Hollywood Cross upgrade;
- Upgrades at Deering's and Hangman's bends; and
- Local alignment and width improvements south of Hollywood cross.

The Council will work to ensure the N81 receives much greater funding than received to date for improvements.

### Leinster Outer Orbital Route (LOOR)

The Regional Planning Guidelines for the Greater Dublin Area identify a need for a 'Leinster Outer Orbital Route', the purpose of which would be to provide an alternative bypass of Dublin for national road traffic not wishing to access the Metropolitan Area and to provide a transport link between development centres in the Hinterland Area of the Greater Dublin Area, in a way which supports their sustainable, physical and economic development.

Both Transport 21 and the National Development Plan 2007 committed the NRA (now the TII) to carrying out a feasibility study on the LOOR. In 2009, the NRA completed a draft study, which included the identification of possible route corridors. A corridor linking Drogheda to Navan to Naas is identified as the optimum route having regard to the objectives set out in the policy documents. While this study does not identify a link to Wicklow, it does recommend that further studies be carried out into this possibility. The linkage of Wicklow to this outer orbital network is considered critical to the future growth of the south of the County and in particular to the viability of future port activities in Arklow. It is therefore considered appropriate to identify possible route corridors for this link up in this Plan.

## National Road Objectives

- TR17** The Council will, in line with Government and Transport Infrastructure Ireland (TII) policies, and in accordance with the "Roads Needs Study", published by the TII, seek to bring national primary and secondary roads up to the appropriate standards.
- TR18** To support major road improvements by reserving the corridors, as and when these are identified, of any such proposed routes free of development, which would interfere with the provision of such proposals.
- TR19** To co-operate with TII in the upgrade of existing interchanges on the National Routes and where appropriate and necessary, to restrict development immediately adjacent to interchanges to provide for the future enlargement of interchanges.
- TR20** To co-operate with TII and other Local Authorities to improve existing or provide new links from Wicklow (in particular, the growth centres and ports of Wicklow) to other counties in the region, including the Leinster Outer Orbital Route as proposed in the Regional Planning Guidelines.
- TR21** To safeguard the capacity and safety of the National Road network by restricting further access onto National Primary and National Secondary roads in line with the provisions of the 'Spatial Planning and National Roads' Guidelines' (DoECLG 2012). In particular, a new means of access onto a national road shall adhere to the following:
- (a) Lands adjoining National Roads to which speed limits greater than 60kmh apply: The creation of any additional access point from new development or the generation of increased traffic from existing accesses to national roads to which speed limits greater than 60kmh apply shall generally be avoided. This provision applies to all categories of development, including individual houses in rural areas, regardless of the housing circumstances of the applicant.
  - (b) Transitional Zones: These are areas where sections of national roads form the approaches to or exit from urban centres that are subject to a speed limit of 60kmh before a lower 50kmh limit is encountered. Direct access onto such road may be allowed in limited circumstances, in order to facilitate orderly urban development. Any such proposal must, however, be subject to a road safety audit carried out in accordance with the TII's requirements and a proliferation of such entrances, which would lead to a diminution in the role of such zones, shall be avoided.
  - (c) Lands adjoining National Roads within 50kmh speed limits: Access to national roads will be considered by the Planning Authority in accordance with normal road safety, traffic management and urban design criteria for built up areas.
- TR22** To ensure that all new developments in proximity to National Routes provide suitable protection against traffic noise in compliance with S.I No. 140 of 2006 Environmental Noise Regulations and any subsequent amendments to these regulations.
- TR23** To protect the carrying capacity, operational efficiency and safety of the national road network and associated junctions, significant applications either in the vicinity of or remote from the national road network and associated junctions, that would have an impact on the national route, must critically assess the capacity of the relevant junction. If there is insufficient spare capacity to accommodate the increased traffic movements generated by that development taken in conjunction with other developments with planning permission that have not been fully developed, or if such combined movements impact on road safety, then such applications must include proposals to mitigate these impacts.

## Regional Roads

Regional roads play a key role in the future development of the County, by linking the principal towns and villages to each other, serving local traffic and providing access to the national road network within the County. Road links between the designated growth centres are particularly important to allow synergy to develop between towns and to develop the County as a self-sustaining economy. While linkages on each side of the County are reasonably good, the topography of the central mountains provides a major barrier to the development of road links between the east and west of the County. As it is an overarching aim of this County Development Plan to develop stronger linkages between the east and west, road improvements must be facilitated. However, any such improvements must be considered in light of the environmental sensitivities of the mountain area and the designations that apply.

### Objectives for Regional Roads

- To maintain and improve the R756 (Wicklow Gap), having due regard to the designation of the Wicklow Mountains as a Natura 2000 site<sup>3</sup>;
- to improve the R747 (Arklow – Aughrim – Tinahely – Baltinglass), including re-alignment or by-passing of existing sections where necessary, having particular regard to the role this route may play in a future LOOR;
- the provision of a 'northern access road' from north Greystones to the N11 (at the Glen Of The Downs N11 interchange); and
- to provide other smaller, more localised road improvement schemes required during the lifetime of the plan, as funding allows.

### Regional Road Objectives

**TR24** To continue to improve regional roads to the appropriate standards consistent with predicted traffic flow and in accordance with Government policy and the Roads Programme adopted by the Council. New and existing road space will be allocated to provide for bus, cycle and pedestrian facilities.

**TR25** To improve the regional road links between the national road network and the growth centres of County Wicklow in order to cater for anticipated additional traffic flows and to facilitate the economic development of these settlements.

**TR26** To improve regional road links between Wicklow and other counties, in particular the Blessington to Naas route and routes from Dunlavin and Baltinglass to the M9/N9.

**TR27** New means of access onto regional roads will be strictly controlled and may be considered if one of the following circumstances applies:

- The regional road passes through a designated settlement and a speed limit of 50km/h or less applies;
- where the new access is intended to replace an existing deficient one<sup>4</sup>;
- where it is demonstrated that the entrance is essential and no other means of access is available.

<sup>3</sup> Natura 2000 sites are sites subject to European designations, normally known as SAC (Special Area of Conservation) and SPA (Special Protection Area). These are protected under the Habitats Directive of 1992 (EU directive 92/43/EEC).

<sup>4</sup> This does not imply that permission will be granted for additional vehicular movements onto the regional road on the basis that the existing access is being improved.

## Local Roads

Local roads provide the principal circulation networks through the County, meeting the needs of local journeys and providing connections to higher order routes. Local roads are classified as primary, secondary and tertiary and all local roads in the control of the Local Authority have been classified and given a unique ID. The Design Manual for Urban Roads and Streets (March 2013) set out the following street hierarchy and functions for roads within urban areas:

**Arterial Routes:** These are the major routes via which major centres/nodes are connected. They may also include orbital or cross metropolitan routes within cities and larger towns.

**Link Roads:** These provide the links to *Arterial* streets, or between *Centres, Neighbourhoods, and/or Suburbs*.

**Local Roads:** These are the streets that provide access within communities and to *Arterial* and *Link roads*.

Rural local roads serve an important function providing access to rural properties and agricultural lands within the countryside while also providing linkages to regional and local collector roads.

## Local Road Objectives

**TR28** To continue to improve local roads to the appropriate standards (given the location), consistent with predicted traffic flow and in accordance with Government policy and the Roads Programme adopted by the Council.

**TR29** To provide new and improve existing roads in urban areas in accordance with objectives identified in local area, town and settlement plans.

**TR30** To require all new or improved urban local roads to make provision for public lighting, foot and cycleways and bus stop facilities, where deemed appropriate by the Local Authority.

**TR31** To improve local road links to the regional and national road network and between towns and villages, to facilitate the sharing of employment and community facilities between settlements.

**TR32** Where a proposed development is adjoining 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.

**TR33** Rural local roads shall be protected from inappropriate development and road capacity shall be reserved for necessary rural development.

## Road Improvement Reservation Objective

**TR34** The Council will preserve free of development, all published alternative road improvement lines and route corridors, where development would seriously interfere with the road's objective, until such time as a final decision on a preferred route has been made. The Council will endeavour to ensure that a decision with respect to final road lines is decided upon as expeditiously as possible in order to prevent unnecessary sterilisation.

### 9.1.5 Parking

Parking policy is an important element in an authority's overall planning and transport policy. The level of car parking provided, its location, fee structure and enforcement levels can all have a considerable effect on car use and traffic flow patterns. The availability of convenient and affordable parking in an area can influence people's decision on their mode of travel and has the potential to be a powerful travel demand management tool. An off-street parking policy should recognise the role that the provision or otherwise of additional parking spaces can play in encouraging or discouraging travel by car. If demand management policies are being implemented then a reduction in the number of parking spaces may be desirable in congested urban areas with parking enforcement. Planning policy may seek to limit the number of parking spaces provided for new developments.

#### Parking Objectives

**TR35** New / expanded developments shall be accompanied by appropriate car parking provision, with particular regard being taken of the potential to reduce private car use in locations where public transport and parking enforcement are available. At such locations, the car parking standards set out in Appendix 1 Table 7.1 shall be taken as **maximum standards**, and such a quantum of car parking will only be permitted where it can be justified.

In locations where public transport and parking enforcement are not available, the car parking standards set out in Appendix 1 Table 7.1 shall be taken as **minimum standards**. Deviations from this table may be considered in the following cases:

- In town centres where there is a parking enforcement system in place or a town car park in proximity to the site. In such cases, only the needs of long-term users (e.g. employees, residents) will have to be addressed by the developer;
- in multi-functional developments (e.g. hotels, district centres), where the developer provides a robust model of car parking usage to show that dual usage will occur and that peak car parking demand at any time of the day / week will always be met; and
- other situations will be considered on a case-by-case basis.

In situations where a developer cannot meet the necessary car parking requirement on or near the development site, the developer may request the Local Authority to accept a special payment in lieu, to be utilised by the Local Authority in providing car parking in the area.

**TR36** Provision shall be made in all new / expanded developments for disabled parking (and associated facilities such as signage, dished kerbs etc), at a suitable and convenient location for users.

**TR37** Provision shall be made for off street loading / unloading facilities in all new / expanded developments which are to receive regular deliveries.

### 9.1.6 Ports, Harbours, Marinas and Aviation

The future development of the County's ports places increased demands on the existing transport network, in particular the road network, with the potential for large freight transport. Wicklow Port is considered to have the highest potential for significant development / expansion in the short term given the high quality connections, both rail and road, that are available since the completion of the Wicklow Port Access Road. The potential for the development of a new port at Arklow Rock is also recognised, but additional investment in road infrastructure to link this possible port to the N11 / LOOR will be required. A road line will be reserved to facilitate the development of this proposed port.

The existing / future marinas at Bray, Greystones, Wicklow and Arklow also give rise to traffic demands on the County's roads, which is considered desirable to accommodate given the significant economic, tourism and recreational benefits accruing to the County from such developments.

Wicklow currently has a number of small aerodrome and air strips, whose function is principally recreation rather than transport. However, it is considered that there may be possibilities for the development of this sector, given the proximity of the County to the major population base of Dublin and the availability of coastal areas, which may be suitable for landing strips.

### **Ports, Harbours, Marinas and Aviation Objectives**

- TR38** To promote and facilitate through appropriate transport planning and land-use zoning the expansion of port activities at Wicklow and Arklow. In particular, to provide for a Port Access Road at Arklow.
- TR39** To promote and facilitate through appropriate transport planning and land-use zoning the expansion or development of recreational facilities and marinas at Bray, Greystones, Wicklow and Arklow harbours.
- TR40** To facilitate the development of the aviation sector, in particular aerodromes and air strips within the County, subject to clear demonstration of the need and viability of such developments and due regard to environmental and residential impacts of such development, particularly on the coastal area.

#### **9.1.7 Roadside Signage (for shopfront signage, see Volume 3 (1) of this plan)**

Signage serves three functions as set out below. This section covers signage on and adjacent to the public road but does not cover road traffic and directional signs erected by the Road Authority.

**Directional and information signage** – these are signs that provide the public with directions to a particular location, where destinations may be difficult to find, which may be a town or village, a specified business / service, sports club, public or voluntary service, etc, particularly at the latter stage of a journey. What differentiates these from advertising signs is that they are for the purpose of directing people to a place, club or service that they already know about, or a facility aimed at tourists, that they would be expected to be seeking. These are intended to complement, but not replace, pre-planning of the journey and the use of verbal instructions, maps and road atlases.

Examples of such destinations would typically, but not exhaustively, include railway stations, football clubs, theatres, schools / colleges, national and regional attractions.

**Advertising signage** – These are signs whose objective is to market a business, product or service. These can take many forms, ranging from billboards and posters, to pole mounted signs (including fingerpost signs).

While the Council acknowledges the need for advertising and accepts that it is a necessary part of commercial life, it is also aware of its responsibility to protect the visual amenity in urban and rural areas and for the elimination of traffic hazards. A conglomeration of signs or a sign of inappropriate size can detract considerably from the character and visual amenity of a settlement, result in visual clutter and conflict with the interests of road safety.

**Identification signage** - These are signs to identify a business, service or premises, and are normally proximate to the premises/business/service.

There are two distinctive ways in which consent can be applied for advertising or signposting structures. Firstly, planning permission is required for the erection of signs located on private property (except those



exempted under Schedule 2 Part 2 of the Planning & Development Regulations 2001, as may be amended). Secondly, the erection of advertising signs on, over or along the public road is licensable under Section 254 of the Planning & Development Acts 2000-2007. Such licences are granted on a temporary basis.

The nature and extent of signage allowable will be determined by its location and in particular, the classification of the road will set the control parameters.

### Objectives

**AS1 Advertising signs** will not be permitted except for public service advertising. This is to avoid visual clutter, to protect and preserve the amenity and/or special interest of the area, to ensure traffic safety and where applicable, to preserve the integrity of buildings, particularly those listed for preservation. Strictly temporary signs may be permitted to advertise permitted development, subject to an assessment of the cumulative impact of signage in the area and having regard to the particular environment of the site.

### Information and Directional Signs

**AS2 National Road N11/M11 Signage** on this route will be strictly controlled and signs will generally only be permitted in accordance with National Roads Authority's "Policy on the provision of Tourist and Leisure signage on National Roads".

In particular 'white-on-brown' signs on the mainline will be considered for:

- Major tourist / leisure destinations (generally those with in excess of 50,000 visitors per annum)
- Tourist facilities panels for adjacent bypassed towns or alternative routes
- Eligible championship golf courses
- County boundary signs
- Principal rivers
- Scenic routes / heritage drives.

On exiting the mainline, continuity signage at the ends of ramps will be facilitated, subject to the visibility and clarity of directional or other road traffic signage not being compromised. Signage for Failte Ireland approved tourist accommodation will be facilitated at the ends of motorway / dual carriageway off slips only, where they meet the intersecting road.

**AS3 National Road N81 Signage** on this route, outside of locations where a 50km/h applies such as at Blessington and Baltinglass, will be controlled and signs will generally only be permitted in accordance with National Roads Authority's "Policy on the provision of Tourist and Leisure signage on National Roads".

In particular, 'white-on-brown' signs on national secondary roads will be considered for major tourist / leisure destinations (generally those with in excess of 7,000 visitors per annum); where recorded tourist numbers are not available, attractions may be considered for tourist signage subject to (a) agreement between the TII and the Local Authority and (b) the views of Failte Ireland. With respect to tourism accommodation, signage will be considered all types of tourist accommodation approved by Failte Ireland or other recognised body, subject to a maximum of 4 accommodation facilities signposted at any junction.

**AS4 Regional and local roads** Directional and information signage will be permitted on Regional and Local Routes. Such signage shall be in finger post form<sup>5</sup> and shall include only the business / facility name and distance information. Subject to the following:

- These are intended to complement, but not replace, pre-planning of the journey and the use of verbal instructions, maps and road atlases;
- supplement rather than duplicate information already provided on other direction signs. In particular signs will only be considered from the town or village (that is already well signposted) nearest to the facility;
- tourism and leisure facilities shall be on signs of white writing on brown background. All other signs shall be black writing on a white background; and
- signs will be permitted from more than one direction only where it can be demonstrated that the different approaches are well trafficked, and add convenience to road users.

In addition signs will also be considered where there are clear benefits to the road user, e.g. for safety reasons, where locations may be hard to find or to encourage visitors to use particular routes.

**AS5 Signage in towns and villages** Directional and information signage will be permitted as per objective AS4 for Regional and Local Routes.

A combined sign at the main entrance(s) to a settlement, of a suitable size and design may be considered, particularly if a settlement is a tourist destination, where there are a number of accommodation, dining, or visitor facilities. Any such structures that would interfere with traffic signs, sight lines or distract driver attention will not be permitted.

**AS6 Identification signage on sites / buildings** Signage on sites or buildings shall comply with the following requirements:

- Signage on shopfronts or other non-retail service uses in town and village centres shall comply with Section 10.6 of Chapter 10 of this plan.
- Signage on other commercial buildings / sites (e.g. in business parks, hotels etc) shall be tastefully designed and positioned at or near the main entrance to the site / structure, with lettering size limited to that necessary to identify the site when in visual distance (which would not normally require lettering in excess of 300mm height).
- In rural areas, a wall mounted plaque type sign at the entrance gates will normally be considered sufficient for site identification purposes, with lettering not exceeding 200mm. A pole mounted traditional hanging type style, not exceeding 300mm x 500mm may also be permitted, subject to the proviso that no impacts on traffic safety arise.
- The size, scale and number of freestanding signs, flagpoles or other signage structures with logos or advertising thereon will be controlled in the interests of amenity and the preservation of the character of the area.
- Signs will not be permitted where they compete with road signs or otherwise endanger traffic safety.

<sup>5</sup> Finger post signs shall not exceed 1.4sqm in size.

## 9.2 Water Infrastructure and Flooding

### 9.2.1 Introduction

The provision of an adequate supply of water and wastewater treatment facilities is critical to facilitate and sustain the growth of the County over the lifetime of the plan and beyond. As of January 2014 Wicklow County Council no longer has any direct control in relation to the provision of such services. The delivery, integration and implementation of water and wastewater projects and infrastructural improvements are now the responsibility of the newly established State body 'Irish Water'. Wicklow County Council will work closely with Irish Water to ensure that the County Development Plan and - in particular the Core Strategy - continue to align with both the National Spatial Strategy and the Regional Planning Guidelines and that the provision of water/ wastewater services will not be a limiting factor in terms of targeted growth.

Wicklow County Council retains responsibility for the following areas:

**Private wastewater treatment systems and private water supplies:** Through the planning process the Council will assess applications for the provision of private waste water treatment systems and water supplies in order to ensure proposals put forward are in accordance with the standards set out in EU/national legislation, EPA guidance and would not be prejudicial to public health.

**Surface and groundwater protection:** Surface waters within the County are made up of streams, rivers, lakes and wetlands and are managed under the provisions of the Water Framework Directive (2000). The Directive establishes an integrated approach to the protection, improvement and sustainable use of rivers, lakes, estuaries, coastal waters and groundwater / aquifers within Europe. It influences the management of water resources and affects conservation, fisheries, flood defence, planning and development. It requires us to control all impacts – physical modification, diffuse and point source pollution, abstraction or otherwise – on our water resource. The primary focus of the Directive is to achieve at least 'good' ecological status and prevent deterioration for all waters.

The Directive requires that water quality management be centred on river basins, which are natural geographical areas that occur in the landscape. This is in contrast to other water management systems which use administrative management units which have arbitrary boundaries. The management of each river basin has been carried out in accordance with the plans created for each River Basin District, with Wicklow falling within the Eastern and South Eastern Districts.

The existing River Basin Management Plans (RBMPs) are due to expire shortly with new updated management plans due to be made in 2017 by the EPA. In the absence of updated management plans the focus of the existing plans must be carried forward with the aim of achieving 'good' ecological status and preventing the deterioration for all waters.

The most recent RBMP updates on the status of water bodies within the County indicate that a number of these water bodies are failing to maintain and/or achieve good ecological status. Therefore continuous efforts to maintain and restore all water bodies within the County to good ecological status will be required throughout the lifetime of this Development Plan.

Alongside surface waters groundwater is an important natural resource, which supplies some 20-25% of drinking water in Ireland and is important in maintaining wetlands and river flows through dry periods. Groundwater and aquifers in Ireland are protected under EU and national legislation, and local authorities and the Environmental Protection Agency (EPA) are responsible for enforcing this legislation. A practical and effective means of protecting groundwater and preventing pollution is through the use of a Groundwater Protection Scheme.

A Groundwater Protection Scheme provides guidelines for the planning and licensing authorities in carrying out their functions, and a framework to assist in decision-making on the location, nature and control of developments and activities in order to protect groundwater. A Groundwater Protection Scheme aims to maintain the quantity and quality of groundwater and aquifers, and in some cases improve it, by applying a risk assessment-based approach to groundwater protection and sustainable development. In this way it helps public authorities to meet their responsibility to protect groundwater.

Groundwater protection within the County is carried out through the Wicklow Groundwater Protection Scheme which has been undertaken jointly between the GSI and Wicklow County Council. The purpose of the scheme is to preserve the quality of groundwater, particularly for drinking water purposes, for the benefit of present and future generations. The scheme identifies the vulnerability of areas within the County and Groundwater protection responses for existing and new potentially polluting activities.

**Storm and surface water infrastructure:** While the Office of Public Works have responsibility for flood risk management, Wicklow County council is responsible for the management of storm and surface water infrastructure. As the seriousness and threat of global environmental problems increases it is widely anticipated that changes in rainfall patterns and rises in sea levels resulting from climate change will increase the frequency and severity of flooding in the future placing increased demands on surface water infrastructure.

In light of these global climate changes, alongside the anticipated growth of the County, future development and the subsequent reduction in the permeability of lands, the management of storm and surface water infiltration will be of increasing importance. Over the lifetime of this plan the effective management of issue through Sustainable Urban Drainage Systems will be required.

The National Climate Change Adaptation Framework 'Building Resilience to Climate Change' provides the policy context for a strategic national adaptation response to climate change in Ireland and is designed to evolve over time as planning and implementation progresses and as further evidence becomes available. The adaptation framework recognises the importance of planning and development measures in the overall strategic approach to adaptation to climate change. In this regard a 'Climate Change Audit' whereby objectives that both mitigate against the source of the causes of climate change and adapt to reduce the impacts of climate change has been integrated into the County Development Plan.

## Strategy

- To facilitate Irish Water in the protection, improvement and conservation of the County's water resources;
- to facilitate Irish Water in the provision of necessary water services infrastructure, in a sustainable manner;
- to facilitate the development of private water and wastewater facilities in accordance with EU and national legislation and guidance;
- to implement the provisions of the Water Framework Directive, the Eastern and Midland River Basin Management Plans and the Wicklow Ground Water Protection Scheme;
- to assist the Office of Public Works through the implementation of measures capable of managing and mitigating against the consequences of flooding in all areas; and
- to implement the findings of the Wicklow Climate Change Audit through appropriate policy provision.

### 9.2.2 Water Supply and Demand

Irish Water being the Water Services body for the State and County Wicklow is responsible for providing and maintaining adequate public water supply infrastructure throughout the County. Private water supplies provide an alternative for areas that are not served by public water supply infrastructure and comprise mainly of wells for single dwellings and group water schemes for rural clusters and small settlements. Farms and

commercial developments outside of settlements will usually also have their own private supplies. While the Local Authority has a limited role in the provision of such private supplies, for domestic supplies it does administer grants schemes where available and undertakes monitoring.

### Water Objectives

- WI1** In order to fulfil the objectives of the Core Strategy, Wicklow County Council will work alongside and facilitate the delivery of Irish Water's **Water Services Investment Programme**, to ensure the provision of sufficient storage, supply and pressure of potable water to serve all lands zoned for development and in particular, to endeavour to secure the delivery of regional and strategic water supply schemes and any other smaller, localised water improvement schemes required during the lifetime of the plan.
- WI2** To protect existing and potential water resources of the County, in accordance with the EU Water Framework Directive, the River Basin Management Plans, the Groundwater Protection Scheme and source protection plans for public water supplies.
- WI3** To require new developments to connect to public water supplies where services are adequate or where they will be provided in the near future.
- WI4** Where connection to an existing public water supply is not possible, or the existing supply system does not have sufficient capacity, the provision of a private water supply will be permitted where it can be demonstrated that the proposed water supply meets the standards set out in EU and national legislation and guidance, would not be prejudicial to public health or would not impact on the source or yield of an existing supply, particularly a public supply.
- WI5** To support Irish Water's proposed investment in the Vartry Water Supply Scheme, which is required to secure the existing supply for customers. The proposed upgrade works, subject to a full planning process, will likely comprise:
- Construction of a new water treatment plant on the site at Vartry and decommissioning the existing water treatment plant;
  - Construction of a 4km pipeline to secure the transfer of treated water from Vartry to Callowhill pumping station;
  - Upgrading the dam of the Vartry Reservoir.

### 9.2.3 Waste Water

Irish Water provides public wastewater collection, treatment and disposal infrastructure. While significant resources have been invested in such facilities, there are still notable deficiencies throughout the County. These deficiencies undermine both the ability of the Council to support the increasing population and demand for development and the implementation of growth targets set by the DoECLG / RPGs and also result in risk of pollution and environmental damage. Deficiencies in wastewater services have also been identified as a barrier to the economic development of the County and addressing this issue is therefore critical to the success and well being of the County.

The ongoing deficiencies in the County's wastewater systems have led to increased demand for private treatment plants. While it is not the intention of the Development Plan to stymie development activity, the plan must in the first instance direct development to the right locations, and in terms of wastewater disposal, this means locations where wastewater collection and treatment facilities are in place. Where there are persuasive arguments for allowing private systems (such as a rural native needing to build on family landholding), the objectives below will apply.

## Wastewater Objectives

**WI6** In order to fulfil the objectives of the Core Strategy, Wicklow County Council will work alongside and facilitate the delivery of Irish Water's **Water Services Investment Programme**, to ensure that all lands zoned for development are serviced by an adequate wastewater collection and treatment system and in particular, to endeavour to secure the delivery of regional and strategic wastewater schemes. In particular, to support and facilitate the development of a WWTP in Arklow, at an optimal location following detailed technical and environmental assessment and public consultation.

**WI7** Permission will be considered for private wastewater treatment plants for single rural houses where:

- the specific ground conditions have been shown to be suitable for the construction of a treatment plant and any associated percolation area;
- the system will not give rise to unacceptable adverse impacts on ground waters / aquifers and the type of treatment proposed has been drawn up in accordance with the appropriate groundwater protection response set out in the Wicklow Groundwater Protection Scheme (2003);
- the proposed method of treatment and disposal complies with Wicklow County Council's Policy for Wastewater Treatment & Disposal Systems for Single Houses (PE ≤ 10) and the Environmental Protection Agency "Waste Water Treatment Manuals"; and
- in all cases the protection of ground and surface water quality shall remain the overriding priority and proposals must definitively demonstrate that the proposed development will not have an adverse impact on water quality standards and requirements set out in EU and national legislation and guidance documents.

**WI8** Private wastewater treatment plants for multi-house developments will not be permitted.

**WI9** Private wastewater treatment plants for commercial / employment generating development will only be considered where:

- Irish Water has confirmed the site is due to be connected to a future public system in the area<sup>6</sup> or Irish Water have confirmed there are no plans for a public system in the area;
- it can clearly demonstrated that the proposed system can meet all EPA / Local Authority environmental criteria; and
- an annually renewed contract for the management and maintenance of the system is contracted with a reputable company / person, details of which shall be provided to the Local Authority.

**WI10** Where any application for a private treatment plant would require a discharge licence under the Water Pollution Acts, a simultaneous application for same shall be required to be made when submitting the planning application.

### 9.2.4 Storm and Surface Water Infrastructure

The efficiency and capacity of wastewater collection and treatment systems can be radically improved through the removal of uncontaminated storm and surface water from the system. Many drainage systems in our towns and villages have combined systems (foul and surface) and the extent of these older systems means that retrospective separation would not be feasible. However, all new development will be required to minimise surface water discharges through Sustainable Urban Drainage Systems, to separate foul and surface water and not to dispose of surface water to the foul drainage system.

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<sup>6</sup> The developers of the private temporary treatment plants will be required to submit details of how the proposed development will be decommissioned where a connection to the future public sewer is possible and the subject lands returned to their previous state

## Storm and Surface Water Infrastructure Objectives

**WI11** Ensure the separation of foul and surface water discharges in new developments through the provision of separate networks.

**WI12** Ensure the implementation of Sustainable Urban Drainage Systems (SUDS) and in particular, to ensure that all surface water generated in a new development is disposed of on-site or is attenuated and treated prior to discharge to an approved surface water system.

### 9.2.5 Flooding

Flooding is a natural phenomenon of the hydrological cycle. It constitutes a temporary covering of land by water and presents a risk only when people and human assets are present in the area which floods. Flooding can happen at any time in a wide variety of locations. Different types of flooding include overland flows, river flooding, coastal flooding, groundwater flooding, estuarial flooding and flooding resulting from the failure of infrastructure. Rivers with a low gradient are more susceptible to flooding at any time of the year; however, the increasing tendency for heavy summer downpours can also cause significant flooding in steep, flashy catchments. Flooding can pollute water and cause significant damage to human life, the local economy, local biodiversity and local public health. Like any other natural process, flooding cannot be completely eliminated, but its impacts can be avoided or minimised with proactive and environmentally sustainable management and planning.

#### Flood Risk

The Office of Public Works (OPW) is the lead agency for flood risk management in Ireland. This gives the OPW a role in policy advice and coordination in addition to its operational roles. The OPW is responsible for implementing the Catchment Flood Risk and Management (CFRAM) programme which commenced in Ireland in 2011. The programme delivers on core components of the National Flood Policy and on requirements of the EU Flood Directive. The CFRAM programme involves a number of phases; the OPW published the Preliminary Flood Risk Assessment (PFRA) mapping in 2011 and published Areas for Further Assessment (AFA) in 2014. The PFRAs covered the County and identified areas at risk of significant flooding and includes maps showing areas deemed to be at risk. The areas deemed to be at significant risk, where the flood risk that is of particular concern nationally, are identified as AFAs and more detailed assessment on the extent and degree of flood risk has been undertaken in these areas, with CFRAM mapping being published. The next phase of the CFRAM programme is to produce Flood Hazard Mapping.

Local Authorities are responsible for implementing the provisions of '*The Planning System and Flood Risk Management*' Guidelines (2009) in the carrying out of their development management functions and they require a Strategic Flood Risk Assessment to be carried out during all plan making processes. A Stage 1 Strategic Flood Risk Assessment (SFRA) including flood maps for County Wicklow has been prepared as part of this County Development Plan process and is appended to this plan. The guidelines follow the principle that certain types of vulnerable development should not be permitted in flood risk areas, particularly flood plains, except where there are no alternative and appropriate sites available in lower risk areas that are consistent with the objectives of proper planning and sustainable development.

#### Strategic Flood Risk Assessment

The SFRA has identified flooding and/or surface water management issues related to the County that may warrant further investigation at the appropriate lower level plan or planning application levels, and also to suggest objectives to be integrated into the County Development Plan that will contribute towards both flood risk management in the County and compliance with the Flood Risk Guidelines.

The County Wicklow SFRA contained within the appendices of this Development Plan, provides information on various flood risk indicators that occur within the County. It also provides information on the three types of flood zones, the SFRAs for each settlement within the County, the sequential approach and justification test to be considered and implemented at the development management stage.

### **Flood Management Strategy**

The Council shall adopt a comprehensive risk-based planning approach to flood management to prevent or minimize future flood risk. In accordance with the Flood Risk Guidelines, the avoidance of certain types of development in areas where flood risk has been identified shall be the primary response. Proposals for mitigation and management of flood risk will only be considered where avoidance is not possible and where development can be clearly justified with the guidelines' *Justification Test*. Flood management should have regard to surface water, groundwater, drinking water supply, flood plains and water and wastewater infrastructure.

Where flood risk may be an issue for any proposed development, a flood risk assessment should be carried out that is appropriate to the scale and nature of the development and the risks arising. This shall be undertaken in accordance with the Flood Risk Guidelines.

### **Flood Management Objectives**

- FL1** To prepare new or update existing flood risk assessments and flood zone maps for all zoned lands within the County as part of the review process for Local Area Plans, zoning variations and Town Plans, where considered necessary.
- FL2** To implement the 'Guidelines on the Planning System and Flood Risk Management' (DoEHLG/OPW, 2009).
- FL3** The zoning of land that has been identified as being at a high or moderate flood risk (flood zone A or B) shall be in accordance with the requirements of the Flood Risk Guidelines and in particular the 'justification test for development plans' (as set out in Section 4.23 and Box 4.1 of the guidelines).
- FL4** Applications for new developments or significant alterations/extension to existing developments in a flood risk area shall comply with the following:
- Follow the 'sequential approach' as set out in the Flood Risk Guidelines.
  - Flood risk assessments will be required with all planning applications proposed in areas identified as having a flood risk, to ensure that the development itself is not at risk of flooding and the development does not increase the flood risk in the relevant catchment (both up and down stream of the application site).
  - Where a development is proposed in an area identified as being at low or no risk of flooding, where the planning authority is of the opinion that flood risk may arise or new information has come to light that may alter the flood designation of the land, an appropriate flood risk assessment may be required to be submitted by an applicant for planning permission.
  - Restrict the types of development permitted in Flood Zone A and Flood Zone B to that are 'appropriate' to each flood zone, as set out in Table 3.2 of the guidelines for Flood Risk Management (DoEHLG/OPW, 2009).
  - Developments that are an 'inappropriate' use for a flood zone area, as set out in Table 3.2 of the guidelines, will not be permitted, except where a proposal complies with the 'Justification Test for Development Management', as set out in Box 5.1 of the Guidelines.
  - Flood Risk Assessments shall be in accordance with the requirements set out in the Guidelines.



- Generally a Flood Impact Assessment will be required with all significant developments and a certificate (from a competent person stating that the development will not contribute to flooding within the relevant catchment) will be required with all small developments of areas of 1 hectare or less.
- FL5** To prohibit development in river flood plains or other areas known to provide natural attenuation for floodwaters except where the development can clearly be justified with the Flood Risk Guidelines 'Justification test'.
- FL6** To limit or break up large areas of hard surfacing in new developments and to require all surface car parks to integrate permeability measures such as permeable paving.
- FL7** Excessive hard surfacing shall not be permitted for new, or extensions to, residential or commercial developments and all applications will be required to show that sustainable drainage techniques have been employed in the design of the development.
- FL8** To require all new developments to include proposals to deal with rain and surface water collected on site and where deemed necessary, to integrate attenuation and SUDS measures.
- FL9** For developments adjacent to all watercourses of a significant conveyance capacity or where it is necessary to maintain the ecological or environmental quality of the watercourse, any structures (including hard landscaping) must be set back from the edge of the watercourse to allow access for channel clearing/ maintenance / vegetation. A minimum setback of up to 10m (or other width, as determined by the Council) will be required either side depending on the width of the watercourse.

### 9.3 Waste and Environmental Emissions

#### 9.3.1 Introduction

The issue of waste management and damaging emissions to the environment is recognised by Wicklow County Council as one of the most problematic areas of environmental management. Waste and emission generation is directly linked to trends in consumption and output, reflecting population growth and household formation, the level of manufacturing, industrial and agricultural activity, and overall economic performance. The waste produced from the above activities can be quite diverse requiring consideration of a wide range of environmental, technical, economic and market related issues in order for it to be efficiently managed.

The Eastern–Midlands Region Waste Management Plan (WMP) 2015-2021 provides the framework for solid waste management in the region and sets out a range of policies and actions to meet specified mandatory and performance based targets. The WMP seeks to assist and support resource efficiency and waste prevention initiatives. A key WMP target is to achieve a 1% reduction per annum in the quantity of household waste generated per capita over the period of the WMP. In tandem, the WMP identifies measures to develop a circular economy whereby waste management initiatives are no longer confined to treating and disposing of waste, instead supporting initiatives that value waste as a resource or potential raw material.

As well as solid waste, human activity also can generate deleterious emissions to the environment such as emissions to the air in the form of Green House Gases, dust and particulates, as well as noise and light pollution. As the management of GHGs is of critical importance to reducing climate change, this is dealt with separately in Section 9.5 of this chapter and throughout the plan, and in the 'Climate Change Audit' appended to the plan. This chapter will however address the areas of dust / particulates, light and noise pollution.

## Strategy

To promote and facilitate best practice in prevention, re-use, recovery, recycling and disposal of all waste and environmental emissions produced in the County

### 9.3.2 Solid Waste Management

It is the policy of the Council, as set out in the Regional Waste Management Plan, to:

- prevent or minimise the production of waste in the first instance;
- reduce, re-use and recycle to the maximum extent possible;
- endeavour to recover energy from waste where possible; and
- ensure the efficient and safe disposal of any residual waste.

The role of a land-use plan in the achievement of these objectives is somewhat limited, but it will play a role in guiding the location of new facilities and services that are necessary to implement the Waste Management Plan

#### Solid Waste Management Objectives

- WE1** To require all developments likely to give rise to significant quantities of waste, either by virtue of the scale of the development or the nature of the development (e.g. one that involves demolition) to submit a construction management plan, which will outline, amongst other things, the plan for the safe and efficient disposal of waste from the site.
- WE2** To require all new developments, whether residential, community, agricultural or commercial to make provision for storage and recycling facilities (in accordance with the standards set out in Development & Design Standards of this plan).
- WE3** To facilitate the development of existing and new waste recovery facilities and in particular, to facilitate the development of 'green waste' recovery sites.
- WE4** To facilitate the development of waste-to-energy facilities, particularly the use of landfill gas and biological waste.
- WE5** To have regard to the Council's duty under the 1996 Waste Management Act (as amended), to provide and operate, or arrange for the provision and operation of, such facilities as may be necessary for the recovery and disposal of household waste arising within its functional area.
- WE6** To facilitate the development of sites, services and facilities necessary to achieve implementation of the objectives of the Regional Waste Management Plan.

### 9.3.3 Hazardous Waste and Emissions

Hazardous wastes pose a greater risk to the environment and human health than non hazardous wastes and thus require a stricter control regime. Hazardous waste is generated by all sectors of Irish society, from large industry, to small businesses, households, schools and farms. It is for the most part managed by the professional hazardous waste industry and is treated appropriately and in accordance with legal requirements. While the Local Authority does not directly manage waste generated by private companies it does provide for civic amenity sites for the proper collection of small quantities of household hazardous waste.

## Hazardous Waste and Emissions Objectives

**WE7** To facilitate the development of sites, services and facilities for the disposal of hazardous household wastes in accordance with the objectives of the Regional Waste Management Plan.

**WE8** To have regard to the "Major Accidents Directive" (Seveso-III (Directive 2012/18/EU). This Directive relates to the control of major accidents involving dangerous substances with an objective to prevent major accidents and limit the consequences of such accidents. This policy will be implemented through Development Management, through specific control on the siting of new establishments and whether such a siting is likely to increase the risk or consequence of a major accident.

### 9.3.4 Emissions to Air

The Environmental Protection Agency holds overall responsibility for the co-ordination and monitoring of air quality in accordance with EU air quality directives. Damaging emissions to air can take the form of pollutant gases (for example from car exhausts) and air borne particulates (such as dust).

#### Air Emissions Objectives

**WE9** To regulate and control activities likely to give rise to emissions to air (other than those activities which are regulated by the EPA).

**WE10** To require proposals for new developments with the potential for the accidental release of chemicals or dust generation, to submit and have approved by the Local Authority construction and/or operation management plans to control such emissions.

**WE11** To require activities likely to give rise to air emissions to implement measures to control such emissions, to undertake air quality monitoring and to provide an annual air quality audit.

### 9.3.5 Noise Pollution

Noise pollution can be described as unwanted sound that disrupts the activity or balance of our daily lives. There are many sources of noise pollution, most of which are associated with urban development; road, rail and air transport; industrial, neighbourhood and recreational noise.

In Ireland, the principal laws relating to noise are set out in Sections 106, 107, and 108 of Part VI of the Environmental Protection Agency (EPA) Act 1992. Under this legislation local authorities or the EPA are empowered to serve a notice requiring measures to be taken to limit or prevent noise. Wicklow County Council also has a role in the issuing of noise conditions as appropriate in planning permissions and in the enforcement of any planning permissions granted.

#### Noise Pollution Objectives

**WE12** To enforce, where applicable, the provisions of the Environmental Protection Agency (EPA) Acts 1992 and 2003, and EPA Noise Regulations 2006.

**WE13** To regulate and control activities likely to give rise to excessive noise (other than those activities which are regulated by the EPA).

**WE14** To require proposals for new developments with the potential to create excessive noise to prepare a construction and/or operation management plans to control such emissions.

**WE15** To require activities likely to give rise to excessive noise to install noise mitigation measures to undertake noise monitoring and to provide an annual monitoring audit.

### 9.3.6 Light Pollution

While the use of artificial light has done much to safeguard and enhance our night-time environment, if it is not properly controlled, obtrusive light (commonly referred to as light pollution) can present physiological and ecological problems. Outdoor lighting, when misdirected towards public roads (light glare), can be a hazard to drivers. Light pollution, whether it keeps you awake through a bedroom window (light trespass) or impedes your view of the night sky (sky glow), is a form of pollution and could be substantially reduced without detriment to the lighting task.

#### Light Pollution Objectives

**WE16** To require proposals for new developments with the potential to create light pollution or light impacts on adjacent residences to mitigate impacts, in accordance with the Development & Design Standards set out in this plan.

## 9.4 Telecommunications

### 9.4.1 Introduction

The provision of a high quality telecommunications network has never been more important in the context of national, regional and local development. The increased usage of new technologies and work practices have placed an increased reliance on the provision of such services in all areas for industrial, commercial, tourism and social development.

The expansion of these services is key to the future development of the County of Wicklow with the facilitation of higher capacity speed broadband key to meeting the needs of the County's ever growing population and a modern digital economy.

**Strategy** To promote and facilitate the development of telecommunications infrastructure throughout the County.

### 9.4.2 Context

#### The National Broadband Plan (2012)

The National Broadband Plan (NBP) is a Government policy initiative which aims to deliver high speed broadband to every citizen and business in Ireland. The NBP sets out the strategy to deliver high speed broadband throughout Ireland and is overseen by the Department of Communications, Energy and Natural Resources.

The NBP sets out:

- a clear statement of Government policy on the delivery of high speed broadband;
- specific targets for the delivery and rollout of high speed broadband and the speeds to be delivered;
- the strategy and interventions that will underpin the successful implementation of these targets; and
- a series of specific complementary measures to promote implementation of Government policy in this area.

The objectives of the NBP will be achieved through a combination of accelerated commercial investment by telecoms operators, and a proposed state intervention to provide high speed broadband to those parts of the

country where the commercial sector will not invest. The 'Intervention Strategy' is the Government's plan of action designed to fund the delivery of high speed broadband to areas where the commercial sector will not deliver services. The strategy explains how the intervention will be implemented and what service will be delivered once the infrastructure is built.

The Intervention Strategy sets out the key elements of the intervention - what services are proposed and how they will be delivered. The Intervention Strategy has been developed following intensive engagement with industry and wider stakeholders. In addition, the European Commission has set out detailed guidelines on what is required to obtain State Aid approval for Government interventions in the broadband sector. The Department has followed these guidelines when formulating the proposed intervention strategy. Given Wicklow's large rural population the proposed state intervention will be key in providing high speed broadband to all rural areas within the County.

### **Telecommunications Antennae and Support Structures Guidelines 1996**

The Government sets out its policy on the development of telecommunications infrastructure in the document "Telecommunications Antennae and Support Structures" Guidelines for Planning Authorities 1996 (as updated, Circular PL 07/2012). It is an overarching aim of these guidelines to ensure a consistent approach by Planning Authorities in the preparation of development plans and in determining applications for planning permission. Since the publication of these guidelines in 1996 the planning system has facilitated significant development in telecommunications networks in a manner consistent with proper planning and sustainable development to such an extent that by the end of 2012 approximately 81% of households in Ireland had access to the internet (CSO 2012).

It is anticipated that the updates to the guidelines introduced will support the planning system in facilitating the objectives of the National Broadband Plan 2012 (NBP) as detailed above.

The widespread availability of a high quality telecommunications network throughout County Wicklow will be critical to the development of a knowledge based economy, and will help to contribute to:

- sustained macro-economic growth and competitiveness, by ensuring that the County is best placed to avail of the emerging opportunities provided by the information and knowledge society;
- promoting investment in state of the art infrastructure, by providing a supportive legislative and regulatory environment; and
- developing a leading edge research and development reputation in the information, communications and digital technologies.

#### **9.4.3 Telecommunications Objectives**

- T1** To facilitate the roll out of the National Broadband Plan and the development/expansion of communication, information and broadcasting networks, including mobile phone networks, broadband and other digital services, subject to environmental and visual amenity constraints.
- T2** The development of new masts and antennae shall be in accordance with the development standards set out in Appendix 1 of this plan.
- T3** To ensure that telecommunications structures are provided at appropriate locations that minimise and / or mitigate any adverse impacts on communities, and the built or natural environment.

## 9.5 Climate Change and Energy

### 9.5.1 Introduction

Climate change refers to any change in the climate over time due to change as a result of human activity. The United Nations framework Convention on Climate Change (UNFCCC) defines climate change as '*a change of climate which is attributed directly or indirectly to human activity that alters the composition of the global atmosphere and which is in addition to natural climate variability observed over comparable time periods.*' The planet is warming up with the greenhouse effect, this is as a result of the increase in Greenhouse Gas Emissions (GHG) causing an increase in global temperatures; this is the main source of the cause of climate change.

The County Development Plan has an important role to play in addressing any land use and planning aspects of GHG reduction and impact mitigation. Accompanying this plan is a 'Climate Change Audit' which sets out in detail the causes and effects of the climate change and the manner in which they are addressed in this plan. As climate change sources and impacts permeate a wide range of human activities, climate change is addressed throughout the plan, and the audit sets out where and how each source and impact is dealt with.

This chapter focuses primarily on the 'energy' sector (namely the electricity, heating and transport sectors), being the key sector related to climate change but it should not be read in isolation to a wider range of policies and objectives throughout the plan.

Energy, in particular the generation and use of energy resources, plays significant role in climate change. The word *energy* is used as a synonym of energy resources, and most often refers to substances like fuels, petroleum products and electricity in general. These are sources of *usable energy*, in that they can be easily transformed to other kinds of energy sources that can serve a particular useful purpose.

We burn fossil fuels, such as coal, oil, and natural gas to make energy. Fossil fuels are non-renewable, that is, they are not replaced as soon as we use them. We therefore face the potential depletion of these resources in the future and the associated risk to security of fuel supply. Furthermore, the combustion of such fuels results in emissions to the atmosphere. It is imperative that our use of and dependence on fossil fuels be reduced. Therefore the development of renewable energy shall be to the forefront in the Councils policy formulation.

### 9.5.2 Climate Change

Climate change is a global issue and is a matter for all levels of governance to address from an international level to a local level. A key overall goal is to restrict new emissions of GHG and to enhance carbon sinks with climate change mitigation and adaptation policy the key tool to facilitate the required action to address climate change. Mitigation requires human action to reduce the levels of GHG emissions being released into the air and adaptation involves taking steps to adjust human and natural systems in response to existing or anticipated climatic change. Scientific research into the impacts of climate change for Ireland has been underway for some time by the Environmental Protection Agency (EPA), DoECLG, DCENR and others. The information gathered provides a broad understanding of the likely temporal and spatial distribution of changes in temperature, precipitation, sea level and flood risk, all which is now beginning to coalesce and this provides the evidence base necessary to inform climate change strategies.

#### Climate Change Context

##### United Nations Framework Convention on Climate Change (UNFCCC)

A number of international climate change agreements, frameworks and programmes have been agreed that provide information on impacts, vulnerability, adaptation to climate change and assessment of these, helping

countries make informed decisions on practical adaptation actions and measures to respond to climate change on a sound scientific, technical and socio-economic basis, taking into account current and future climate change and variability. There are a number of bodies that work at a global level understanding climate change. The Kyoto Protocol was adopted in Kyoto, Japan, on 11 December 1997 and entered into force on 16 February 2005. It is an international agreement linked to the United Nations Framework Convention on Climate Change. It sets binding targets for 37 industrialised countries and the European Community for reducing emissions. 'The Paris Agreement' was made on 12 December 2015 and all 196 parties to the UNFCCC have agreed to hold the increase in global temperature to well below 2 degrees Celsius above pre-industrial levels and to keep the more stringent target of below 1.5 degrees in sight. The European Union and its member states provide funding and support to climate change adaptation in countries within the UNFCCC.

### **European Union Adaptation Strategy**

Through our membership of the European Union, Ireland is pro-actively supporting ongoing efforts under the United Nations Framework Convention on Climate Change to reach agreement on a comprehensive, global response to the threat of climate change. The EU Adaptation Strategy was published in April 2013. The strategy aims to make Europe more climate-resilient. By taking a coherent approach and providing for improved coordination, it will enhance the preparedness and capacity of all governance levels to respond to the impacts of climate change. The Strategy focus on three key objectives:

- promoting action by Member States,
- 'climate-proofing' action at EU level, and
- better informed decision making.

EU adaptation actions include mainstreaming of climate change (mitigation and adaptation) into EU sector policies and funds, including marine and inland water issues, forestry, agriculture, biodiversity, infrastructure and buildings, but also migration and social issues. The EU policy framework on climate change adaptation has guided our national approach as we prepare for the anticipated changes in Ireland's climate.

### **National Climate Policy**

The Climate Action and Low Carbon Development Act 2015, sets out that the manner in which the transition towards a low carbon economy will be achieved through a 'National Low Carbon Transition and Mitigation Plan' (National Mitigation Plan), to lower Ireland's level greenhouse emissions and a 'National Climate Change Adaptation Framework' (National Adaptation Framework), to provide for responses to changes caused by climate change. These two plans are due to be drafted and submitted to the Government for approval in 2017. These plans will be renewed every five years and are required to include tailored sectoral plans. The Act makes provision to ensure that public bodies consider fully, and integrate, the objectives set out in the National Low-Carbon Roadmap, national adaptation framework and sectoral adaptation plans in their strategic planning and day-to-day decision making and take the necessary steps in respect of mitigation and adaptation in their areas of responsibility.

### **National Climate Change Adaptation Framework 2012 (NCCAF)**

This "National Climate Change Adaptation Framework" provides the policy context for a strategic national adaptation response to climate change in Ireland and is designed to evolve over time as planning and implementation progresses, and as further evidence becomes available. The critical importance of planning and development measures in the overall strategic approach to adaptation to climate change is recognised here and the role of the spatial planning process, with full engagement of key stakeholders, in providing an established means through which to implement and integrate climate change objectives, including adaptation, at local level.

The NCCAF provides an overview of challenges for sectors that are impacted from climate change, including water, coasts, marine, agriculture, forestry, biodiversity, energy, transport, communications, insurance, heritage and health, all of which are used in this audit assessment as a basis for ensuring this development plan has integrated adaptation to climate change into the land use policies and objectives of the plan.

Given the development plan's remit as a land use framework not all sources and impacts can be addressed through the plan objectives. It is envisaged that a future 'Wicklow County Adaptation Strategy' will have a broader remit in its approach to climate change mitigation and adaptation.

### **Climate Change Objectives**

- CCE1** To have regard to the EU and national legislation and strategies on climate change in the decision making process, in order to contribute to a reduction and avoidance of human induced climate change.
- CCE2** To support the government programme for the development of national climate change legislation.
- CCE3** To implement the 'National Climate Change Adaptation Framework - Building Resilience to Climate Change' by supporting the preparation of a Climate Change Adaptation Plan.
- CCE4** To support the development of a Wicklow County Adaptation Strategy and to support the land use aspects of the strategy.
- CCE5** To have regard to climate change mitigation and adaptation in assessing all large scale development including all critical transport and energy infrastructural developments.

### **9.5.3 Energy**

Ireland's energy requirements have increased significantly over the past two decades due to growth in energy consumption for transport, electricity and heating. In 2013 Ireland imported 89% of its energy needs, down from a peak of 90% in 2006; however this represents a rise of 4% from a low of 85% in 2012. Oil continues to be the dominant energy source, increasing from a share of 47% in 1990 to a peak of 60% in 1999, but falling to 47% in 2013. Over the period 2005 – 2013, natural gas use has increased by 11% (1.4% per annum).

Under the EU Renewable Energy Directive 2009 the National 2020 target for Ireland is to source 16% of all energy consumed from renewable sources. Ireland has committed to a range of renewable energy and efficiency targets many of which are being implemented as Climate Change policy measures to reduce carbon emissions. At a European level, the 20/20/20 commitments agreed under the EU Climate Change and Energy Package set three new targets for 2020:

- A minimum 20% reduction in GHG emissions based on 1990 levels;
- 20% of final energy consumption to be produced by renewable energy resources; and
- 20% reduction in primary energy use compared with projected levels to be achieved by improving energy efficiency.

In addition to this Ireland must achieve a 10% share of renewable energy in transport consumption by 2020 (Known as RES-T). Ireland's National Renewable Energy Action Plan 2009 details a pathway for Ireland to meet these binding commitments by setting national targets. It is therefore imperative that within this plan a significant emphasis is placed on both the issues of supply and demand for energy.



## Energy Context

### **Delivering a Sustainable Energy Future for Ireland – The Energy Policy Framework 2007-2020**

This White Paper sets out the Government's Energy Policy Framework 2007-2020 to deliver a sustainable energy future for Ireland. It is set firmly in the global and European context which has put energy security and climate change among the most urgent international challenges.

The white paper places sustainability at the heart of the Government's energy policy objectives. The challenge of creating a sustainable energy future for Ireland is being met through a range of strategies, targets and actions to deliver environmentally sustainable energy supply and use. The underpinning Strategic Goals are:

- addressing climate change by reducing energy related greenhouse gas emissions;
- accelerating the growth of renewable energy sources;
- promoting the sustainable use of energy in transport;
- delivering an integrated approach to the sustainable development and use of bio energy resources;
- maximising energy efficiency and energy savings across the economy; and
- accelerating energy research development and innovation programmes in support of sustainable energy goals.

### **Ireland's National Renewable Energy Action Plan (NREAP 2009)**

The National Renewable Energy Action Plan (NREAP) sets out the Government's strategic approach and concrete measures to deliver on Ireland's 16% target under Directive 2009/28/EC. The development of renewable energy is central to overall energy policy in Ireland. Renewable energy reduces dependence on fossil fuels, improves security of supply, and reduces greenhouse gas emissions creating environmental benefits while delivering green jobs to the economy, thus contributing to national competitiveness.

Ireland plans to achieve the binding EU 2020 targets under the NREAP by delivering approximately 40% of energy consumption from renewable sources in the electricity sector, 12% in the heat sector and 10% in the transport sector.

### **Government Policy Statement on the Strategic Importance of Transmission and Other Energy Infrastructure (DCENR 2012)**

In July 2012 the Government released a policy statement on the 'Strategic Importance of Transmission and Other Energy Infrastructure' in response to the report of the International Expert Commission. The key elements of the Governments statement are:

- the identification of the imperative need for development and renewal of our energy networks, in order to meet both economic and social policy goals;
- an acknowledgement of the need for social acceptance and the appropriateness of exploring ways of building community gain considerations into project planning and budgeting;
- the mandating of state network companies to plan their developments in a safe efficient and economic manner;
- the requirement to address and mitigate human, environmental and landscape impacts, in delivering the best possible engineering solutions; and
- supporting, promoting the strategic programmes of the energy infrastructure providers.

## The Strategy for Renewable Energy 2012 – 2020 (DoCENR)

The strategy for renewable energy is at the heart of the Government's energy policy recognising that renewable energy reduces dependence on fossil fuels, improves security of supply, and reduces greenhouse gas emissions. This in turn creates environmental benefits while delivering green jobs to the economy and thus contributes to the national competitiveness and the jobs and growth agenda.

The overarching strategic objective of the strategy is to make renewable energy an increasingly significant component of Ireland's energy supply by 2020, so that at a minimum we achieve our legally binding 2020 target in the most cost efficient manner for consumers. To achieve the overarching objective five Strategic Goals reflecting the key dimensions of the renewable energy challenge to 2020 are set out.

- Strategic Goal 1**      Progressively produce more renewable electricity from onshore and offshore wind power for the domestic and export markets.
- Strategic Goal 2**      A sustainable bio energy sector supporting renewable heat, transport and power generation.
- Strategic Goal 3**      Green growth through research and development of renewable technologies including the preparation for market of ocean technologies.
- Strategic Goal 4**      Increase sustainable energy use in the transport sector through biofuels and electrification.
- Strategic Goal 5**      An intelligent, robust and cost efficient energy networks system.

## National Energy Efficiency Action Plan 3 (NEEAP 2014)

Ireland's third National Energy Efficiency Action Plan (NEEAP 3) reaffirmed Ireland's commitment to delivering a 20% reduction in energy demand across the whole of the economy by 2020, along with a 33% reduction in public sector energy use. The NEEAP outlines the energy efficiency measures that will be implemented to reach the national energy saving targets as well as the progress towards this target. The NEEAPs also include information on the exemplary role of the public sector and on the provision of information and advice to final customers.

Article 24 of the Energy Efficiency Directive requires each Member States to submit a NEEAP every three years. Ireland's third NEEAP was published in 2014. It concluded that by end-2012 Ireland reached 39% of our 2020 target, representing primary energy savings of 12,337 GWh.

## Electricity

Electricity is generated in Ireland from a number of sources such as gas, coal, oil and renewable sources. The share of electricity generated from renewable energy sources (RES-E) has increased fourfold between 1990 and 2012, from 4.9% to 19.6%. The National Renewable Energy Action Plan sets a target of 40% of electricity demand to be provided by renewable energy by 2020. It is therefore imperative that further progress is made in this area and that alternative renewable sources are further expanded and developed. As renewable energy sources can only be developed where they occur, it will also be necessary to put in place an electricity transmission and distribution network that can accommodate this change.

## Electricity Generation

### (1) Wind Energy

The generation of electricity from wind is the principle renewable alternative being developed in Ireland at present, primarily due to the good wind resources available. The entire Country is richly endowed with wind resources. Although Ireland only accounts for 2% of the total EU land mass, we have some 6% of EU wind

resources. Per capita, we are one of the richest countries in the world in terms of wind energy. In 2014 Wind Energy made up 18.3% of gross electricity consumption in Ireland.

Access to the electricity transmission grid is an issue for the supply of wind-generated electricity, which is controlled by EirGrid and in some instances the ESB. While a land-use plan cannot impact directly on the manner in which the grid is regulated or developed, through the development of a Wind Energy Strategy, other planning 'bottlenecks' can be somewhat addressed through:

- the identification of locations where wind energy projects will be favoured and supported;
- the setting out of a clear set of parameters to be considered in the locating of wind farms; and
- providing clear guidance about the design and layout of wind farm projects.

Wicklow County Council has produced the *County Wicklow Wind Energy Strategy* which forms part of this plan. The Strategy supports a plan led approach to wind energy development in County Wicklow and sets out 'Areas Most Favoured', 'Area Less Favoured' and 'Areas Not Favoured' for Wind Energy Development within the County. It is the policy of the Council to maximise wind energy development within the County in all three of these areas, on a case by case basis, subject to meeting specific requirements and guidance contained within the strategy. The County Wicklow Wind Energy Strategy is set out in Volume 3 of this plan.

### Wind Energy Objectives

**CCE6** To encourage the development of wind energy in accordance with the County Wicklow Wind Energy Strategy and in particular to allow wind energy exploitation in most locations in the County subject to:

- consideration of any designated nature conservation areas (SACs, NHAs, SPAs, SAAOs etc) and any associated buffers;
- impacts on Wicklow's landscape designations;
- particular cognisance and regard being taken of the impact on wind turbines on residential amenity particularly with respect to noise and shadow flicker;
- impacts on visual and recreational amenity;
- impacts on 'material assets' such as towns, infrastructure and heritage sites;
- consideration of land cover and land uses on or adjacent to the site; and
- best practice in the design and siting of wind turbines, and all ancillary works including access roads and overhead cables.

**CCE7** To facilitate the development of off-shore wind energy projects insofar as onshore facilities such as substations/connections to the grid may be required.

**CCE8** To support community-based wind energy projects.

### (2) Solar Energy

The principal application of solar energy is use in heating. Therefore this aspect of solar power is addressed in Section 5 to follow. However, as technology advances, solar power is increasingly being used to generate electricity through the use of photovoltaic (PV) cells. Photovoltaic systems use semiconductor materials to convert light into electricity. This technology is widely used in consumer products such as solar calculators, watches or garden lights, and is increasingly used as a cost-effective solution in Ireland for stand-alone applications where a grid connection is too expensive (e.g. parking meters, caravans or remote holiday homes). Solar PV can also be used to provide free solar electricity to houses as well as for commercial and industrial applications. It is now possible to connect solar PV systems to the grid, opening up a new era for solar PV in Ireland. Applications are also being made for commercial scale ground mounted solar PV 'Solar Farms' and such developments are supported, subject to suitable locations being selected and environmental criteria being satisfied.

### Solar Energy Objectives

- CCE9** To facilitate the development of solar generated electricity.
- CCE10** To positively consider all applications for the installation of building mounted PV cells at all locations, having due regard to architectural amenity and heritage.
- CCE11** To support the development of commercial scale ground mounted solar PV 'Solar Farms' subject to compliance with emerging best practice and available national and international guidance<sup>7</sup>.

### (3) Hydro Energy

Hydro generated power contributes almost 11% of total renewable energy produced in Ireland, generated from hydropower stations on dammed river or reservoir and lake systems. In Wicklow, hydroelectric generating stations are located at Poulaphouca, Blessington and Turlough Hill, Wicklow Gap. While there are no current plans in County Wicklow to install new river dammed hydro plants, subject to ecological considerations, this still remains a viable form of renewable electricity generation. Hydroelectricity also plays an important role in electricity management in the grid as additional electricity can be brought in swiftly from hydro plants during demand spikes.

Wave and tidal power are also considered hydropower sources. Though often confused, wave power is distinct from the tidal power and the steady gyre of ocean currents. Wave power is the transport of energy by ocean surface waves and it is the energy encapsulated in the motion of the waves themselves that can be converted to electrical power. Tidal systems for the most part make use of the kinetic energy of moving water to power turbines, in a similar way to windmills that use moving air.

### Hydro Energy Objectives

- CCE12** To facilitate the development of expanded or new river / lake based hydroelectricity plants, subject to due consideration of ecological impacts, in particular, the free flow of fish and maintenance of biodiversity corridors.
- CCE13** To facilitate the development of off shore hydroelectricity projects insofar as onshore facilities such as substations/connections to the grid may be required.

### (4) Bio-Energy

Bio energy is energy derived from biomass. Biomass is all organic material and can be either the direct product of photosynthesis i.e. plant matter such as leaves or stems etc or the indirect product of photosynthesis e.g. animal mass resulting from the consumption of plant materials. Types of biomass that are used to provide bio energy include residues from forestry and related industries, recycled wood, agricultural residues, agri-food effluents, manure the organic fraction of municipal solid waste, separated household waste, sewage sludge and purpose grown energy crops.

<sup>7</sup> It should be noted that there is currently (2016) no national guidance available on the appropriate location and design of solar farms. However there are a number of excellent examples of such guidance provided in other jurisdictions and these will be utilised in the assessment of any applications; for example 'Planning guidance for the development of large scale ground mounted solar PV systems' produced by BRE National Solar Centre and Cornwall Council in the UK.

Biomass can be burned to produce heat that is used to create steam to turn turbines and produce electricity. Therefore energy from biomass can produce electricity and or/heat. Liquid bio-fuels can also be derived from biomass crops such as oilseed rape.

There is large scale potential for biomass in Ireland. The industry is currently modest in scale, however, with Ireland's growth rate, technological advances and the deregulation of the electricity industry and in conjunction with stricter controls on waste management, an increase in the development of biomass installations is likely.

### **Bio-Energy Objectives**

**CCE14** To facilitate the development of projects that convert biomass to gas or electricity.

**CCE15** Other than biomass installations that are location specific to the rural area, biomass conversion installations / facilities shall be located on suitable zoned industrial land in settlements.

### **(5) Small-Scale Renewable Electricity Generation**

With the development of new technologies, the generation of electricity on a small scale from renewable or low carbon sources is becoming more viable. Small-scale installations are available in the form of PV cells (solar panels), single stand-alone or wall mounted wind turbines and biomass converters. The Planning & Development Regulations (2001 - 2013) set out exemptions for certain small scale renewable installations.

### **Small-Scale Renewable Objectives**

**CCE16** To facilitate the development of small-scale electricity generation installations

### **Electricity Transmission and Distribution**

Electricity generation installations require grid connection (obviously other than small scale projects). Depending on the amount of electricity generated, grid connections can be either through direct connection to the transmission network (110KV/220kV), controlled by Eirgrid or to a local distribution system (normally 38kV), controlled by ESB networks. The Commission for Energy Regulation (CER) regulates grid connections. Physical proximity to the grid is a consideration in the siting of new installations, but will not on its own normally determine the viability of any project, as new transmission lines can be constructed to virtually any location.

In order to facilitate the expansion in electricity generation installation, particularly wind farms, the grid itself will require development and expansion. In Wicklow, the grid has three lines – from Fassaroe in the north to Arklow in the south (roughly along the N11 corridor), from Turlough Hill in the Wicklow Gap down to Hollywood and from Baltinglass to Hollywood. It is important for the future development of electricity in the County that these strategic pieces of infrastructure are protected from inappropriate development in their immediate environs and that their scope for development is maintained. The corridors along these routes can therefore be considered 'strategic infrastructure corridors'.

### **Transmission and Distribution Objectives**

**CCE17** To support the development and expansion of the electricity transmission and distribution grid, including the development of new lines, pylons and substations as required.

**CCE18** To suitably manage development within 35m of existing 110KV/220kV transmission lines.

**CCE19** To support and facilitate the development of landing locations for any cross channel power interconnectors.

### Electricity Demand

Coupled with the provision of alternative, renewable sources of electricity, it is considered imperative to reduce the amount of electricity consumed. This will entail electricity saving measures to be built into existing and new structures and behavioural changes in the use of power.

### Electricity Demand Objectives

**CCE20** To require all new buildings during the design process to incorporate sustainable technologies capable of achieving a Building Energy Rating in accordance with the provisions S.I. No. 243 of 2012 European Communities (Energy Performance of Buildings) Regulations 2012 and the Building Control (Amendment) Regulations 2014.

**CCE21** To facilitate retrofitting of existing buildings with electricity saving devices and installations, where permission is required for such works.

### Transport

The energy utilised in transport comes from both the fuel burned in vehicles and the electricity used in electrically powered vehicles, such as electric cars or electrified tram / light rail systems. While electricity can be sourced from renewable and non-polluting sources, the use of petrol and diesel in trains, buses and cars is more difficult to address but a combination of actions will be required, such as:

- reducing the need to use vehicles, increased opportunities for walking and cycling;
- reductions in journey length and times, reduction in congestion;
- higher intensity of use of public transport; and
- development and increased usage of alternative vehicle fuel sources, such as electricity, hydrogen and biofuels. In this regard, the Government has indicated that it wants 250,000 cars and vans, or about 10% of the Irish fleet, to be electric by 2020.

### Transport Energy Objectives

**CCE22** Through coordinated land-use and transport planning, to reduce the demand for vehicular travel and journey lengths.

**CCE23** Through sustainable planning and investment in transport infrastructure, including roads and public transport systems, to reduce journey; times, length, congestion and to increase the attractiveness of public transport.

**CCE24** To facilitate the development of services and utilities for alternative vehicles types.

### Heating

The energy used in the generation of building heating accounts for a third of all energy consumed in Ireland. Heat has traditionally been generated from fossil fuel sources such as oil, gas and coal and from electricity, which also has been dependent on fossil fuels for production. The technology is now available to make considerable savings in heat use.

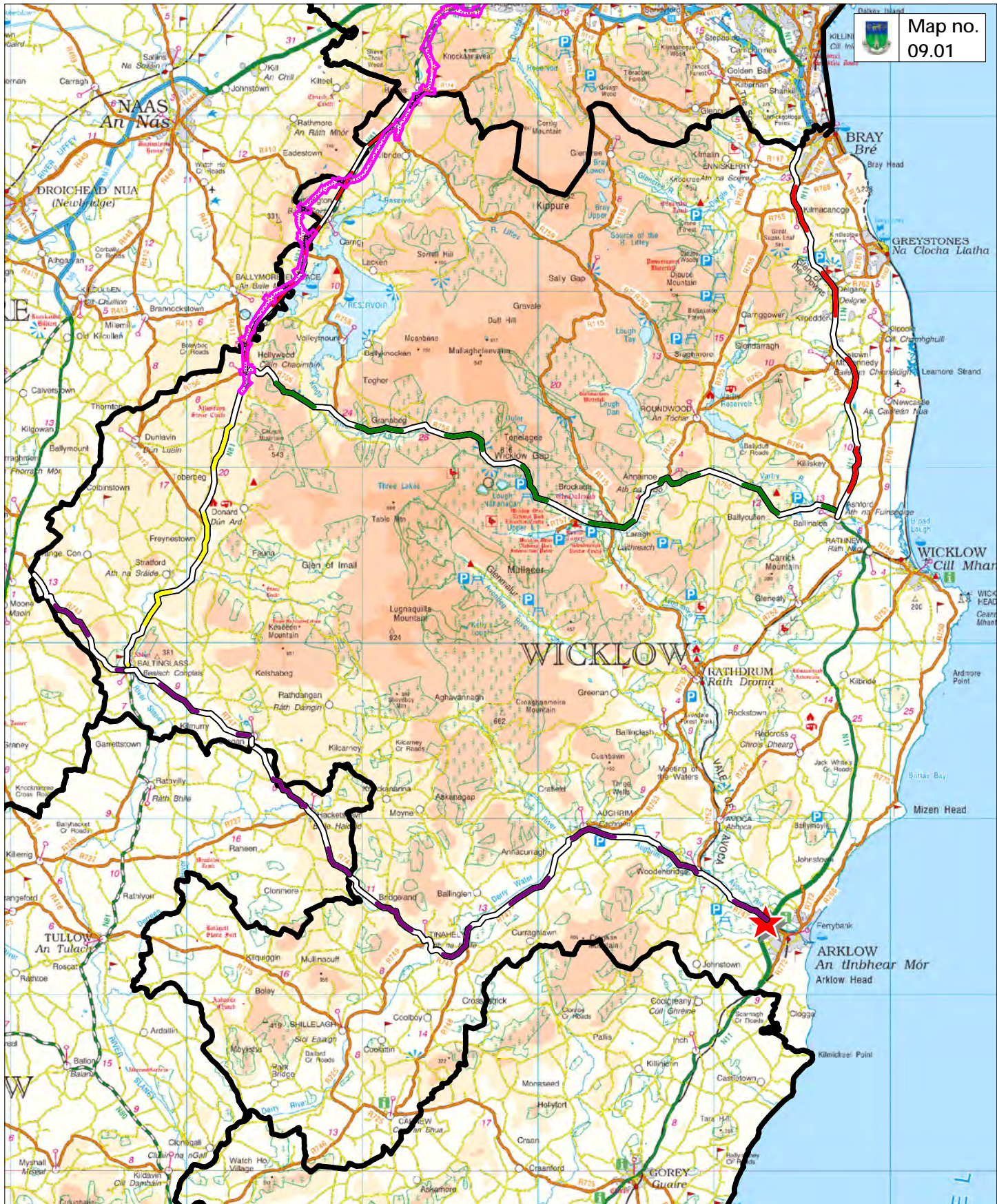
Methods of reducing heat generation and use are currently focused on individual buildings, but it is also possible to construct district heating system that might serve a housing or commercial development.

**Heat generation:** There are a number of more efficient and renewable methods now available to heat spaces and water in buildings. In particular, solar panels, biomass burners and geothermal heat pumps are widely available, relatively easy to install and available for all types of buildings.







**Heat demand:** The key to reducing heat demand is to make buildings more efficient. This may mean only heating the minimum amount of water or space required at any time of the day or for a particular use or designing a structure so that it can maximise solar heat gain.

### Heating Objectives

- CCE25** To require all new buildings during the design process to incorporate sustainable technologies capable of achieving a Building Energy Rating in accordance with the provisions S.I. No. 273 of 2012 European Communities (Energy Performance of Buildings) Regulations 2012 and the Building Control (Amendment) Regulations 2014.
- CCE26** To facilitate retrofitting of existing building with heat saving devices and installations, where permission is required for such works.
- CCE27** To support the development of district heating systems, particularly those generating heat from renewable sources.



### Strategic Road Objectives

-  National Road Objectives
-  Regional Road Objectives
-  Local Alignment & Width Improvements
-  Leinster Outer Orbital Route
-  N81 Preferred route corridor
-  Proposed 3rd Interchange along the Arklow by-pass

WICKLOW COUNTY DEVELOPMENT PLAN 2016-2022



Wicklow County Council Planning Department

Maps Not To Scale

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## CHAPTER 10 - HERITAGE

### 10.1 Introduction

The purpose of this chapter is to set out strategies and objectives with regard to the heritage of the County. The chapter is divided into the two main areas of built heritage and natural heritage (including landscape). The maps and schedules associated with this chapter are presented at the end of the chapter.

### 10.2 Built Heritage

The built heritage of Wicklow refers to all man-made features, buildings or structures in the environment. This includes a rich and varied archaeological and architectural heritage to be found throughout the countryside and within the historic towns and villages of the county.

Archaeological sites, features and objects both above and below ground, or underwater are evidence of human settlement from our earliest ancestors down to more recent centuries and provide information on how people in the area lived, worked and died.

The architectural heritage relates to visible structures or buildings above ground of special value locally, regionally, nationally or even internationally. It covers many different building types, such as domestic houses, churches and shop premises but also includes other built elements such as bridges, piers, roads, engine houses, railways, holy wells, boundary walls to large estates, millraces, sluices and street furniture.

The architectural and archaeological heritage of a town, village or place contributes greatly to the distinctive character of each local area. The Council is committed to safeguarding this heritage so that future generations may also enjoy this inheritance. This can be achieved by sensitively managing changes that occur to this heritage and by ensuring that significant elements, features or sites are retained.

#### **Built Heritage Strategy**

- To ensure that the protection and conservation of the built heritage of Wicklow is an integral part of the sustainable development of the county and safeguard this valuable, and in many instances, non-renewable resource through proper management, sensitive enhancement and appropriate development;
- to safeguard archaeological sites, monuments, objects and their settings above and below ground and water listed in the Record of Monuments and Places (RMP), and any additional newly discovered archaeological remains,
- to identify archaeologically sensitive historic landscapes;
- to ensure the protection of the architectural heritage of Wicklow through the identification of Protected Structures, the designation of Architectural Conservation Areas, the safeguarding of designed landscapes and historic gardens, and the recognition of structures and elements that contribute positively to the vernacular and industrial heritage of the County; and
- to support the actions in the County Wicklow Heritage Plan, in order to enhance the understanding, appreciation and protection of Wicklow's built heritage.

### 10.2.1 Context

#### European Convention on the Protection of the Archaeological Heritage

The European Convention on the Protection of the Archaeological Heritage<sup>1</sup> relates to the protection of the setting and context of archaeological sites. The Framework and Principles for the Protection of the Archaeological Heritage (1999 DHGI) outlines guiding policies for the protection of the archaeological heritage of Ireland.

#### The Convention for the Protection of the Architectural Heritage of Europe

The Convention for the Protection of the Architectural Heritage of Europe (The Granada Convention), drawn up by the Council of Europe, was ratified by Ireland in 1997. The national legislative provision for the protection of architectural heritage was subsequently introduced and implemented in the form of the Planning & Development Act 2000. Part IV of the Act provides the legislative basis for the protection of architectural heritage.

#### Planning and Development Act 2000 (as amended)

Current legislation sets out that objectives may be included in a development plan for protecting or preserving (either in situ or by record) places, caves, sites, features and other objects of archaeological, geological, historical, scientific or ecological interest. The Act also confers a number of responsibilities to Local Authorities with regard to built heritage:

- Every development plan is required to include a record of protected structures which forms part of our architectural heritage and which are of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest;
- the preservation of the character of architectural conservation areas;
- the control of development works on protected structures or the site of a protected structure; and
- the power to issue notices requiring certain works to be carried out to protect or restore an endangered protected structure and the power to acquire a protected structure.

#### National Monument Acts

The National Monument Acts 1930-2004 are the primary legislative framework for the protection of archaeological heritage in Ireland. Through the definition of monuments, historic monuments, and national monuments a wide range of structures and features fall under the remit of these Acts.

The Record of Monuments and Places (RMP) was established under Section 12 of the National Monuments (Amendment) Act 1994 and structures, features, objects or sites listed in this Record are known as Recorded Monuments. The term Monument refers to any artificial or partly artificial building or structure, that has been carved, sculptured or worked upon or which appears to have been purposely put or arranged in position. It also includes any, or part of any prehistoric or ancient tomb, grave or burial deposit, or ritual, industrial or habitation site. Monuments that predate 1700 AD are automatically accorded the title Historic Monument. A 'National Monument' is defined in the National Monuments Acts (1930-2004) as a monument or the remains of a monument, the preservation of which is of national importance by reason of the historical, archaeological, traditional, artistic or architectural interest.

As well as extending protection to all known sites, now identified as Recorded Monuments, the National Monuments Acts 1930 – 2004 extends protection to all previously unknown archaeological items and sites

<sup>1</sup> Valetta, 1992 - ratified by Ireland in 1997

that are uncovered through ground disturbance or the accidental discovery of sites located underwater. Where necessary, the Minister with responsibility for Heritage will issue preservation orders to ensure protection is afforded to sites believed to be under threat.

### 10.2.2 Archaeology

Our archaeological heritage includes structures, constructions, groups of buildings, developed sites, underwater sites, moveable objects and monuments of other kinds, as well as their context, whether situated on land or under water. In this respect, Wicklow has a significant archaeological heritage, which provides a valuable cultural, educational and tourism resource. The Baltinglass hillfort complex in west Wicklow and Rathgall hillfort in south Wicklow are notable monuments of national importance, while Glendalough Monastic Settlement has been proposed for the tentative list as a UNESCO World Heritage Site due to its international significance. Wicklow County Council recognises the importance of preserving, protecting and fostering a greater public appreciation of the County's archaeological heritage.

#### Archaeology Objectives

- BH1** No development in the vicinity of a feature included in the Record of Monuments & Places (RMP) will be permitted which seriously detracts from the setting of the feature or which is seriously injurious to its cultural or educational value.
- BH2** Any development that may, due to its size, location or nature, have implications for archaeological heritage (including both sites and areas of archaeological potential / significance as identified in Schedule 10.01 & 10.02 and Map 10.01 & 10.02 of this plan) shall be subject to an archaeological assessment. When dealing with proposals for development that would impact upon archaeological sites and/or features, there will be presumption in favour of the 'preservation in situ' of archaeological remains and settings, in accordance with Government policy. Where permission for such proposals is granted, the Planning Authority will require the developer to have the site works supervised by a competent archaeologist.
- BH3** To protect previously unknown archaeological sites and features, including underwater sites, where they are discovered during development works.
- BH4** To facilitate public access to National Monuments in State or Local Authority care, as identified in Schedule 10.02 and Map 10.02 of this plan.
- BH5** To protect the Hillforts in west Wicklow and to engage with the relevant central Government department to seek to undertake a detailed study of their importance.
- BH6** To facilitate the designation of the Glendalough Monastic Settlement as a UNESCO World Heritage Site.

### 10.2.3 Architectural Heritage

Wicklow has a wealth of architectural heritage, encompassing the impressive country houses such as Powerscourt, Russborough, Coolattin and Killruddery along with their estate houses, boundary walls and more modest vernacular farm buildings. The Edwardian terraces of Bray's seafront, the Arts and Craft style houses at Greystones, and the Georgian Merchant houses of Arklow, each contribute greatly to the character of these towns. The myriad of industrial buildings and structures are evidence of the County's industrial heritage associated with ship building, mining, agriculture, transportation and stone cutting processes, while the Military Road and its associated barracks mark the troubled history of the County. This architectural heritage

contributes to the special character of the County and is a unique resource which, once lost or damaged, cannot be replaced.

### **Architectural Heritage Objectives**

- BH7** To support the work of the National Inventory of Architectural Heritage (NIAH) in collecting data relating to the architectural heritage, including the historic gardens and designed landscapes, of the County, and in the making of this information widely accessible to the public, and property owners.
- BH8** To have regard to 'Architectural Heritage Protection: Guidelines for Planning Authorities' (Department of Arts, Heritage and the Gaeltacht, 2011) in the assessment of proposals affecting architectural heritage.

### **Record of Protected Structures**

A 'protected structure' is any structure or specified part of a structure, which is included in the RPS. The purpose of the RPS is to protect structures, or parts of structures, which form part of the architectural heritage and which are of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest. Every development plan shall include a record of protected structures, and shall include in that record every structure which is, in the opinion of the planning authority, of such interest within its functional area.

The placing of a structure on the RPS seeks to ensure that the character and interest of the structure is maintained and any changes or alterations to it are carried out in such a way as to retain and enhance that character and interest. The inclusion of a structure in the RPS confers certain responsibilities upon the owner of the structure and requires that planning permission be sought for any changes or alterations to the structure. The definition of a 'structure' or 'a specified part of a structure' for the purpose of the RPS includes "the interior of the structure; the land lying within the curtilage of the structure; any other structures lying within the curtilage of that structure and their interiors; and all fixtures and features which form part of the interior or exterior of the structure". From the date of notification of an intention to include a structure in the RPS, the owner has a duty to protect that structure from endangerment. The Council may, on receipt of a written request from the owner or occupier of a protected structure, issue a declaration under Section 57 of the Planning and Development Act 2000 (as amended), outlining certain works it considers would not materially affect the character and interest of the protected structure and which are, therefore, exempted from the requirement for planning permission. Any works that would materially affect the character and interest of a structure require planning permission. In general works to a protected structure should comply with the guidelines as set out in the Architectural Heritage Protection Guidelines from the Department.

The key to protecting such structures (or groups of structures) is to find ways to protect their physical integrity and maintain their viability. In this regard, there will be presumption in favour of the active use of heritage buildings, even if this means some modern interventions, rather than preserving them forever in the past, which can ultimately result in the structure being unusable and falling into dereliction.

The Wicklow RPS for the County is set out in the Appendix to this plan. The County Wicklow RPS also includes all structures currently listed within Bray Town Development Plan, Wicklow Town –Rathnew Development Plan and the Arklow Town and Environs Development Plan. The policies and objectives set out in this County Plan shall apply to all protected structures in these local plans.

### **Record of Protected Structures Objectives**

- BH9** To ensure the protection of all structures (or parts of structures) contained in the Record of Protected Structures.

- BH10** To positively consider proposals to improve, alter, extend or change the use of protected structures so as to render them viable for modern use, subject to consultation with suitably qualified Conservation Architects and / or other relevant experts, suitable design, materials and construction methods.
- BH11** All development works on or at the sites of protected structures, including any site works necessary, shall be carried out using best heritage practice for the protection and preservation of those aspects or features of the structures / site that render it worthy of protection.
- BH12** To support the re-introduction of traditional features on protected structures where there is evidence that such features (e.g. window styles, finishes etc) previously existed.
- BH13** To strongly resist the demolition of protected structures, unless it can be demonstrated that exceptional circumstances exist. In cases where demolition or partial demolition is permitted or where permission is given for the removal of feature(s), the proper recording of the building / feature will be required before works are undertaken and where possible the reuse of such features should be considered in any replacement buildings.
- BH14** The Planning Authority shall consider the change of use of Protected Structures, provided that it can be shown that the structure, character, appearance and setting will not be adversely affected or where it can be shown it is necessary to have an economic use to enable its upkeep.

### **Vernacular Heritage**

Scattered throughout the countryside and within the towns and villages of Wicklow is an extensive stock of historic buildings and structures dating mainly from the 18th, 19th and early 20th century. These modest cottages, houses, shops, farm complexes, outbuildings, mills, factories and forges were the homes and workplaces of the ordinary people built by local people using local materials and techniques.

While not all are included on the RPS, they are nonetheless of merit, making a positive contribution to the character of the landscape and to the distinctive character of a particular area. Damage to the vernacular building stock occurs through the loss of whole structures but can also be as a result of the gradual erosion of architectural details such as the replacement of roof coverings and windows with modern materials, removal of external render, inappropriate repointing and the addition of unsuitable extensions. Alterations to individual buildings can have a significant and cumulative effect on streetscapes and landscapes.

The Council seeks to safeguard vernacular heritage, and encourages the rehabilitation and appropriate reuse of the vernacular building stock in recognition of the vital role it plays in the sustainable development of the County.

### **Other Structures and Vernacular Architecture Objectives**

- BH15** To seek (through the development management process), the retention, conservation, appropriate repair and reuse of vernacular buildings and features such as milestones, stonewalls, traditional & historic shopfronts and pub fronts, thatched roofs and other historic elements. The demolition of vernacular buildings will be discouraged.
- BH16** Development proposals affecting vernacular buildings and structures will be required to submit a detailed, true measured survey, photographic records and written analysis as part of the planning application process.

**BH17** Where an item or a structure (or any feature of a structure) is considered to be of heritage merit (where not identified in the RPS<sup>2</sup>), the Planning Authority reserves the right to refuse permission to remove or alter that structure / item, in the interests of the protection of the County's architectural heritage.

### **Architectural Conservation Areas (ACAs)**

In accordance with Section 81 of the Planning & Development Act, a development plan shall include an objective to preserve the character of a place, area, group of structures or townscape, taking account of building lines and heights, that

- a) is of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest or value, or
- b) contributes to the appreciation of protected structures,

if the Planning Authority is of the opinion that its inclusion is necessary for the preservation of the character of the place, area, group of structures or townscape concerned and any such place, area, group of structures or townscape shall be known as an "Architectural Conservation Area".

ACAs contribute to the revitalisation of the fabric of towns, villages and rural areas by supporting their aesthetic value, giving them a distinctive identity, and thus make a positive contribution to local economies and tourist potential. The designation of an ACA does not prejudice innovative and contemporary design; on the contrary, in principle, design of a contemporary and minimalist style will be facilitated within ACA's provided it does not detract from the character of the area.

Applications for development within the conservation area should contain sufficient information to allow a detailed assessment by the Planning Authority, as to the likely impacts of the proposal on the ACA. The following is a brief outline of additional information which may be submitted with a planning application that aids the assessment of the application: - fully rendered, scaled, elevation drawings; photo montages relating the proposal to its setting and material samples such as colour charts, brick and roofing materials brochures. In general developments within the ACA should comply with the guidelines as set out in the Architectural Heritage Protection Guidelines from the Department.

In an ACA, the carrying out of works to the exterior of a structure will be exempted development only if those works would not materially affect the character of the area. This is in addition to the requirement under Section 4 (1) (h) of the Planning and Development Act 2000 that for works to be exempted they must be consistent with the appearance of the structure itself and neighbouring structures.

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<sup>2</sup> The National Inventory of Architectural Heritage can sometimes be utilised as a source of information with regard to the architectural value of any such items or structures.

The following ACAs have been identified and adopted throughout the County:

**Table 10.1 Existing Architectural Conservation Areas (Maps 10.03 A, B, C & D)**

Settlement	Location
<b>Blessington</b>	Town centre
<b>Enniskerry</b>	Town centre
<b>Tinahely</b>	Town centre
<b>Dunlavin</b>	Town centre
<b>Rathdrum</b>	(1) Main Street
	(2) Low Town
<b>Delgany</b>	Village centre
<b>Greystones</b>	(1) Church Road
	(2) Killincarrig village
	(3) The Burnaby
	(4) Blacklion
	(5) Greystones Harbour
<b>Wicklow Town</b>	(1) Town centre <sup>3</sup>
	(2) Leirim Place
	(3) Bachelors Walk and Church Street
	(4) Bay View Road
	(5) Brickfield Lane
<b>Donard</b>	Village centre

### Architectural Conservation Area Objectives

**BH18** Within Architectural Conservation Areas, all those buildings, spaces, archaeological sites, trees, street furniture, views and other aspects of the environment which form an essential part of their character, as set out in their character appraisals, shall be considered for protection. The repair and refurbishment of existing buildings within the ACA will be favoured over demolition/new build in so far as practicable.

**BH19** The design of any development in Architectural Conservation Areas, including any changes of use of an existing building, should preserve and / or enhance the character and appearance of the Architectural Conservation Area as a whole. Schemes for the conservation and enhancement of the character and appearance of Architectural Conservation Areas will be promoted. In consideration of applications for new buildings, alterations and extensions affecting Architectural Conservation Areas, the following principles will apply:

- Proposals will only be considered where they positively enhance the character of the ACA.
- The siting of new buildings should, where appropriate retain the existing street building line.
- The mass of the new building should be in scale and harmony with the adjoining buildings, and the area as a whole, and the proportions of its parts should relate to each other, and to the adjoining buildings.
- Architectural details on buildings of high architectural value should be retained wherever possible. Original features, which are important to a building's character such as window type, materials,

<sup>3</sup> The description of this ACA is set out alongside the Wicklow Town ACA map at the end of this chapter. This description replaces the description in the Wicklow Town – Rathnew Development Plan 2013 – 2019. For all other ACAs descriptions refer to each individual plan.

detailing, chimneys, entrances and boundary walls, both within and outside the architectural conservation area should be retained where possible.

- A high standard of shopfront design relating sympathetically to the character of the building and the surrounding area will be required.
- The materials used should be appropriate to the character of the area. Planning applications in ACAs should be in the form of detailed proposals, incorporating full elevational treatment and colours and materials to be used.
- Where modern architecture is proposed within an ACA, the application should provide details (drawings and/or written detail) on how the proposal contributes to, or does not detract from the attributes of the ACA.

**BH20** To consider the designation of further ACAs for towns and villages in County Wicklow, when preparing future local plans, and as deemed appropriate.

**BH21** To establish, where it is considered appropriate, "Areas of Special Planning Control", if it is considered that all or part of an Architectural Conservation Area is of special importance to the civic life or the architectural, historical, cultural or social character of a town or village in which it is situated.

#### 10.2.4 Historical and Cultural Heritage

Wicklow has a wealth of structures, items and places of historical and cultural heritage that do not fall neatly into the categories of 'architectural' or 'archaeological' heritage. A number of examples would be:

- structures and items associated with Wicklow's industrial heritage;
- historical mining works;
- Wicklow's Military Road; and
- places and items associated with local history and folklore such as mass rocks and holy wells.

Industrial heritage refers to such structures as mills, watermills, windmills, roads, bridges, railways, canals, harbours, dams and features associated with utility industries such as water, gas and electricity. It is an important part of Wicklow's socio economic history and contributes greatly to the interest of the Wicklow landscape.

County Wicklow has a long and rich heritage of mining, starting in the Bronze Age and continuing until the 20<sup>th</sup> century. This mining was principally for copper and lead as well as lesser amounts of sulphur, iron, ochre, gold, silver and zinc. The main areas of mining activity were the Avoca Valley, Glendalough and Glendasan Valleys and in Glenmalure. Much evidence remains at each of these sites of former mining activity in the form of engine houses, machinery, adits, spoil heaps and drainage channels.

A particularly unique piece of Wicklow heritage is the Military Road, a feat of engineering developed to open up rebel territory, previously remote and only accessible with great difficulty. This road, which ran from Rathfarnham in south County Dublin to Aghavannagh in the south of County Wicklow, and with a spur running from Glenree to Enniskerry, took nine years to complete between 1800-1809. Security was a priority and barracks and police stations were constructed along the route of the road to ensure public safety and transport security.

#### Historical and Cultural Heritage Objectives

**BH22** To protect and facilitate the conservation of structures, sites and objects which are part of the County's distinct local historical and cultural heritage, whether or not such structures, sites and objects are included on the RPS.



- BH23** To facilitate access to and appreciation of areas of historical and cultural heritage, through the development of appropriate trails and heritage interpretation, in association with local stakeholders and site landowners, having regard to the public safety issues associated with such sites.
- BH24** To facilitate future community initiatives to increase access to and appreciation of railway heritage, through preserving the routes of former lines free from development.
- BH25** Any road or bridge improvement works along the Military Road shall be designed and constructed with due regard to the history and notable features of the road (in particular its original support structures, route and alignment), insofar as is possible and reasonable given the existing transport function of the road.

### 10.3 Natural Heritage and Landscape

Natural heritage includes the variety of life, often referred to as biodiversity, its physical or geological foundation, and the landscapes which form the surrounding environment. Wicklow supports a good diversity of natural and semi natural habitats such as marine, coastal, wetland, woodland, lake, river and uplands that in turn support a wide range of associated wild plant and animal species. There are also many geological heritage sites of interest in the County which are an important element of the natural heritage. The conservation and management of the natural environment must be viewed as a central element in the long-term economic and social development of the County. Protecting and enhancing biodiversity and landscapes is vital for the health, well-being and quality of life of communities today and will also be vitally important in the future in adapting to climate change.

The Council has an important role to play when it comes to promoting a reasonable balance between conservation measures and development needs, in order to avoid negative impacts upon the natural environment, mitigate the effects of harm where it cannot be avoided, and to promote the appropriate enhancement of the natural environment as an integral part of any development. The County Wicklow Heritage Plan provides one framework through which the Council works actively with other partner organisations on initiatives to further our understanding, protection and appreciation of Wicklow's natural heritage resource.

This part of the plan will also address landscape issues not solely related to nature conservation, such as landscape characterisation and identification of views and prospects worthy of protection. The recreational use of the natural environment will also be addressed.

#### Natural Heritage Strategy

- To conserve and enhance biodiversity in recognition of the many ecosystem services provided to society;
- to promote an integrated approach to landscape planning and management in order to protect the County's unique landscape character;
- to conserve and enhance the County's geological heritage;
- to avoid negative impacts upon the natural environment and promote appropriate enhancement of the natural environment as an integral part of any development; and
- to support the actions in the County Wicklow Heritage Plan which seek to enhance the understanding, appreciation and protection of Wicklow's biodiversity including the County Wicklow Biodiversity Action Plan.

### 10.3.1 Context

#### EU Directives

The Habitats Directive and the Birds Directive are the principle source of legislation for nature conservation policy. It is built around two pillars: the Natura 2000 network of protected sites and the strict system of species protection. The Directives protects over 1,000 animals and plant species and over 200 "habitat types" (e.g. special types of forests, meadows, wetlands, etc.) which are of European importance.

The Planning & Development Act, 2000 sets out the role of appropriate assessment (AA) in planning and development. It requires that an appropriate assessment screening is carried out, as part of the process of drafting the development plan, on the impacts of the policies and objectives of the plan on Natura 2000 Sites. The screening assesses if the plan, individually or in combination with another plan or project is likely to have a significant effect on the integrity of any Natura 2000 site/s and that the requirements of the directives have been satisfied. If the plan is likely to have a significant effect on a Natura 2000 site, or there is uncertainty of the effects, it shall be subject to AA. The AA of this plan is a separate document contained in appendix 10.

#### Water Framework Directive and Groundwater Directive

The EU Water Framework Directive (WFD) is an important piece of EU environmental legislation which aims at improving our aquatic environment. It requires governments to take a holistic approach to managing their waters. It applies to rivers, lakes, groundwater, estuaries and coastal waters. The Groundwater Directive complements the WFD by establishing environmental objectives for groundwater chemical status and ensuring continuity with previous Groundwater Directives. These directives aim to achieve 'good' ecological status in all waters, protect high ecological status in our pristine waters and must ensure that status does not deteriorate in any waters. Local Authorities are charged with implementing the Water Framework and Groundwater Directive objectives.

For the purpose of implementing the WFD, Ireland has been divided into eight river basin districts or areas of land that are drained by a large river or number of rivers and the adjacent estuarine / coastal areas. The management of water resources will be on these river basin districts. The plan area is located in both the Eastern River Basin District (ERBD) and South Eastern River Basin District (SERBD). Within each River Basin District - for the purpose of assessment, reporting and management - water has been divided into groundwater, rivers, lakes, estuarine waters and coastal waters which are in turn divided into specific, clearly defined water bodies. River Basin Management Plans list the current status of our waters and detail the measures required to bring those failing back to 'good' status and maintain the high status of our pristine sites.

Twenty-seven Management Plans for the Freshwater Pearl Mussel have been published, the objective of which is to restore the freshwater pearl mussel populations in 27 rivers, or stretches of rivers that are within the boundaries of Special Areas of Conservation. The Derreen Sub-Basin Management Plan is partially located in County Wicklow, the Derreen being a tributary of the River Slaney.

#### Planning and Development Act 2000 (as amended)

The Planning & Development Act requires that a development plan includes objectives for:

*"The preservation of the character of the landscape where, and to the extent that, in the opinion of the Planning Authority, the proper planning and sustainable development of the area requires it, including the preservation of views and prospects and the amenities of places and features of natural beauty or interest", and*

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

- (a) the encouragement, pursuant to Article 10 of the Habitats Directive, of the management of features of the landscape, such as traditional field boundaries, important for the ecological coherence of the Natura 2000 network and essential for the migration, dispersal and genetic exchange of wild species;*
- (b) the promotion of compliance with environmental standards and objectives established-*
  - (i) for bodies of surface water, by the European Communities (Surface Waters) Regulations 2009;*
  - (ii) for groundwater, by the European Communities (Groundwater) Regulations 2010;**which standards and objectives are included in river basin management plans (within the meaning of Regulation 13 of the European Communities (Water Policy) Regulations 2003).”*

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

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

## **Biodiversity Plans and Actions**

Ireland's national policy is set out in the National Biodiversity Plan. The current plan, 2011 - 2016 contains 102 actions aimed towards understanding and protecting biodiversity in Ireland and overseas. The current County Wicklow Biodiversity Action Plan 2010 – 2015 sets out a strategy for increasing our understanding and appreciation of biodiversity in the County along with measures for enhancing the protection of this valuable resource. The County Wicklow Biodiversity Action Plan, an action of the County Wicklow Heritage Plan, contains 30 actions that ensure the conservation and enhancement of biodiversity.

### **10.3.2 Biodiversity**

Biodiversity refers to the variety of life on earth. It includes the habitats and ecosystems, which support this life and how life-forms interact with each other and the rest of the environment. Biodiversity covers plants, animals and micro-organisms both on land and in water. It relates to both wildlife and domesticated crops and animals. The biological diversity we see today is the result of millions of years of evolution. The conservation and enhancement of biodiversity will require the suitable and sustainable protection of designated habitats, the linkages between natural sites (whether they are natural or man-made) and the range of species in the ecosystem.

Wicklow hosts a wealth of wildlife including a range of threatened habitats and species which are protected by law and are recognised as being of local, national and EU importance. Many habitats and species are designated for protection / preservation under national and/or EU legislation<sup>4</sup>. County Wicklow has one National Park, 17 Special Areas of Conservation<sup>5</sup> (SAC), 35 (proposed) Natural Heritage Areas (NHAs), 4 Special Protection Areas (SPA), and 6 Nature Reserves (as set out in Schedules 10.04, 10.05, 10.06 & 10.07 and Maps 10.04, 10.05, 10.06 & 10.07 of this plan).

<sup>4</sup> SPAs are designated under EU birds Directive (79/409/EEC), SACs are designated under EU Habitats Directive (92/43/EEC), transposed into Irish Law by the EU (Natural Habitats) regulations, 1997. SACs and SPAs are collectively now known as 'Natura 2000' sites. NHAs are legally protected under The Wildlife (Amendment) Act 2000.

<sup>5</sup> Within or in proximity to County Wicklow.

The occurrence of protected flora and fauna species is not confined to protected sites. Protected birds, bats, otters and badgers for example are frequently found in the wider countryside, together with a wide range of common plants and animals which are all part of the interrelated natural fabric of the landscape. Rivers and streams and their associated riparian wetlands and habitats are home to a variety of habitats and species. Collectively, these various natural landscape features function as ecological “corridors” and “stepping stones” which enable wildlife to exist, move and flourish.

### Biodiversity Objectives

**NH1** To ensure that the impact of new developments on biodiversity is minimised and to require measures for the protection and enhancement of biodiversity in all proposals for large developments.

**NH2** No projects giving rise to significant cumulative, direct, indirect or secondary impacts on Natura 2000 sites arising from their size or scale, land take, proximity, resource requirements, emissions (disposal to land, water or air), transportation requirements, duration of construction, operation, decommissioning or from any other effects shall be permitted on the basis of this plan (either individually or in combination with other plans or projects<sup>6</sup>).

**NH3** To contribute, as appropriate, towards the protection of designated ecological sites including candidate Special Areas of Conservation (cSACs) and Special Protection Areas (SPAs); Wildlife Sites (including proposed Natural Heritage Areas); Salmonid Waters; Flora Protection Order sites; Wildfowl Sanctuaries (see S.I. 192 of 1979); Freshwater Pearl Mussel catchments; and Tree Preservation Orders (TPOs). To contribute towards compliance with relevant EU Environmental Directives and applicable National Legislation, Policies, Plans and Guidelines, including the following and any updated/superseding documents:

- EU Directives, including the Habitats Directive (92/43/EEC, as amended)<sup>7</sup>, the Birds Directive (2009/147/EC)<sup>8</sup>, the Environmental Liability Directive (2004/35/EC)<sup>9</sup>, the Environmental Impact Assessment Directive (85/337/EEC, as amended), the Water Framework Directive (2000/60/EC) and the Strategic Environmental Assessment Directive (2001/42/EC).
- National legislation, including the Wildlife Act 1976<sup>10</sup>, the European Communities (Environmental Impact Assessment) Regulations 1989 (SI No. 349 of 1989) (as amended), the Wildlife (Amendment) Act 2000, the European Union (Water Policy) Regulations 2003 (as amended), the Planning and Development Act 2000 (as amended), the European Communities (Birds and Natural Habitats) Regulations 2011 (SI No. 477 of 2011) and the European Communities (Environmental Liability) Regulations 2008<sup>11</sup>.
- National policy guidelines (including any clarifying Circulars or superseding versions of same), including the Landscape and Landscape Assessment Draft Guidelines 2000, the Environmental Impact Assessment Sub-Threshold Development Guidelines 2003, Strategic Environmental Assessment Guidelines 2004 and the Appropriate Assessment Guidance 2010.
- Catchment and water resource management Plans, including Eastern and South Eastern River Basin Management Plan 2009-2015 (including any superseding versions of same).

<sup>6</sup> Except as provided for in Section 6(4) of the Habitats Directive, viz. There must be: a) no alternative solution available, b) imperative reasons of overriding public interest for the project to proceed; and c) Adequate compensatory measures in place.

<sup>7</sup> Including Annex I habitats, Annex II species and their habitats and Annex IV species and their breeding sites and resting places (wherever they occur).

<sup>8</sup> Including Annex I species and other regularly occurring migratory species, and their habitats (wherever they occur).

<sup>9</sup> Including protected species and natural habitats.

<sup>10</sup> Including species of flora and fauna and their key habitats.

<sup>11</sup> Including protected species and natural habitats.

- Biodiversity Plans and guidelines, including Actions for Biodiversity 2011-2016: Ireland's 2<sup>nd</sup> National Biodiversity Plan (including any superseding version of same).
- Ireland's Environment 2014 (EPA, 2014, including any superseding versions of same), and to make provision where appropriate to address the report's goals and challenges.

**NH4** All projects and plans arising from this plan<sup>12</sup> (including any associated improvement works or associated infrastructure) will be screened for the need to undertake Appropriate Assessment under Article 6 of the Habitats Directive. A plan or project will only be authorised after the competent authority has ascertained, based on scientific evidence, Screening for Appropriate Assessment, and a Stage 2 Appropriate Assessment where necessary, that:

- 1) The Plan or project will not give rise to significant adverse direct, indirect or secondary effects on the integrity of any European site (either individually or in combination with other plans or projects); or
- 2) The Plan or project will have significant adverse effects on the integrity of any European site (that does not host a priority natural habitat type and / or a priority species) but there are no alternative solutions and the plan or project must nevertheless be carried out for imperative reasons of overriding public interest, including those of a social or economic nature. In this case, it will be a requirement to follow procedures set out in legislation and agree and undertake all compensatory measures necessary to ensure the protection of the overall coherence of Natura 2000; or
- 3) The Plan or project will have a significant adverse effect on the integrity of any European site (that hosts a natural habitat type and/or a priority species) but there are no alternative solutions and the plan or project must nevertheless be carried out for imperative reasons for overriding public interest, restricted to reasons of human health or public safety, to beneficial consequences of primary importance for the environment or, further to an opinion from the Commission, to other imperative reasons of overriding public interest. In this case, it will be a requirement to follow procedures set out in legislation and agree and undertake all compensatory measures necessary to ensure the protection of the overall coherence of Natura 2000.

**NH5** To maintain the conservation value of all proposed and future Natural Heritage Areas (NHAs) and to protect other designated ecological sites<sup>13</sup> in Wicklow.

**NH6** Ensure ecological impact assessment is carried out for any proposed development likely to have a significant impact on proposed Natural Heritage Areas (pNHAs), Natural Heritage Areas (NHAs), Statutory Nature Reserves, Refuges for Fauna, Annex I habitats, or rare and threatened species including those species protected by law and their habitats. Ensure appropriate avoidance and mitigation measures are incorporated into development proposals as part of any ecological impact assessment.

**NH7** The Council recognises the natural heritage and amenity value of the Wicklow Mountains National Park and shall consult at all times with National Park management regarding any developments likely to impact upon the conservation value of the park, or on issues regarding visitor areas.

**NH8** To protect non-designated sites from inappropriate development, ensuring that ecological impact assessment is carried out for any proposed development likely to have a significant impact on locally

<sup>12</sup> Such projects include but are not limited to those relating to: agriculture; amenity and recreation; contaminated sites; electricity transmission; flood alleviation and prevention; forestry; mineral extraction; renewable energy projects; roads; telecommunications; tourism; wastewater and discharges; and water supply and abstraction.

<sup>13</sup> Along with cSACs, SPAs and pNHA these include Salmonid Waters; Flora Protection Order sites; Wildfowl Sanctuaries (see S.I. 192 of 1979); Freshwater Pearl Mussel catchments; and Tree Preservation Orders (TPOs).

important natural habitats or wildlife corridors. Ensure appropriate avoidance and mitigation measures are incorporated into development proposals as part of any ecological impact assessment.

- NH9** To support, as appropriate, relevant public bodies (such as the National Parks and Wildlife Service), efforts to seek to control and manage alien / invasive species within the County.
- NH10** To facilitate, in co-operation with the relevant statutory authorities and other groups, the identification of valuable or vulnerable habitats of local or regional importance, not otherwise protected by legislation.
- NH11** To support the Department of the Arts, Heritage, Regional, Rural and Gaeltacht Affairs and the National Parks and Wildlife Service in the development of site specific conservation objectives (SSCOs).
- NH12** To support the protection and enhancement of biodiversity and ecological connectivity within the plan area in accordance with Article 10 of the Habitats Directive, including linear landscape features like watercourses (rivers, streams, canals, ponds, drainage channels, etc), woodlands, trees, hedgerows, road and railway margins, semi-natural grasslands, natural springs, wetlands, stonewalls, geological and geo-morphological systems, features which act as stepping stones, such as marshes and woodlands, other landscape features and associated wildlife where these form part of the ecological network and/or may be considered as ecological corridors or stepping stones that taken as a whole help to improve the coherence of the Natura 2000 network in Wicklow.
- NH13** To preserve lands at 'The Rocks', Kilcoole (as shown on Map 10.16) in its existing state; to allow no development of these lands; to protect the lands as a natural habitat and biodiversity area; to protect the open nature and landscape quality of the lands.

### 10.3.3 Woodlands, Trees and Hedgerows

Woodlands, trees and hedgerows are important natural habitats and groups and lines of trees/hedgerows are important wildlife corridors. Trees, individually or in groups, make a valuable contribution to the biodiversity and amenities of the town. Groups of trees in urban areas can act as an attractive visual relief to the built environment and as an absorber of carbon emissions.

The Council aims to protect an individual tree, trees, a group of trees or woodland which are of environmental and/or amenity value. This can be done so with a Tree Preservation Order (TPO) that can be made through the development plan process or a separate TPO process under Section 205 of the Planning and Development Act (The existing TPOs are set out in Schedule 10.08 and Maps 10.08 A, B & C). A TPO is subject to any conditions or exemptions for which provision may be made in the order, preserved from any cutting down, topping, lopping or willful destruction pending the final decision of the Council. Mature trees situated elsewhere in the County, whether in groups or individually, should be preserved where possible. Any interference to hedges/trees during the breeding season (March 1st - August 31st) is now an offence under the Wildlife Act 2000.

Woodlands and trees also have an amenity function, providing not only important recreational areas but also adding to the overall beauty of the County. A sizeable proportion of the forestry estate in Wicklow consists of the remains of old demesne planting. In addition to being an environmental and forestry resource, these areas are also of significant amenity value.

### Woodlands, Trees and Hedgerows Objectives

- NH14** To promote the preservation of trees, groups of trees or woodlands in particular native tree species, and those trees associated with demesne planting, in the interest of amenity or the environmental, as set out in Schedule 10.08 and Map 10.08 A, B & C of this plan.
- NH15** To consider the making of Tree Preservation Orders (TPOs) to protect trees and woodlands of high value, where it appears that they are in danger of being felled.
- NH16** Development that requires the felling of mature trees of environmental and/or amenity value, even though they may not have a TPO in place, will be discouraged.
- NH17** To discourage the felling of mature trees to facilitate development and encourage tree surgery rather than felling where possible.
- NH18** To encourage the preservation and enhancement of native and semi-natural woodlands, groups of trees and individual trees, as part of the development management process, and require the planting of native, and appropriate local characteristic species, in all new developments.
- NH19** To encourage the retention, wherever possible, of hedgerows and other distinctive boundary treatment in the County. Where removal of a hedgerow, stone wall or other distinctive boundary treatment is unavoidable, provision of the same type of boundary will be required of similar length and set back within the site in advance of the commencement of construction works on the site (unless otherwise agreed by the Planning Authority).

#### 10.3.4 Water Systems

Chapter 9 of this plan specifically deals with the infrastructural issue of the County's water resources as an input into our water supply system. Our natural water systems are also fundamental to the survival of our natural habitats and the species therein. Wicklow's water systems contain such features as rivers, lakes, ponds, aquifers, bogs, springs, coastal waters, wetlands some of which are recognised as being of local, national and EU importance, and many are designated for preservation under national and/or EU legislation. The County Wicklow Wetlands Surveys<sup>14</sup> provide information on the ecological status, of all known and potential freshwater wetlands in the County.

#### Water Systems Objectives

- NH20** To facilitate the implementation of the *EU Water Framework Directive* and associated River Basin and Sub-Basin Management Plans and the *EU Groundwater Directive* to ensure the protection, improvement and sustainable use of all waters in the County, including rivers, lakes, ground water, coastal and estuarine waters, and to restrict development likely to lead to a deterioration in water quality.
- NH21** To resist development that would interfere with the natural water cycle to a degree that would interfere with the survival and stability of natural habitats.
- NH22** To prevent development that would pollute water bodies and in particular, to regulate the installation of effluent disposal systems in the vicinity of water bodies that provide drinking water or development that would exacerbate existing underlying water contamination

<sup>14</sup> The County Wicklow Wetlands Surveys were published in 2011 and 2012. It project was an action of the County Wicklow Heritage Plan.

- NH23** To minimise alterations or interference with river / stream beds, banks and channels, except for reasons of overriding public health and safety (e.g. to reduce risk of flooding); a buffer of generally 10m along watercourses should be provided (or other width, as determined by the Planning Authority) free from inappropriate development, with undeveloped riparian vegetation strips, wetlands and floodplains generally being retained in as natural a state as possible. In all cases where works are being carried out, to have regard to Regional Fisheries Board “Requirements for the protection of fisheries habitat during the construction and development works at river sites”
- NH24** To ensure that any development or activity with the potential to impact on ground water has regard to the GSI Groundwater Protection Scheme (as shown on Map 10.09).

### 10.3.5 Soils and Geology

Soil is a complex, variable and living medium and performs many vital functions including food and other biomass production, storage, filtration and transformation of many substances including water, carbon, and nitrogen. Soil has a role as a habitat and gene pool, serves as a platform for human activities, landscape and heritage and acts as a provider of raw materials. Such functions of soil are worthy of protection because of their socio-economic as well as environmental importance.

In 2014, the Council in partnership with the Irish Geological Heritage Programme of the Geological Survey of Ireland (GSI), assessed the geological heritage of Wicklow and identified the most important sites which are worthy of protection as County Geological Sites (CGS) (Schedule 10.10 and Map 10.10 of this plan).. Some of these sites may be designated, in due course, as Natural Heritage Areas (NHAs) because of their geological interest from a national perspective. The Council will seek to maintain and where possible enhance the geological heritage values of these sites. The Council will consult the Geological Survey of Ireland when considering undertaking, approving or authorising developments which are likely to affect County Geological Sites.

This plan will aim to protect unique geology or geological features of importance and to allow the exploitation of our geological resources in an environmentally sensitive manner.

#### Soils and Geology Objectives

- NH25** Geological and soil mapping where available shall be considered in planning decisions relating to settlement, excavation, flooding, food production value and carbon sequestration, to identify prime agricultural lands (for food production), degraded/contaminated lands (which may have implications for water quality, health, fauna), lands with unstable soils / geology or at risk of landslides, and those which are essential for habitat protection, or have geological significance.
- NH26** Protect and enhance ‘County Geological Sites’ (Schedule 10.10 and Map 10.10 of this plan) from inappropriate development at or in the vicinity of a site, such that would adversely affect their existence, or value.
- NH27** To consult with the Geological Survey of Ireland as is deemed necessary, when dealing with any proposals for major developments, which will entail ‘significant’ ground excavation, such as quarrying, road cuttings, tunnels, major drainage works, and foundations for industrial or large buildings and complexes.
- NH28** To facilitate public access to County Geological Heritage Sites, on the principle of “agreed access” subject to appropriate measures being put in place to ensure public health and safety and subject to the requirements of Article 6 of the Habitats Directive.



**NH29** To facilitate the Geological Survey of Ireland, and other interested bodies with the interpretation of geological heritage in Wicklow, and to facilitate the development of a “Wicklow Rock Trail”, Geopark or other similar geo-tourism initiatives.

**NH30** To facilitate the exploitation of mineral resources, in an environmentally sensitive manner, in accordance with the objectives and control measures set out in Chapter 5 and in the Design \* Development standards of this plan.

### 10.3.6 Green Infrastructure

Green Infrastructure (GI) can be broadly defined as *'an interconnected network of green space that conserves natural ecosystem values and functions and provides associated benefits to human populations. Green Infrastructure is the ecological framework needed for environmental, social and economic sustainability – in short it is a nation's natural life sustaining system'*<sup>15</sup>. Green infrastructure can include varying land uses - pasture lands, croplands, woodlands, heath, bog, scrubland, quarries, parks, formal and informal green spaces, active and passive spaces, areas around domestic and non-domestic buildings, brownfield areas, waterways, waterbodies, waterway corridors, wetlands, coastal areas, and community/institutional lands such as hospitals, schools, graveyards, allotments and community gardens. Heritage sites, Natura 2000 sites and NHAs are also important GI sites. (Refer to the Appendix for the Green Infrastructure Strategy)

The purpose of this section is to highlight the function of GI in land use planning. In general the section provides an overview of natural and cultural resources with emphasis on the identification, protection, management and development of priority GI elements and routes within the County. The key benefits of green infrastructure elements are as follows:

- recreation & health,
- biodiversity & natural resources,
- coast, water resource and flood management,
- sense of place – appreciation of landscapes and cultural heritage,
- climate change adaptation and mitigation,
- economic development,
- social inclusion, and
- productive environments – food, fibre, energy.

### Strategic Green Infrastructure Network in Wicklow

County Wicklow has a widespread and prosperous GI network with the key strategic resources of the uplands, rural, urban and coastal areas linked by key strategic ecological and green routes throughout the County. It is an objective that local GI networks will be considered for identification at the local plan level. Table 10.2 shows the regional classifications of GI resources and routes<sup>16</sup> alongside an example of the County's strategic resources and routes:

<sup>15</sup> Source Comhar Sustainable Development Council 'Creating Green Infrastructure for Ireland', August 2010

<sup>16</sup> Source Regional Planning Guidelines for the Greater Dublin Area 2010 - 2022

**Table 10.2 Green Infrastructure Classifications**

Green Infrastructure Classifications	
Regional GI Resources	County Wicklow GI Strategic Resources (examples)
UNESCO World heritage sites	Glendalough Monastic Settlement (tentative list)
Natura 2000 sites	Deputy's Pass, Vale of Clara
Environmental designated areas	Vartry Reservoir
Specific County level designations	Newcastle Nature Reserve, Bray Head SAAO
Architectural heritage	Structures on the RPS, NIAH, within ACAs, graveyards
Cultural sites	Holy wells
Archaeological Sites	National Monuments, Baltinglass hills
Coastal zones	Brittas Bay
Estuaries	Broadlough Estuary
Regional Scale Managed Parks	The Wicklow Mountains National Park, forestry lands
Strategic green belts	Bray / Greystones agricultural green belt buffer

Regional GI Routes	County Wicklow Strategic GI routes
River corridors, Waterways	All waterways within County – e.g. Slaney River and its tributaries, Avoca River.
Transport corridors, Roads and Rail	All roadways within County – e.g. N81, R750, existing railway lines, disused railway line in from Woodenbridge to Shillelagh.
Regional cycle / walkways	Wicklow Way, Blessington Greenway Walk

### Green Infrastructure and Land Use Planning

The Development Plan's role in Green Infrastructure is to facilitate the protection, management and enhancement of urban, peri-urban and rural environmental resources through the identification and provision of multi-functional and interconnected green spaces and networks which in turn enhances the overall benefit. It is also important to recognise the economic, social, environmental and physical benefit of green spaces and networks through the development of and integration of GI planning and development in the development management process.

### Local Green Infrastructure Strategy Approach

Green Infrastructure planning at a local level involves the development of proposals to identify existing green infrastructure resources and identify areas where improvements and new green infrastructure resources should be provided in the future. It is an objective of this plan to consider incorporating local level Green Infrastructure proposals into local plans during their review process. The local plans should consider, where feasible, the incorporation of the following local GI proposals:

- Identify the key Green Infrastructure resources of the plan area;
- identify potential sites for the development of new Green Infrastructure elements and routes;
- identify and facilitate the provision of important linkages between urban and rural areas;
- identify areas of deficiency in active open space areas based on spatial distribution and population needs;
- identify important landscape corridors and green areas, including hedgerows, treelines and pockets of tree cover, streams and roadside verges and to encourage their protection and enhancement;
- seek the provision of green spaces in association with all major new developments;
- to facilitate the development of targeted walkway and cycle ways, integrated as part of opportunities for other projects such as river restoration, biodiversity enhancement as part of process of

- strengthening connectivity between green spaces and strategic linkages between urban settlements and countryside; and
- to identify, where feasible, existing trees/ hedgerows/ woodlands on lands zoned for development within the plan area that are worthy of retention and/or enhancement.

### **Green Infrastructure and Development Management**

All planning applications for development should seek to ensure that development proposals provide for the protection of existing on site green infrastructure resources and, where appropriate, the enhancement of existing and provision of new green infrastructure resources in tandem with new development. All proposed development should have regard to relevant green infrastructure proposals in place and to any Green Infrastructure objectives at local plan level. All new proposals seeking planning permission should address, as much as is reasonably possible, best practice sustainable solutions and a sustainable site design, with emphasis on the following:

- The proposal should address how existing natural features of the site will inform sustainable design, by exploring the potential for the integration of existing natural features of merit such as watercourses, mature planting and topography. Such an approach ensures that the landscape character of the area is maintained whilst also assisting biodiversity maintenance and more natural forms of surface water drainage.
- The layout of the proposed development should be informed by the inherent natural characteristics of the site. Connectivity between proposed open spaces and adjoining existing open space or natural features should also be considered in the site design.
- Proposals in relation to larger sites should be cognisant of any ecologically sensitive areas where it may be appropriate to retain or integrate into a landscape plan.

### **General Green Infrastructure Objectives**

**NH31** To recognise the importance and contribution of Green Infrastructure throughout the region for the maintenance of biodiversity and ensuring that the region will be able to, or be ecologically robust enough to, adapt and respond to climate change issues.

**NH32** To protect existing green infrastructure resources and to facilitate, in consultation with relevant stakeholders, the development of green infrastructure that recognises the benefits that can be achieved with regard to the following:

- Provision of open space amenities,
- sustainable management of water,
- protection and management of biodiversity,
- protection of cultural heritage, and
- protection of protected landscape sensitivities.

**NH33** During the review process of the existing local plans, to consider identifying Green Infrastructure resources within and on the edge of the settlement boundary and to consider the inclusion of local green infrastructure proposals in each plan in line with the Green Infrastructure proposals and objectives set out in this section.

**NH34** New development and redevelopment proposals, where considered appropriate, are required to contribute towards the protection, management and enhancement of the existing green infrastructure of the local area in terms of the design, layout and landscaping of development proposals.

- NH35** To facilitate the development and enhancement of suitable access to and connectivity between areas of interest for residents, wildlife and biodiversity, with focus on promoting river corridors, Natura 2000 sites, nature reserves and other distinctive landscapes as focal features for linkages between natural, semi natural and formalised green spaces where feasible and ensuring that there is no adverse impact (directly, indirectly or cumulatively) on the conservation objectives of Natura 2000 sites.
- NH36** To identify and facilitate the provision of linkages along and between river corridors within the county and adjoining counties to create inter connected routes and develop riverside parks and create linkages between them to form 'necklace' effect routes including development of walkways, cycleways and wildlife corridors where feasible and ensuring that there is no adverse impact (directly, indirectly or cumulatively) on the conservation objectives of Natura 2000 sites.
- NH37** To promote and facilitate the development of coastal paths linking up with existing recreational paths/strategic walkways/cycleways, creating new linkages between coastal sites and inward linkages to settlements and green spaces in built up areas and extensions to existing facilities where feasible and ensuring that there is no adverse impact (directly, indirectly or cumulatively) on the conservation objectives of Natura 2000 sites.
- NH38** To facilitate the development of green bridges / wildlife crossings over existing physical transport barriers to repair fragmentation of the green infrastructure network caused by such grey infrastructure developments.

### 10.3.7 Recreational Use of Natural Resources

The Council is committed to ensuring sustainable recreational use of the outdoors in County Wicklow in accordance with the objectives of the current County Wicklow Outdoor Recreational Strategy and in consultation with the Wicklow Uplands Council. Natural areas provide opportunities for passive and active activities such as picnicking, walking, mountain biking, swimming, fishing and sailing / canoeing / windsurfing.

#### Recreational Use of Natural Resources Objectives

- NH39** To facilitate the use of natural areas for active outdoor pursuits, subject to the highest standards of habitat protection and management and all other normal planning controls.
- NH40** To facilitate access to amenity areas in the County for the benefit of all, on the basis of cooperation with landowners, recreational users and other relevant stakeholder groups to promote "agreed access" on public and privately owned land in the County on the basis of sustainability, consultation and consensus.
- NH41** To protect and facilitate The Wicklow Way and St. Kevin's Way as permissive waymarked routes in the County. The Council shall work in partnership with relevant stakeholders in relation to management of these routes, and will protect them from inappropriate development, which would negatively infringe upon their use.
- NH42** To preserve the open character of commonage land and similar hill land and secure access over paths and tracks through consensus with local landowners, particularly in mountain areas.
- NH43** To facilitate the development of the coastal walking and cycling route between Bray and Arklow, as well as links between this route and the coast road, in consultation with landowners.
- NH44** To implement the measures set out in the Bray Head SAAO (Special Amenity Area Order) (See Map 10.11).

**NH45** To protect the quality of bathing waters and to endeavour to ensure that bathing waters achieve "sufficient or better status by 2015" and increase the number of bathing waters classified as "good" or "excellent", in accordance with the Bathing Water Directive (Directive 2006/7/EC).

### 10.3.8 Public Rights of Way

Section 10(2)(o) of the Planning and Development Act 2000, requires the inclusion of a mandatory objective in the development plan for the preservation of public rights of way (PROW) which give access to seashore, mountain, lakeshore, riverbank or other place of natural beauty or recreational utility and PROWs shall be identified both by marking them on at least one of the maps forming part of the development plan and by indicating their location on a list appended to the plan.

A PROW is a type of easement of way that is in legal terms distinct from other easements of way such as private rights of way and customary rights of way. A PROW or highway is a physically defined route over which the public have a right of passage which in legal terms is described as 'a user as of right'. The form of PROW here is the type that is normally used for recreational purposes rather than for regular daily vehicular/non vehicular access-transportation purposes. A PROW "confers the unrestricted right of the general public to pass and re-pass at all times of the day or night and at all seasons without notice to, or permission from the landowner over whose lands the way runs"<sup>17</sup>. The most common physical characteristics of PROWs have been identified as follows:

- It follows a defined route which may be sub-divided amongst different branches, and
- the route normally runs between two public places, such as public roads as defined under roads legislation or landscapes of special amenity such as a beaches, woodlands or lakes.

Section 14 of the Act sets out the formal process for designating rights of way in development plans. The scope of these statutory provisions is grounded on identification of existing routes over which PROWs are deemed to exist. The inclusion of PROW objectives for their preservation provides greater protection for such route-ways under the development management provisions of planning legislation whilst also restricting the scope of certain exempted development.

The Council has identified seven routes that are outlined in Table 10.3 that are considered fulfil the criteria pertaining to PROWs as a form of public easement of passage<sup>18</sup> (See Maps 10.12)

***Post adoption note: The members of the Planning Authority have, by resolution, recommended provisions be included in this County Development Plan relating to the preservation of the PROWs set out in Table 10.3. These provisions shall not be deemed to be part of the development plan until such a time as the procedures set out in Section 14 of the Planning Act, including the outcome of any appeal that may be made to the Circuit Court, have been completed.***

<sup>17</sup> Edward Walsh & Constance Cassidy v The County Council for the County Sligo, [2013] IESE 48.

<sup>18</sup> PROW1 to PROW4 are 4 existing public rights of way that were established in 1994 by way of variation to the 1989 County Development Plan in the Wicklow Town Environs Plan 1994.

**Table 10.3 Public Rights Of Way**

Reference	Location	Description
P.R.O.W.1	The Murrough, Wicklow Town	A coastal walkway from the public car park in the Murrough Wicklow Town to the former Wicklow Town Council boundary in Tinakelly via Bollarney Murrough, Knockrobin, Murrough, and Tinakilly Murrough.
P.R.O.W.2	Corporation Lands Dunbur Lower and Dunbur Head, Wicklow Town.	From the public carpark known as the Glen carpark in the townland of Corporation Lands /off the R750 coast road to the Glen Strand, onto Brides Head-Lime Kiln Bay on a cliff/coastline path as far as the private road leading from the R.750 to the site of Wicklow Head Light House in the townland of Dunbur Head and back onto the principal linear section of this pathway via a new short looped section of path (to be developed during the lifetime of this plan).
P.R.O.W.3	Broomhall, Rathnew, Wicklow Town	From the junction of the Rocky Road and Ashtown Lane (L-1099-0) and L-5100-20) to the roundabout junction at Merrymeeting/Burkeen, Rathnew (L-5392-0 and L-1098-60).
P.R.O.W.4	Corporation Lands and Dunbur Lower, Wicklow Town	The old coast road from the north-western public road junction (L 5721-15/L-57251-10) in Seafield housing estate (townland of Corporation Lands) on a laneway that runs along the western boundary of that estate, to a footbridge over the stream in Dunbur Glen, onto a pathway that in parts is backfilled with soil which adjoins the eastern boundary of an agricultural field and thereafter onto a laneway that runs between the boundaries of two housing estates (Seaview and Seapoint/Bayside Glen to the R750 (Dunbur Lower).
P.R.O.W.5	From Beach Road Greystones to the coastline in Rathdown Lower and Rathdown upper, via two branches.	This section of amenity route constitutes the initial linear southern section of the Bray to Greystones Cliff Walk. From the junction of Beach Road (L-12042)/Victoria Road (L-1204) in the Greystones harbour area via part of the new residential area of the Greystones harbour-marina development,, with two separate perpendicular branches linking this route to the coastline at (a) the north beach and (b) an existing pathway to the coast in the vicinity of the site of the former Rathdown Castle. Total cumulative length of this route is circa 1.4 km.
P.R.O.W.6	Tinakelly The Murrough to Blackditch Newcastle.	A continuation of the Murrough coastal walk referenced herein as P.R.O.W.1 from Tinakelly Murrough Wicklow to the beach at Newcastle in the vicinity of the former Newcastle Railway Station at Blackditch via the townlands of: Clonmannon, Ballybla, Castlegrange, Grange South and Grange North.
P.R.O.W.7	Main Street Kilcoole to the L-1042 /Kilquade Road.	Sally Walk/Kilcoole Mass Path, from the a pedestrian opening on the R761/Main Street to the L-1042 in Priestsnewtown Kilquade via: a public footpath, the grounds of St. Patrick's Hall, a defined pathway, a pedestrian bridge over Saint Patrick's River and through a pathway in a field in Priestsnewtown and a laneway that opens onto the L-1042.

### Public Rights of Way Objectives

**NH46** The Council will utilise its relevant statutory powers for the purpose of preserving in so far as is practical, the character of the routes of the public rights of way detailed in Table 10.3 (Map 10.12) for amenity purposes. In this regard, the Council will, in the interests of attaining a balance between the needs of the individual owners of holdings over which these listed routes transverse and the common good, engage with such land-owners in circumstances where there are reasonable ground for giving consideration to the re-routing of sections of such means of public access within the same holding.

**NH47** To carry out further research, where resources permit, regarding the identification and mapping of other potential existing public rights of ways in the county. Such research will be carried out in consultation with, elected representatives, members of the public, representatives of recreational organisations, relevant statutory public bodies, landowners, farmer representative groups and the Wicklow Upland Council (where appropriate) for consideration for inclusion of any further identified public rights of way in this plan by way of variation in accordance with Section 13 of the Planning and Development Act 2000 (as amended). Part of such a project may, where considered appropriate/warranted, give rise to proposals for the creation of new public rights of way and or the extending/re-routing of existing public rights of way in accordance with respective provisions of either Sections 206 or 207 of the Act.

**NH48** In accordance with the provisions of Section 208 of the Planning and Development Act 2000 (as amended), it is an objective of Wicklow County Council to carry out maintenance and repair works to the four existing public rights of way in the Wicklow Town Environs area (PROW 1 to PROW 4 inclusive) that were listed for preservation under planning and development legislation prior to the commencement of this section of the Act on 21<sup>st</sup> January 2002. Such works may, where considered warranted, on foot of an assessment of the structural capacity of such routes to accommodate public usage in a safe and commodious manner, involve the carrying out of surface upgrading-improvement works.

### 10.3.9 Wicklow's Landscape

The landscape of the County is a national asset. County Wicklow is richly endowed with a variety of landscape 'types' formed naturally over time and through the interactions of humans with the natural environment producing a variety of characteristic landscapes and landscape features. The increasing development pressure of recent years has caused changes in the natural landscape, which are unprecedented in scale and nature, and has led to the Government setting out guidelines for landscape appraisal. This assessment of the landscape is to ensure that *"the environment and heritage generally are maintained in a sustainable manner, while at the same time enabling a proactive approach to development"*.

The landscape assessment that has been undertaken as part of this plan has aimed to build upon work carried out over previous plans, integrating existing information with new desk research, the use of more modern Geographical Information Systems (GIS) and field research. The combination of these methods of assessment has facilitated the identification of both the extent of individual landscape areas within the County while also providing information in regard to the key characteristics/features that make up each individual area.

In carrying out this detailed Landscape Assessment 15 distinctive landscape categories have been identified and placed within the landscape hierarchy detailed below and as shown on Map 10.13 of this plan.

The process for identifying each of the above landscape categories is set out in Volume 3 (Appendix 5) of this plan. This process has facilitated the identification of the key features that make up each of these landscape areas and the production of individual area specific descriptions detailing the key considerations for future development within each of these areas.

The following provides a generalised description of each of the 15 landscape areas identified within the County and should be read alongside Appendix 5 of this plan.

**Table 10.4 Wicklow Landscape categories**

Hierarchy	Landscape Category	Landscape Area
1	Mountain and Lakeshore AONB	The Mountain Uplands
		The Blessington Lakes Area
		The Bray Mountains Group
		The North Eastern Valley
2	Coastal Areas AONB	Northern Coastal Area
		Southern Coastal Area
3	Areas of High Amenity	North East Mountain Lowlands
		South East Mountain Lowlands
		Southern Hills
		Baltinglass Hills
		Transitional Lands
4	Corridor Area	The N11
		The N81
5	Lowlands	Rolling lowland Areas 1-6
6	Urban Area	All towns ranging from Levels 1-6 of the Wicklow Settlement Hierarchy

### 1. The Mountain and Lakeshore Area of Outstanding Natural Beauty

#### 1(a) - The Mountain Uplands

The central mountain upland area extends from the Dublin border in the north of the County at Kippure towards Aghrim in the south and from east of the Glen of Imaal as far as west of Roundwood Village. A key characteristic of this area is mountainous topography with U-shaped valleys, lakes and glacial topography. This area generally relates to lands immediately surrounding and above the 300m+ contour line.

#### 1(b) - The Poulaphuca Reservoir

This category generally relates to the area around Blessington known locally as the 'Blessington Lakes' and extends into Sorrell Hill. The lakes area is dominated by the lake, views onto and from the lake. To the east and south, land is more mountainous with attractive views and vegetation.

#### 1(c) - The Bray Mountains Group/Northern hills

The area of land covering the Great and Little Sugarloaf including Bray Head comprising of the mountainous region surrounding the town of Bray. These areas are important locations for recreation amenity both locally and for visiting tourists, with Bray Head having a Special Area Amenity Order designation.



#### 1(d) - The North Eastern Valley/Glencree

This area is situated along the northern extremities of the County and is based around the drainage pattern of the Glencree and Dargle Rivers and the surrounding road network. This area is very scenic, with attractive views and number of tourist attractions such as Powerscourt House and Demesne, Chareville Demesne and Glencree Drive. This landscape provides for extensive forested areas made up of both coniferous and deciduous woodlands.

## 2. Coastal Areas Area of Outstanding Natural Beauty

#### 2(a) - The Northern Coastline

The Northern Coastline comprises of lands north of Wicklow Town/Rathnew extending to south of Greystones. The northern coastline provides intermittent views of the sea from the coast road with this area being somewhat more developed than the southern coastline. This landscape category includes a number of key environmental features such as the Murrough SAC/SPA, a designated Natura 2000 site and Natural Heritage Area (NHA). While this section of the Wicklow coastline is not as heavily utilised from a tourist perspective compared to the southern coastline it does act as a significant recreational resource to the local residential population, the use of which must be managed in an appropriate manner.

#### 2(b) - The Southern Coastline

The southern coastline comprises of lands south of Wicklow Town beginning at the Glen Turn, encompassing Wicklow head and extending as far as south of Arklow Rock. This area comprises of the main sandy beaches of Brittas, Ennereilly and Clogga and provides for a continuous prospect and numerous views from the coast road out to sea. Sand dunes are dominant in sections of the area forming a number of important environmental designations such as Maherabeg Dunes and Buckroneys-Brittas Dunes and Fen (NHA and SAC) and Arklow Rock/Askintinny NHA. These areas are important not just from a landscape or habitat perspective, but also are increasingly important for recreational activities, the development and promotion of which must be managed appropriately.

## 2. Area of High Amenity

#### 3(a) - The North East Mountain Lowlands

Transitional lands located between the corridor zone and the AONB, comprising of Trooperstown Hill, large tracts of forestry lands, including Devil's Glen (a listed County Geological site) and a number of views and prospects in particular those surrounding the Vartry Reservoir.

#### 3(b) - The South East Mountain Lowlands

Transitional undulating lands bordering the Area of Outstanding Natural Beauty and surrounding the distinctive features of the Vale of Avoca, lands surrounding the village of Avoca and the Aughrim River Valley. The area includes a number of designated views and prospects and significant cultural heritage in the form of the Avoca Mines County Geological Site and Avondale House.

#### 3(c) - The Southern Hills

Lands generally following the 300m contour comprising of 1) the mountainous leg from Moylisha running north-west of Shillelagh, Tinahely and Aughrim 2) the Croghan Mountain area south of Aughrim and Woodenbridge and 3) the Kilgavan Gap and Hillbrook area.

#### 3(d) - The Baltinglass Hills

The rolling undulating terrain of the hills around Baltinglass, characterised by the existence of important archaeological remains and monuments. This area is of significant heritage value while also forming a key tourist attraction within this area.

### 3(e) – Area of High Amenity Transitional Area

The Area of High Amenity Transitional Area comprise of lands which act as a natural buffer and provide a clear distinction between the less sensitive landscapes within the County and the landscape areas identified as Areas of Outstanding Natural Beauty. These lands are located at Manor Kilbride, south of Hollywood moving towards Donard and lands extending from the Glen of Imaal towards Aughrim.

## 3. Corridor Area

### 4(a) - The N11

This area covers the main access corridor area along the east of the County. The boundary of the eastern access corridor generally follows what is considered to be the areas upon which the greatest influence is exerted by this primary access route. This route, for the most part, runs through the more low lying and accessible tracts of land, dissects the Glen of the Downs wood in the north of the County and provides expansive coastal views north of Wicklow Town. This landscape area acts as the main connection between the major towns along the east coast of the County.

### 4(b) - The N81

This landscape area covers the main access corridor along the west of the County. The boundary of the western corridor generally follows what is considered to be the area upon which the greatest influence is exerted by this secondary access route. This route, for the most part, runs through the more low lying and accessible tracts of land, providing expansive views of the Wicklow Mountain Range, intermittent views of the Blessington lakes south of Blessington with its primary function being the connection between the towns of Blessington and Baltinglass in the west of the County.

## 4. Rolling Lowlands

The gently rolling and undulating countryside best described as low-lying when compared to the rest of the terrain in Co. Wicklow. These landscape areas are generally located adjacent to the corridor zone or surrounded by more elevated lands within the 'Area of High Amenity'. The rolling lowlands are made up of the following 6 areas:

- west of the N81 including lands surrounding Grangecon and Dunlavin;
- south east of Baltinglass extending as far as south of Knockananna;
- the extreme south west of the County surrounding the Rathwood and Coolkenna areas and adjoining County Carlow;
- south of Shillelagh, surrounding the Carnew area and adjoining the more elevated lands within County Wexford;
- lands located to the east of Tinahely and Aughrim adjoining the Area of High Amenity to the south, and
- lands west of Arklow adjoining the foothills of Croghan Mountain.

## 5. Urban Areas

All locations designated as 'settlements' in the County settlement hierarchy (i.e. areas falling within Levels 1-6) are considered 'urban' areas for the purpose of landscape classification. In terms of landscape classification, these settlements have already been deemed suitable for development (of the type allowed by the settlement strategy and the development standards of this plan) and the impacts on the wider landscape of such development has already been deemed acceptable. Therefore it will not be necessary for developments in urban areas to have regard to the surrounding landscape classification or to carry out landscape or visual impact assessment.

## Wicklow's Landscape Objectives

- NH49** All development proposals shall have regard to the County landscape classification hierarchy in particular the key landscape features and characteristics identified in the Wicklow Landscape Assessment (set in Volume 3 of this plan) and the 'Key Development Considerations' set out for each landscape area set out in Section 5 of the Wicklow Landscape Assessment
- NH50** Any application for permission in the AONB which may have the potential to significantly adversely impact the landscape area shall be accompanied by a Landscape / Visual Impact Assessment, which shall include, inter alia, an evaluation of visibility and prominence of the proposed development in its immediate environs and in the wider landscape, a series of photos or photomontages of the site / development from clearly identified vantage points, an evaluation of impacts on any listed views / prospects and an assessment of vegetation / land cover type in the area (with particular regard to commercial forestry plantations which may be felled thus altering character / visibility). The Assessment shall demonstrate that landscape impacts have been anticipated and avoided to a level consistent with the sensitivity of the landscape and the nature of the designation.
- NH51** To resist development that would significantly or unnecessarily alter the natural landscape and topography, including land infilling / reclamation projects or projects involving significant landscape remodelling, unless it can be demonstrated that the development would enhance the landscape and / or not give rise to adverse impacts

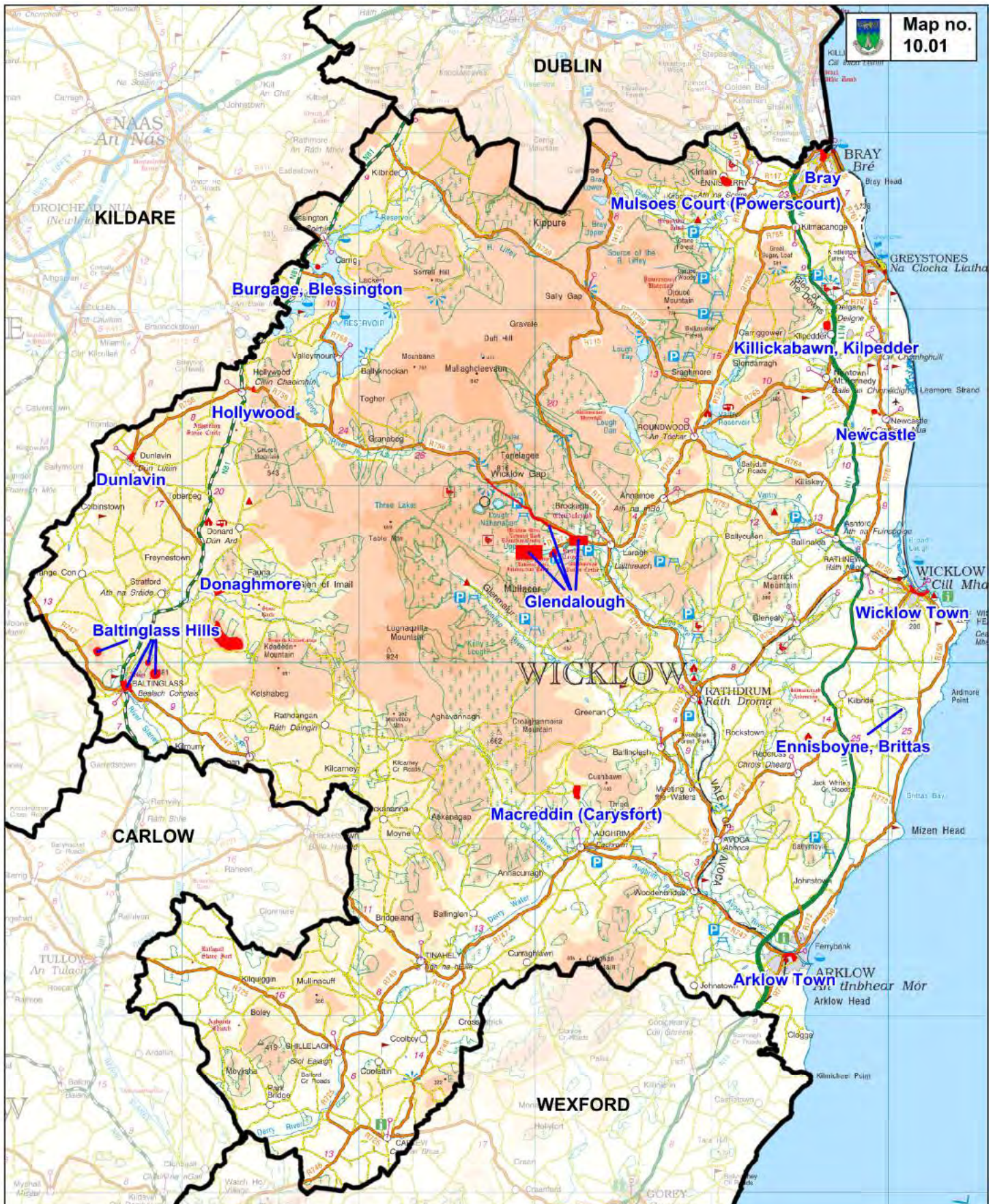
### 10.3.10 Views and Prospects

The views and prospects listed in this plan for protection are those views / prospects that are considered to be of the highest amenity value in the County. Some views / prospects will form a cohesive set, such as coastal or lake drives, while some appear suddenly and provide the viewer with a new and interesting angle on a natural feature or place. Some views / prospects are intermittent in nature and appear through gaps in vegetation or buildings.


Where listed views / prospect occur in settlements, it is not the intention that all lands in the view / prospect will be 'sterilised' from development. Any application for development in such locations will be required to provide an assessment of the view / prospect and an evaluation of how the development would change or interfere with that view / prospect. Views and prospects listed for the towns of Bray, Wicklow, Arklow and Greystones-Delgany are listed and mapped in each individual Town Development Plan / Local Area Plan. The policies and objectives set out in this Plan shall apply to all views/prospects listed for preservation in these local plans. Views and prospects listed in this plan for County are set out in Schedules 10.14 & 10.15 and Maps 10.14 & 10.15 of this plan.

### Views and Prospects Objectives

- NH52** To protect listed views and prospects from development that would either obstruct the view / prospect from the identified vantage point or form an obtrusive or incongruous feature in that view / prospect. Due regard will be paid in assessing development applications to the span and scope of the view / prospect and the location of the development within that view / prospect.



**Areas of Archaeological Potential or Significance**

 Areas of Archaeological Potential or Significance



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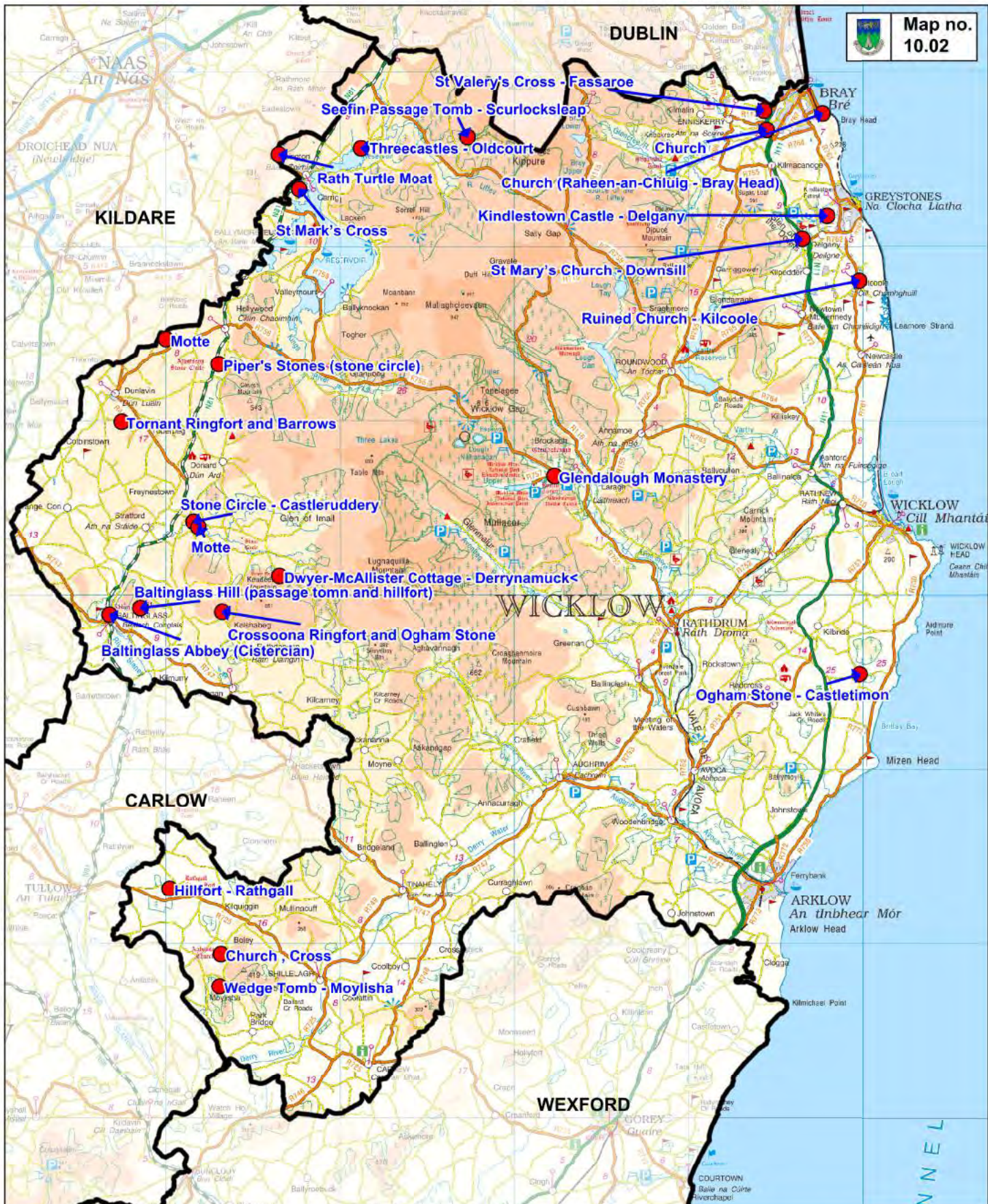
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### Schedule 10.01 Areas of Archaeological Potential and Significance

<b>ID</b>	<b>Location</b>	<b>Description</b>
1	Burgage, Blessington	Deserted Medieval Borough
2	Macreddin (Carysfort)	Site of one of the few 17th century Plantation Towns established in Leinster
3	Donaghmore	Deserted Anglo-Norman Borough
4	Dunlavin	Example of Anglo-Norman Borough
5	Ennisboyne, Brittas	Example of deserted Anglo-Norman Borough
6	Hollywood	Example of deserted Anglo-Norman Borough
7	Killickabawn, Kilpedder	Example of deserted Anglo-Norman Borough
8	Mulsoes Court (Powerscourt)	Example of deserted Anglo-Norman Borough Powerscourt
9	Newcastle	Example of deserted Anglo-Norman Borough
10	Glendalough	Monastic Settlement
11	Baltinglass Hills	Megalithic Hillfort Complex
12	Arklow Town	Zone of archaeological potential
13	Bray	Zone of archaeological potential
14	Wicklow Town	Zone of archaeological potential



### Major Sites of Archaeological Importance in Wicklow

 Major Sites of Archaeological Importance in Wicklow in State Ownership or Guardianship



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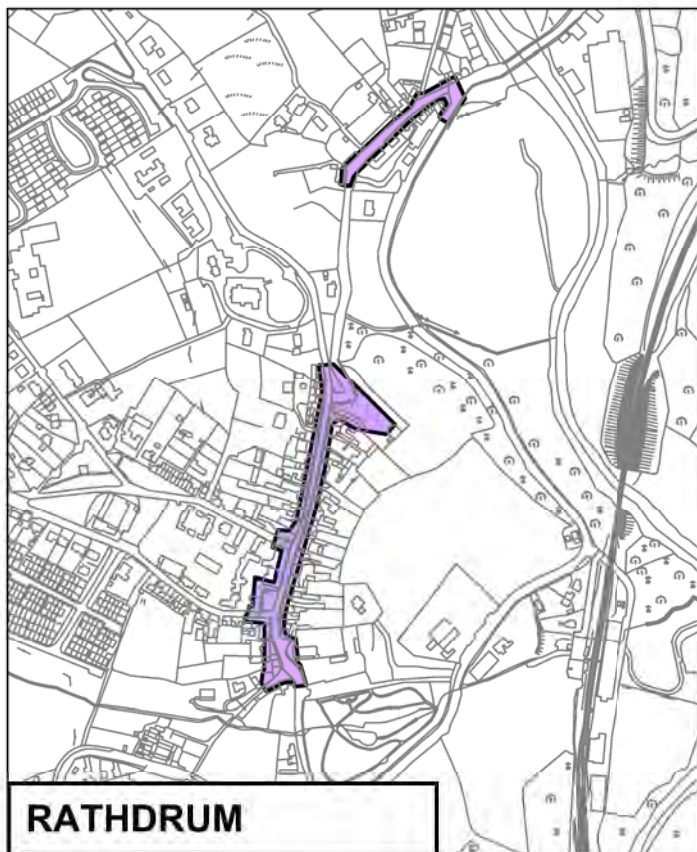
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**Schedule 10.02 Major Sites of Archaeological Importance in Wicklow in State Ownership (O) or Guardianship (G)**

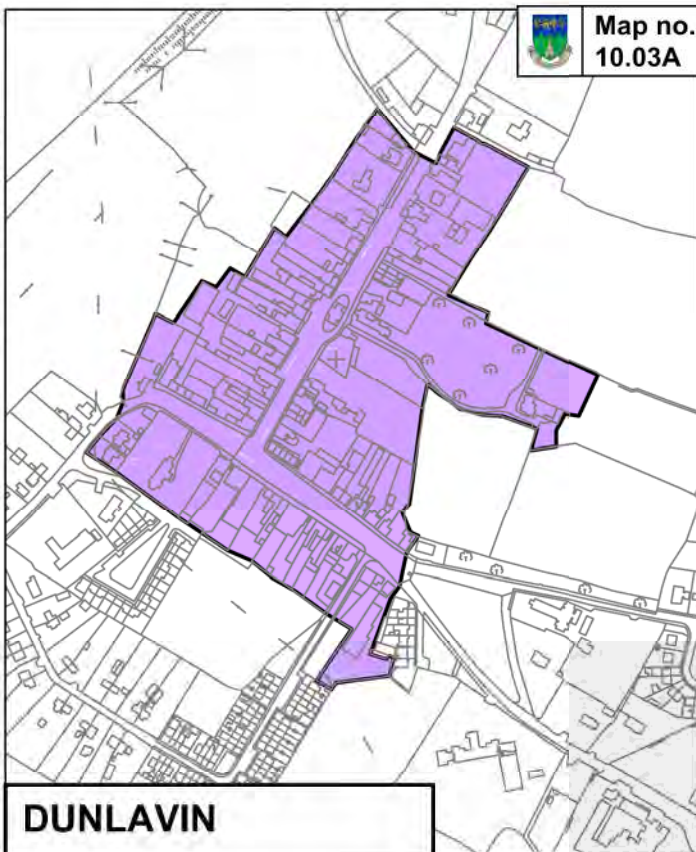
<b>ID</b>	<b>Monument</b>	<b>Town land</b>	<b>Monument Number</b>	<b>Status</b>
1	Church, Cross	Aghowle	137	O
2	Piper's stone (stone circle)	Athgreaney	416	G
3	Baltinglass Abbey (Cistercian)	Baltinglass East	230	O
4	Crossoona Ringfort & Ogham Stone	Boleycarrigeen	418	G
5	St. Mark's Cross	Burgage More	280	O
6	Motte	Castleruddery Lower	442	O
7	Stone Circle	Castleruddery Lower	441	O
8	Ogham Stone	Castletimon	304	G
9	Rath Turtle Moat	Deerpark	662	O
10	Dwyer McAllister Cottage	Derrynamuck	449	O
11	St. Valery's Cross	Fassaroe	337	G
12	Glendalough (Cathedral, Round Tower, Churches, Priory, Stone Crosses, Ringfort, hut site & cave (St. Kevin's)	Brockagh, Camaderry, Derrybawn, Lugduff	134	O
13	Church	Kilcoole	267	O
14	Church	Kilcroney	417	G
15	Kindlestown Castle	Kindlestown	323	O
16	Motte	Lemonstown	419	G
17	Wedge-shaped gallery grave (Lubbanasigha)	Moylisha	368	G
18	Church (Raheen an Chluig, Bray Head)	Newcourt	262	O
19	Baltinglass Hill (passage tomb & hillfort)	Pinnacle, Coolinarrig Upper, Tuckmill Hills	328	G
20	Rathgal Hill Fort	Rath East	422	G
21	Seefin Passage Grave	Scurlocksleap	317	G
22	Castle	Threecastles	491	O
23	Tornant Ringfort & Barrows	Tornant Upper	531	O
24	St. Mary's Church	Woodlands	135	O



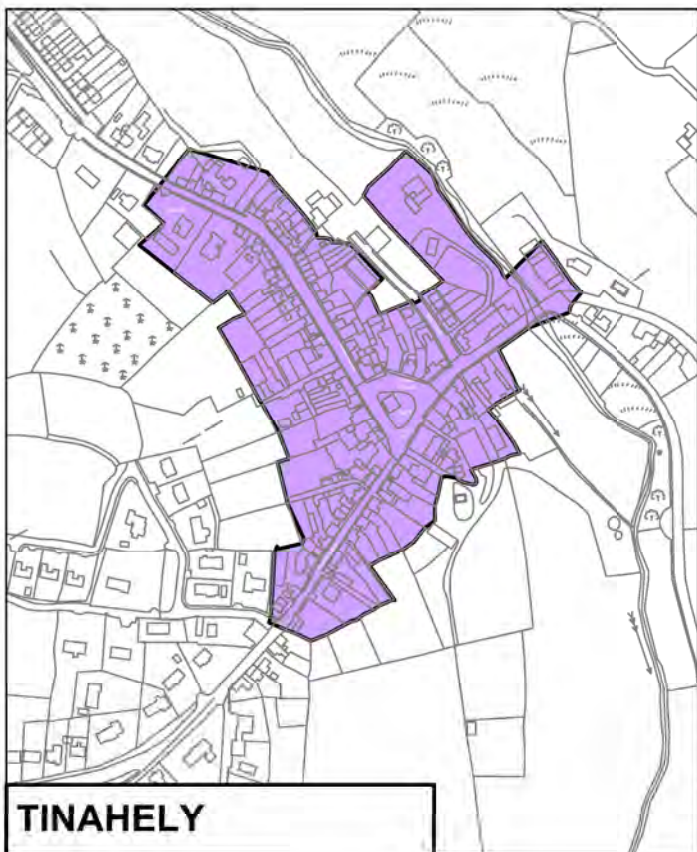
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**RATHDRUM**



**DUNLAVIN**



**TINAHELY**



**ENNISKERRY**

# Architectural Conservation Areas



Architectural Conservation Areas



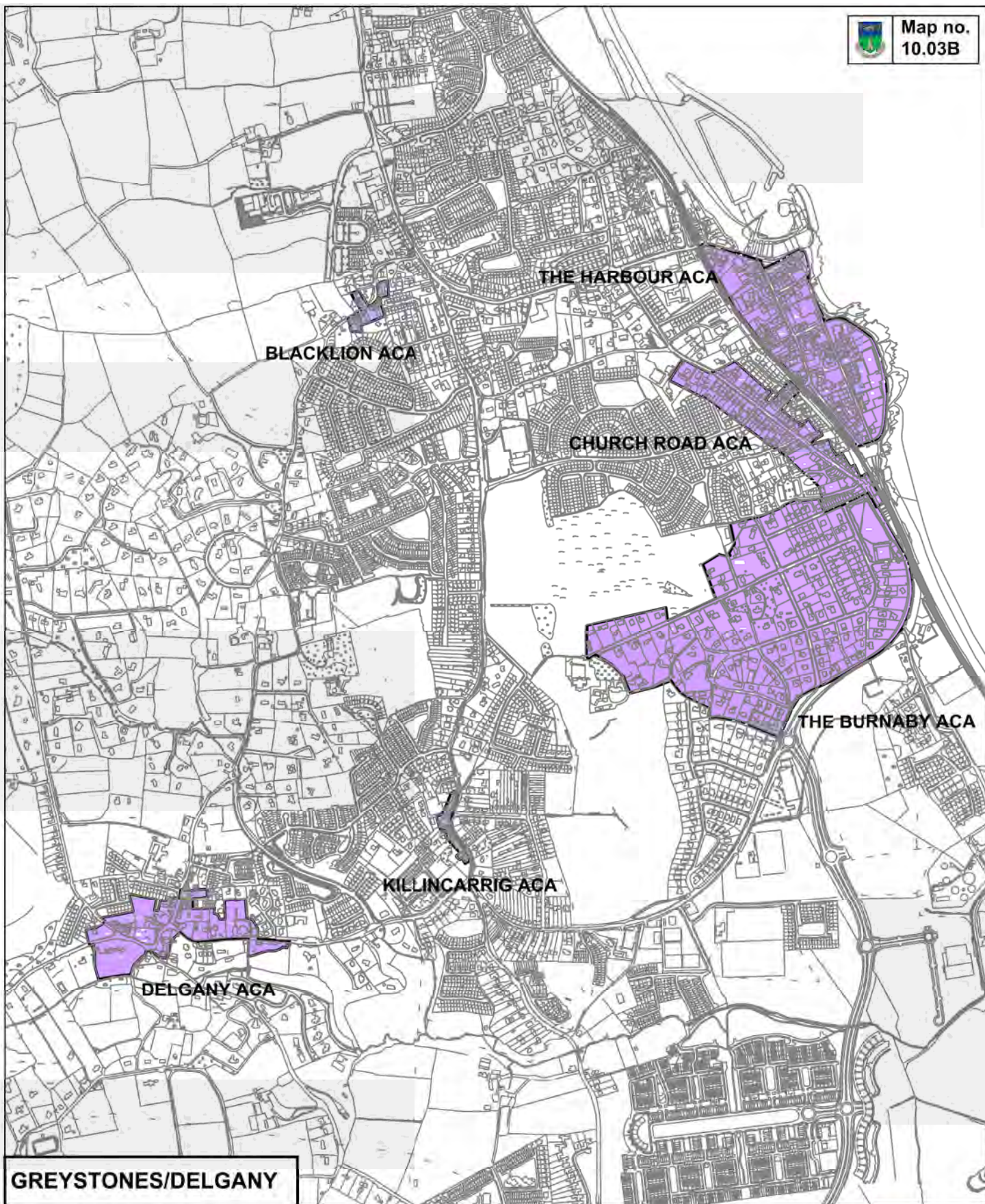
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# Architectural Conservation Areas



Architectural Conservation Areas

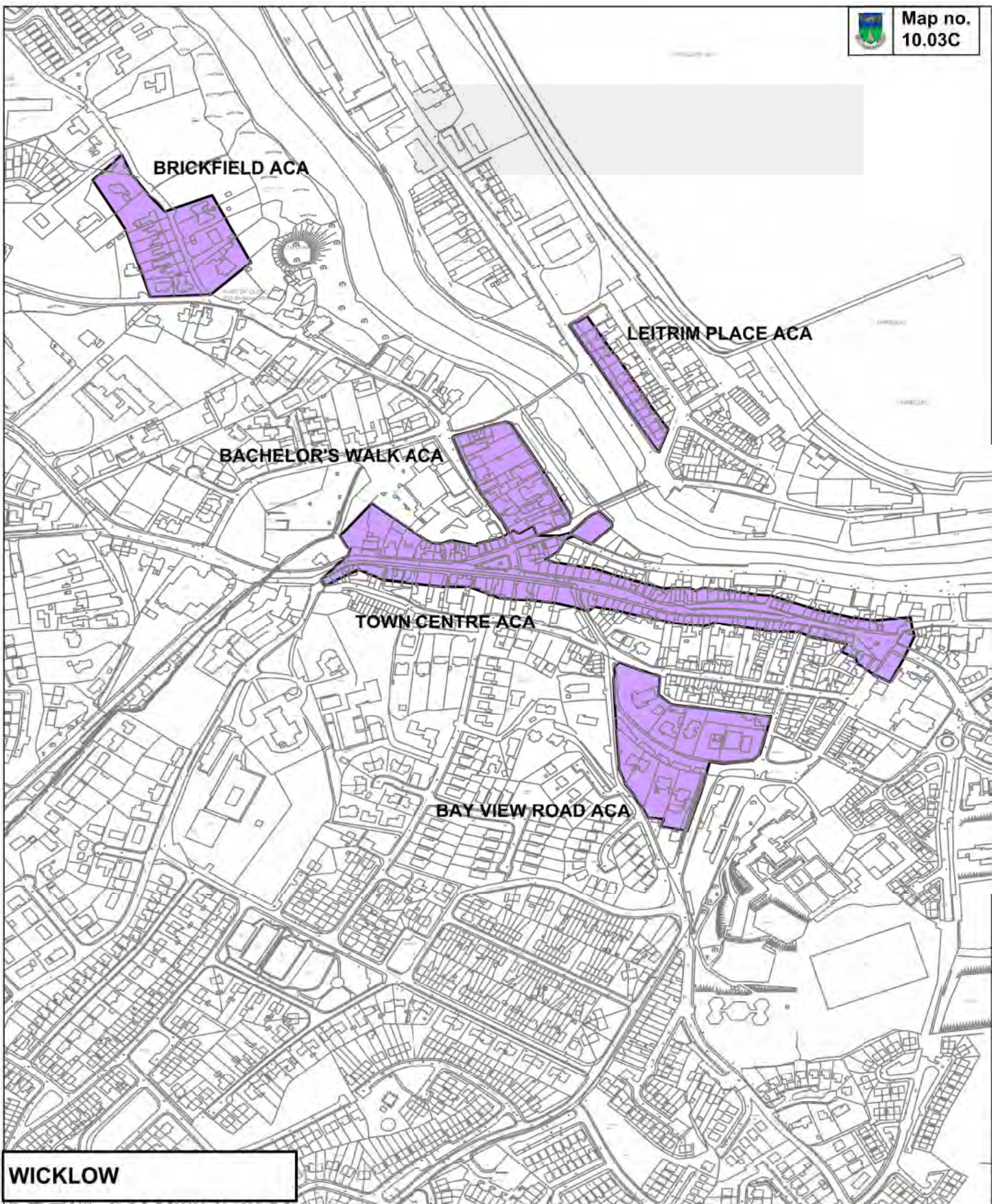


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# Architectural Conservation Areas



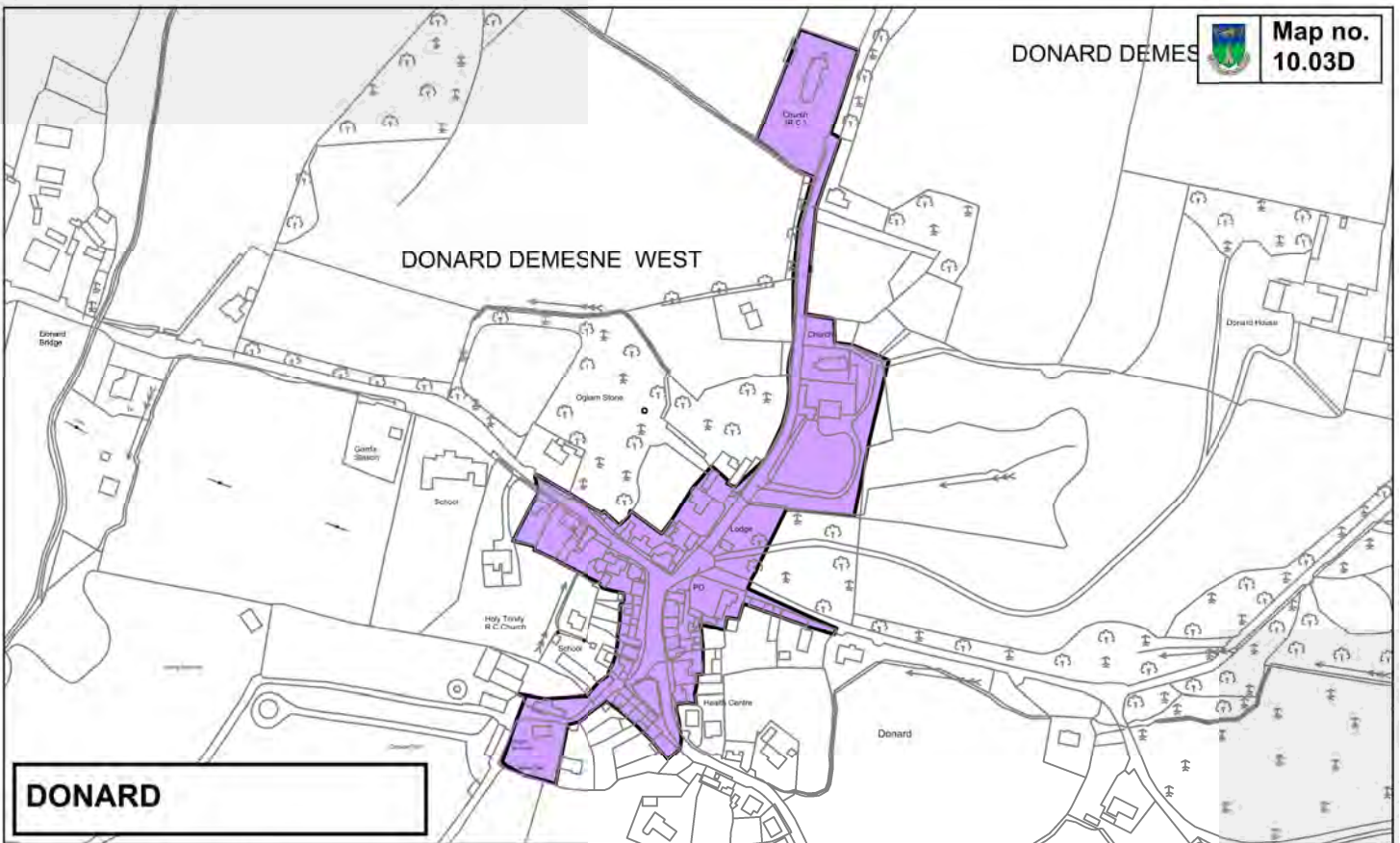
Architectural Conservation Areas



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# Architectural Conservation Areas



Architectural Conservation Areas



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## **Schedule 10.03 Wicklow Town ACA**

### **Wicklow Town**

#### **Town Centre ACA**

This description replaces the description in the Wicklow Town – Rathnew Development Plan 2013 – 2019. For all other ACAs descriptions refer to each individual plan.

#### **Location**

This ACA extends along the main street of Wicklow Town from the AIB / dental surgery on Abbey Street to 'Heels' on Fitzwilliam Square, the Bridge Tavern on Bridge Street and to 'Tá Sé's' / Courthouse on Market Square. This is the town centre of Wicklow and is also the main thoroughfare through the town. The tight clustering of buildings within the town lends a distinct and strong town character. Fitzwilliam Square and Market Square are the two significant public open spaces in the ACA.

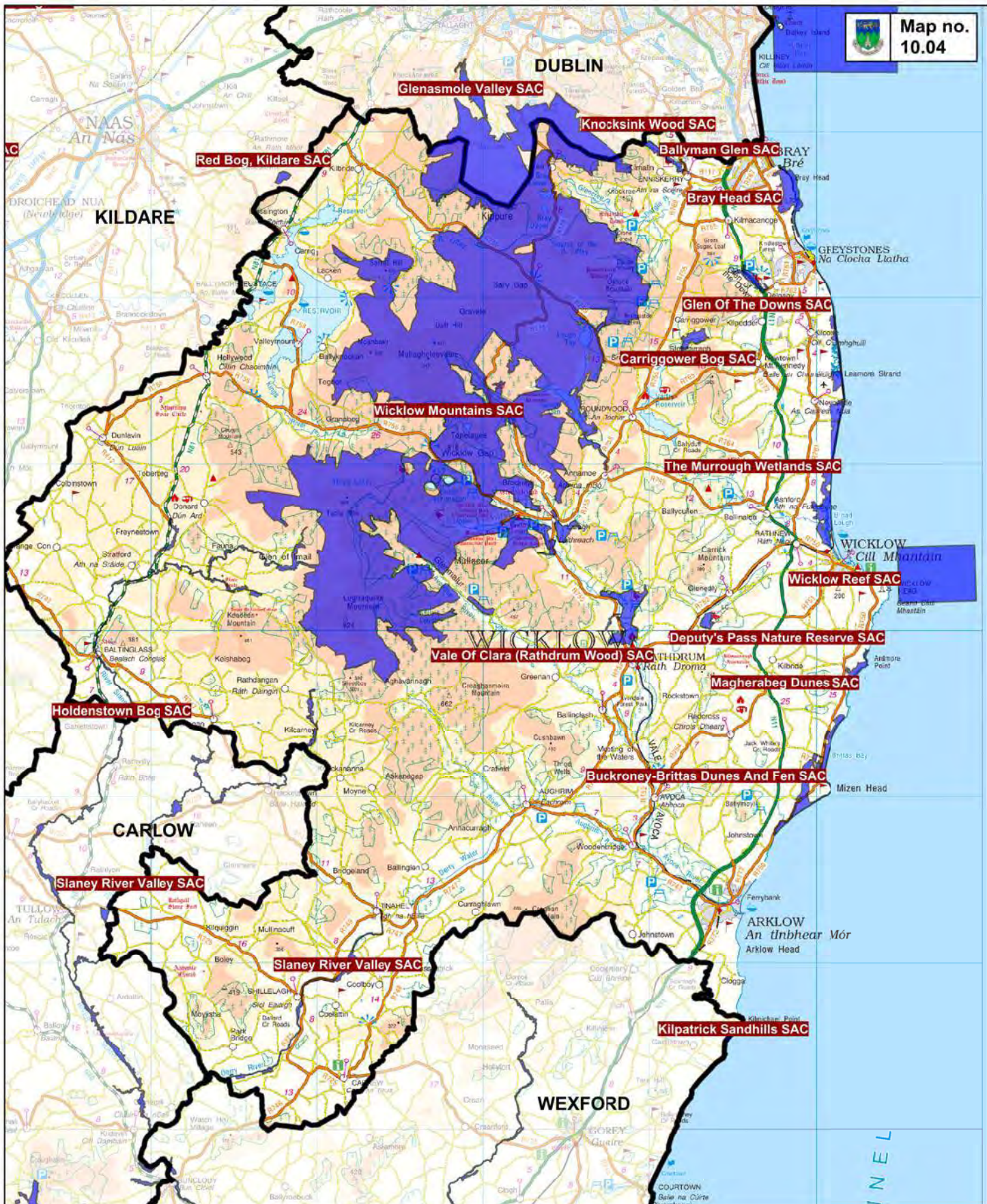
#### **Character**

The character of Wicklow Town is of historical interest containing many historical buildings and features. The town is also of considerable social and cultural interest within the County of Wicklow as a distinctive and attractive place. The main street of Wicklow sits on the slopes down to the Leitrim River with the eastern side of the main street obviously built on different levels with the presence of 'The Mall' retaining wall in the centre of the road and the southern row of buildings built at a significant height to the northern side of the road. The memorials commemorating two noted Wicklow men, Billy Byrne, hero of the 1798 Rebellion, and Captain Robert Halpin (1836-1894), responsible for laying an estimated 41,800 km of underwater telegraph cable, are of artistic and historical interest and are representative of local civic pride.

The Town Centre ACA has been designated based upon its architectural, historical and cultural importance. It has been designated based upon the following characteristics:

- Uniform building line
- Building height range of between two, three and four storeys
- Buildings constructed in the period 1750 to 1900
- Its role as the historic commercial and civic core of the town
- Plot widths dating from the medieval period in the range 5 to 7.5 metres
- Existence of design features that contribute to a harmonious visual environment including: traditional shopfronts; timber sash windows; smooth render building finishes; vertical emphasis fenestration; wood/timber doors
- Fitzwilliam Square and Market Square public open spaces with associated memorials.

The preservation of the character of the Town Centre ACA is essential to safeguarding the identity of the town and maintaining continuity with its development history. The collection of buildings and spaces within the ACA represent a unique aspect of Wicklow Town's built heritage and contribute to its attractiveness.



### Special Areas of Conservation

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Special Area of Conservation



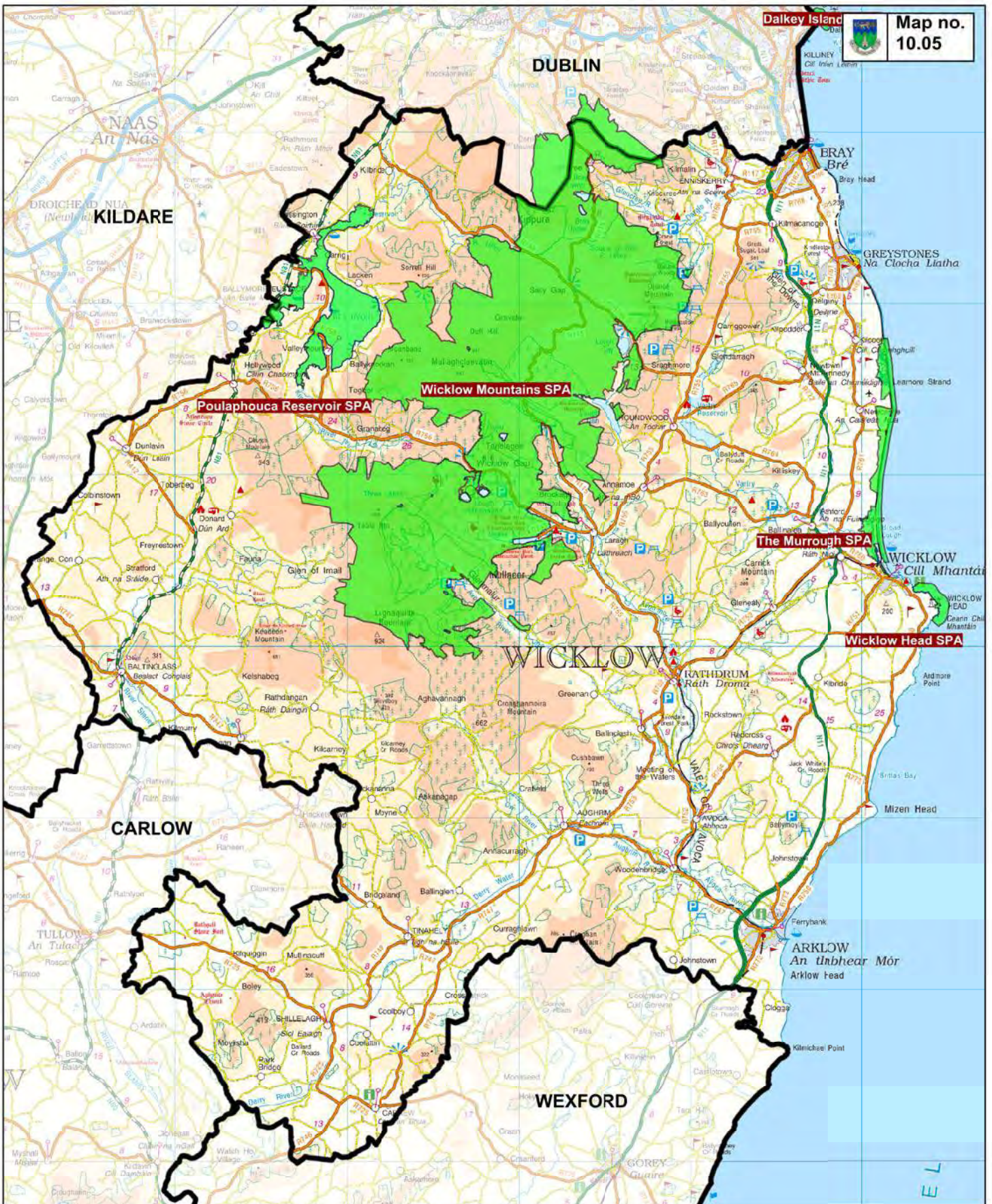
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**Schedule 10.04 Special Areas of Conservation (within and in proximity to County Wicklow)**

<b>No.</b>	<b>Name</b>
1	Red Bog, Kildare SAC
2	Ballyman Glen SAC
3	Bray Head SAC
4	Carriggower Bog SAC
5	Deputy's Pass Nature Reserve SAC
6	Glen Of The Downs SAC
7	Knocksink Wood SAC
8	Buckronev-Brittis Dunes And Fen SAC
9	Vale Of Clara (Rathdrum Wood) SAC
10	Slaney River Valley SAC
11	Glenasmole Valley SAC
12	Kilpatrick Sandhills SAC
13	Holdenstown Bog SAC
14	Magherabeg Dunes SAC
15	Wicklow Mountains SAC
16	The Murrugh Wetlands SAC
17	Wicklow Reef SAC



**Special Protection Area**



Special Protection Area

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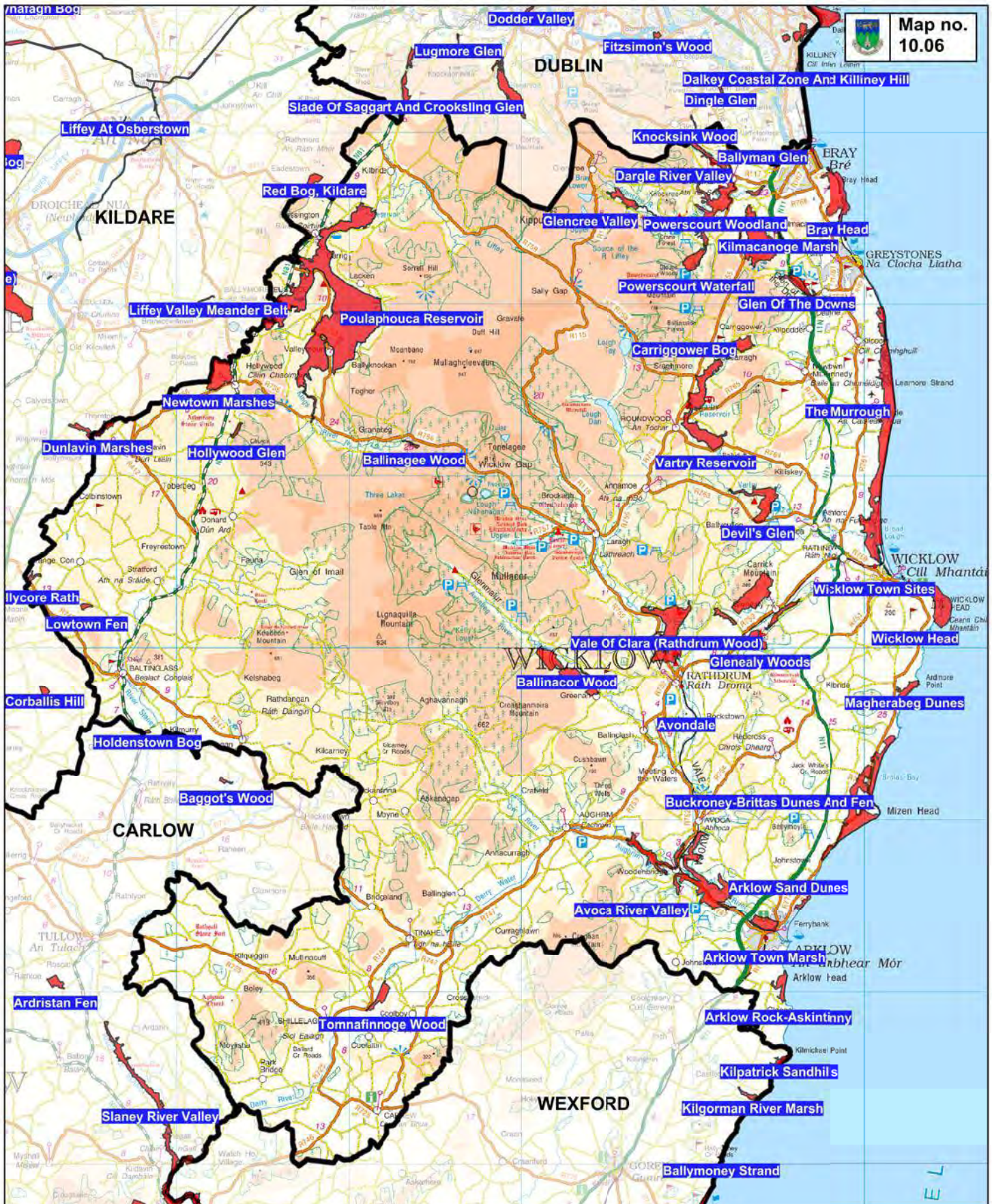
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## Schedule 10.05 Special Protection Areas

No.	Name
1	Wicklow Mountains National Park SPA
2	Poulaphuca Reservoir SPA
3	The Murrough Wetlands (including Kilcoole Marshes & Broadlough) SPA
4	Wicklow Head SPA





### Natural Heritage Area



Proposed Natural Heritage Area

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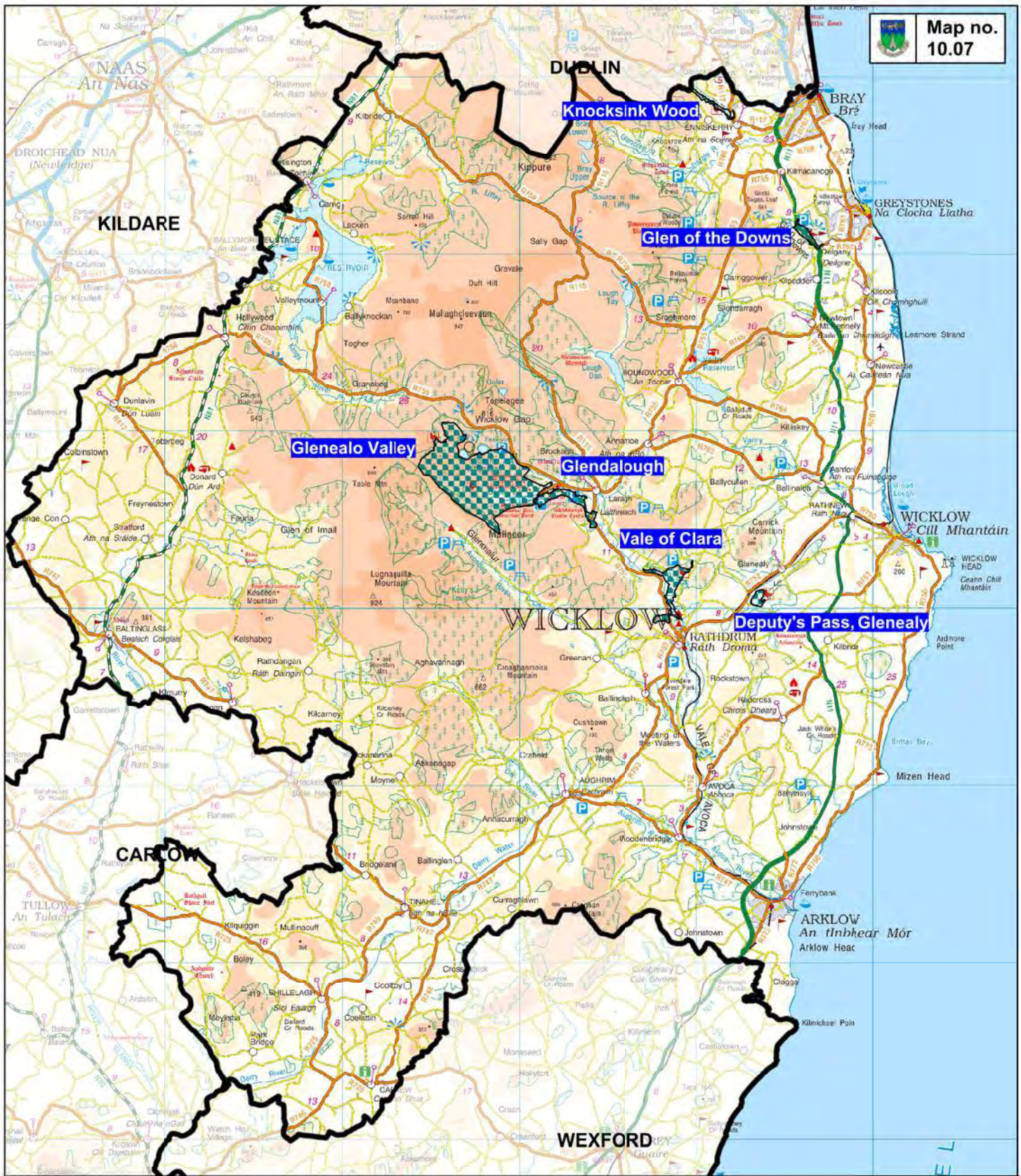
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### Schedule 10.06 Proposed Natural Heritage Areas in County Wicklow

<b>NPWS Site no.</b>	<b>pNHA</b>
713	Ballyman Glen
714	Bray Head
716	Carriggower Bog
718	Devil's Glen
719	Glen Of The Downs
724	Kilmacanoge Marsh
725	Knocksink Wood
729	Buckroneys-Brittias Dunes And Fen
730	The Murrough
731	Poulaphouca Reservoir
733	Vale Of Clara (Rathdrum Wood)
734	Wicklow Head
1745	Arklow Rock-Askintinny
1746	Arklow Sand Dunes
1748	Avoca River Valley
1749	Ballinacor Wood
1750	Ballinagee Wood
1751	Ballycore Rath
1754	Dargle River Valley
1755	Glencree Valley
1756	Glenealy Woods
1757	Holdenstown Bog
1759	Newtown Marshes
1764	Lowtown Fen
1766	Magherabeg Dunes
1767	Powerscourt Waterfall
1768	Powerscourt Woodland
1769	Great Sugar Loaf
1771	Vartry Reservoir
1772	Dunlavin Marshes
1852	Tomnafinnoge Wood
1929	Wicklow Town Sites
1931	Arklow Town Marsh
2053	Hollywood Glen
2093	Avondale



**Nature Reserve**



Nature Reserve

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### Schedule 10.07 Nature Reserves

No.	Name	Habitat
1	Glen of the Downs	Woodland
2	Deputy's Pass, Glenealy	Woodland
3	Vale of Clara	Woodland
4	Glendalough	Woodland
5	Glenealo Valley	Blanket bog, heath
6	Knocksink Wood	Woodland



**Tree Preservation Order**

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Trees and Woodlands with Existing Preservation Orders



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Map no. 10.08B



### Tree Preservation Order - Coollattan

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Trees and Woodlands with Existing Preservation Orders



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## Tree Preservation Order - Bray

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Trees and Woodlands with  
Existing Preservation Orders



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## Schedule 10.08 Existing Tree Preservation Orders

### County wide

ID	Description	Location
1	Birch Trees	Kilqueeny, Avoca
2	Trees at Avoca Handweavers	Glencormick South, Kilmacanogue
3	Trees in the vicinity of Glenree	Oldboleys
4	Oak trees	Quarry Road, Killincarrig, Greystones
5	Woodland	Coolattin Estate
6	Woodland	Coolattin Estate
7	Woodland	Coolattin Estate
8	Parkland trees	Coolattin Estate
9	Parkland trees	Coolattin Estate
10	Parkland trees	Coolattin Estate
11	Parkland trees	Coolattin Estate
12	Parkland trees	Coolattin Estate
13	Parkland trees	Coolattin Estate
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21	Parkland trees	Coolattin Estate
22	Parkland trees	Coolattin Estate
23	Parkland trees	Coolattin Estate
24	Woodland	Coolattin Estate
25	Woodland	Coolattin Estate
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38	Woodland	Coolattin Estate
39	Woodland	Coolattin Estate



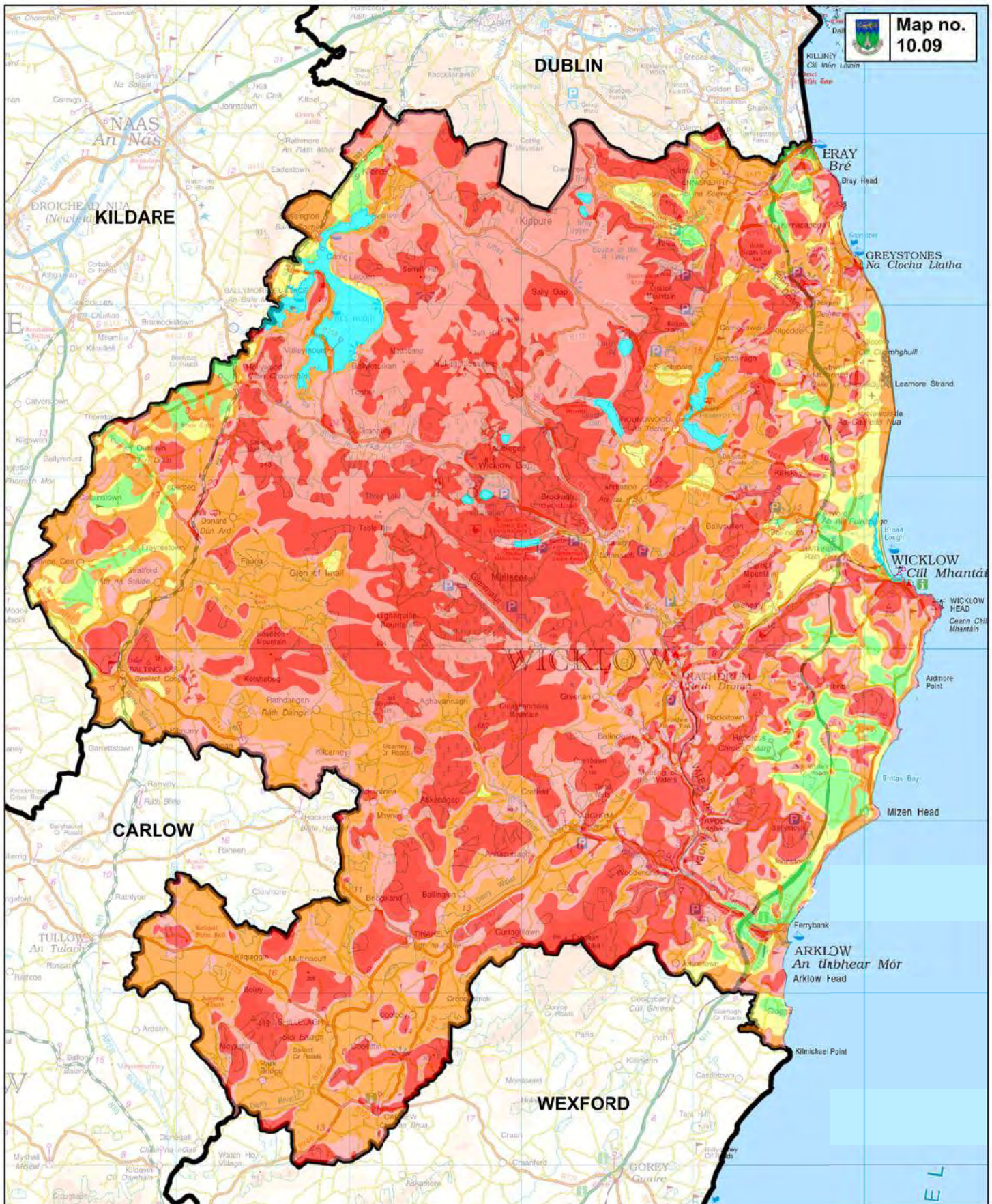
40	Oak, Pine Ornamental & boundary trees	Kendalstown Rise, Kindlestown Upper, Delgany
41	Woodlands & trees in the Dargle Glen	Tinnahinch Newtown, Cookstown & Kilcorney townlands
42	Larch, Scots Pine & Sycamore groups of trees	Knockrobin, Wicklow town
43	Roadside Beech trees	Holy Faith Convent, Kilcoole
44	Sycamore and Beech trees	Manor Kilbride, Blessington
45	Scots Pine and Spruce trees	Morepark, Newtownmountkennedy
46	Trees	Donard Lower (Ref 7654/02)

### Wicklow Town

ID	Description	Location
WTC01	Chestnut Tree	Parochial Hall, St Patrick's Road, Wicklow Town

### Bray

ID	Location
1	Kilbride Lane
2	Violet Hill
3	Brook House School and Killarney Glen, Herbert Road
4	Ballywaltrim Grove, Killareny Road
5	Oldcourt House and Vevay House, Swan River Valley
6	Grounds of Loreto Convent
7	Grounds of Presentation College
8	Bray Head
9	Duncairn Terrace
10	Swan river valley to Bray Bridge (The Maltings)
11	Small woodland and ecclesiastical remains, Fairyhill housing estate
12	Florence Road
13	Ballywaltrim Lane
14	Entrance to Elgin Wood, Killarney Road
15	Wooded slopes east of Dargle River
16	Wooded slopes from St. Valery's Bridge to Kilbride Church
17	Ledwidge Crescent



# Ground Water Vulnerability

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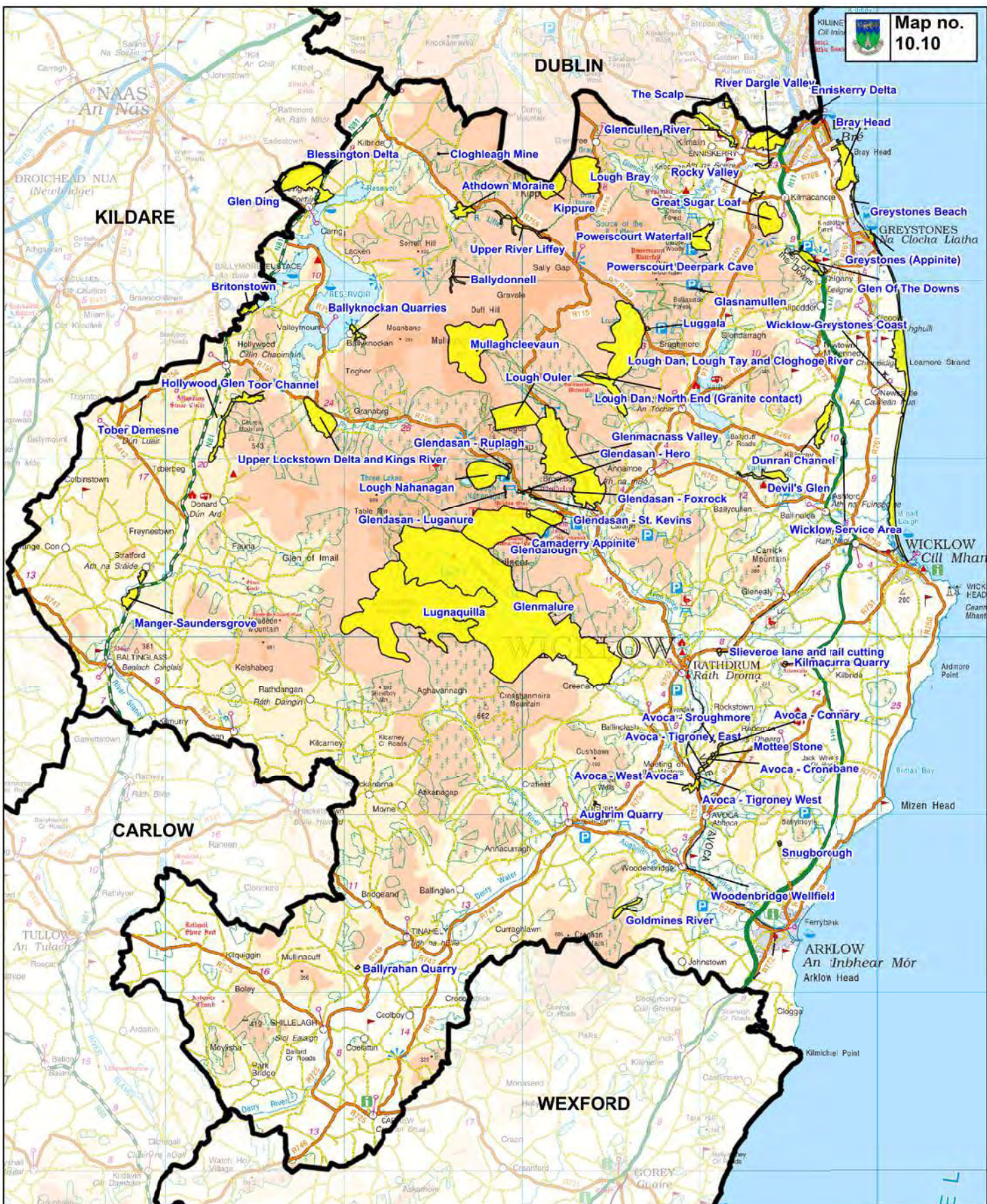
- Extreme (Rock Surface/Karst)
- Extreme
- High
- Moderate
- Low
- Water



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### County Geological Sites

 County Geological Sites

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**Schedule 10.10**

**County Geological Sites**

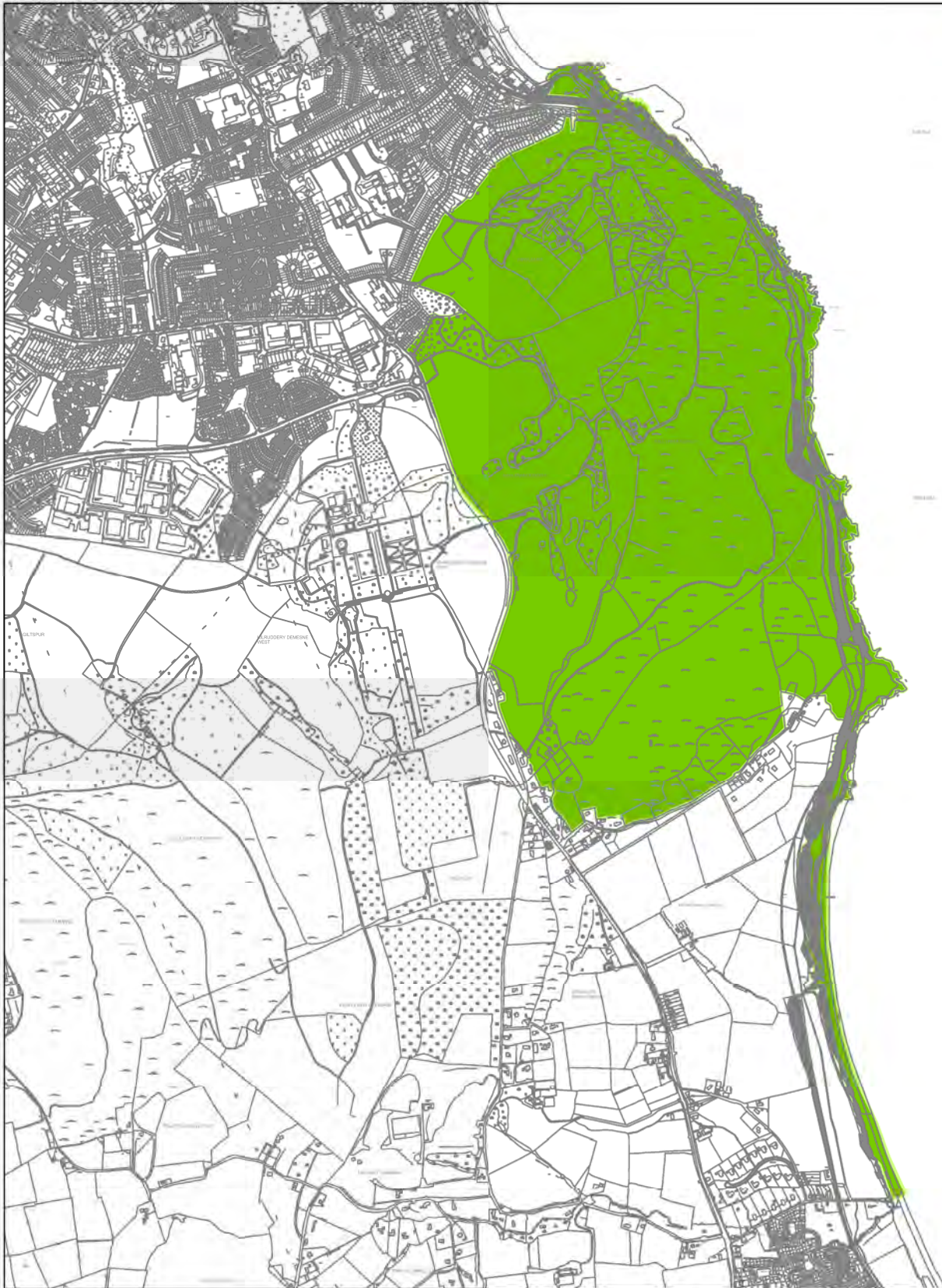
	<b>Site Name</b>	<b>Site Description</b>	<b>Recommended candidate NHA</b>	<b>Geological Feature</b>
1	Powerscourt Waterfall	A large corrie with a notable waterfall in the corrie backwall		Important for both the glacial feature and for the rocks influence in forming the waterfall
2	Bray Head	Coastal headland with extensive natural exposure and sea cliffs, plus railway cuttings	●	The Cambrian trace fossils found on Bray Head are a type locality for some species, and important
3	Greystones Beach	A 2 km long coastal section exposing several units of glacial till	●	A particularly impressive exposure into deep glacial tills, with several unique elements exposed
4	Rocky Valley	This site comprises a very small, disused quarry on side of the Rocky Valley	●	Palynological data provide the most reliable age so far obtained for the Bray Group rocks
5	Slieveroe lane and rail cutting	A lane and a short section of railway cutting	●	Graptolite fossils from black slates and a rich assemblage of brachiopods and trilobites
6	Mottee Stone	A large erratic boulder, perched at approximately 250m above sea level on a prominent hill		An important site in terms of imagining the power of glaciation
7	Powerscourt Deerpark Cave	A small cave, which may have been enlarged by excavation, within a stream bed	●	This cave is the only known natural cave in Wicklow
8	Avoca - Connary	Connary mine site is on high ground surrounded by rolling farmland and private dwellings	●	Mining last took place in Connary in the 19th Century; subsequently, open shafts were capped
9	Avoca - Cronebane	Cronebane is centred on Cronebane open mine pit	●	The site covers the area of the 19th-century Cronebane mine site, of which little remains
10	Avoca - Tigroney East	A narrow site containing a deep open pit, as well as extensive mine-waste covered ground	●	Tigroney East was the site of intensive mining in the 18th, 19th, and the 20th century
11	Avoca - Tigroney West	This site includes a flat area and a steep, partly wooded section hosting huge volumes of mine waste	●	Tigroney West contains the largest and best-preserved engine house at Avoca
12	Avoca - West Avoca	West Avoca occupies a hillside site above the Avoca River and a large grassy site on the river bank	●	The West Avoca site incorporates two major 19th-century mine sites, Ballygahan and Ballymurtagh
13	Glendasan - St. Kevins	St. Kevin's mine site is on the north bank of the Glendasan River		The St. Kevin's site is unusual in Glendasan as it was the focus of extensive 20th-century mining
14	Glendasan - Foxrock	Foxrock mine site is located on the north side of the Glendasan River		The Foxrock site is one of the most prominent mine sites in the Glendasan valley
15	Glendasan - Hero	The site, in two parts, is on the south bank of the Glenealo River	●	This is one of the best preserved and studied 19th-century ore processing sites in the country
16	Glendasan - Ruplagh	The site is spread over an area in excess of 8 hectares in moorland		The Ruplagh site is the western-most mine site in the Glendasan valley
17	Glendasan - Luganure	The site comprises two 19th century mine sites on the northern slopes of Camaderry Mountain		The Luganure-Hawkrock site is one of the most substantial 19th century mine sites in the valley
18	Ballyknockan Quarries	Inactive granite quarries are surrounded by a dispersed village		The economic importance of the stone quarrying industry to the growth of Dublin was significant
19	Glasnamullen	A long stream section with rock exposures in the bed and banks		The site is a rare piece of evidence of faulting in eastern Ireland from the Miocene
20	Athdown Moraine	The Athdown Moraine is a large body of sands & gravels deposited at the end of the last Ice Age.		The Athdown Moraine includes a distinctive hummocky topography at Athdown
21	Blessington Delta	A large accumulation of sands and gravels	●	A high, striking example of a dry sand and gravel

		which has been quarried extensively		ridge, standing proud of the surrounding landscape
22	Britonstown	Two interlocking glacial meltwater channels, formed by water escaping from Glacial Lake Blessington		A site with good teaching potential on glacial meltwater erosion, as the feature is accessible
23	Dunran Channel	A deep channel that was formed by meltwater erosion on the eastern flank of the Wicklow Mountains		The Dunran channel is up to 80m deep and has a U-shaped profile, typical of meltwater channels
24	Enniskerry Delta	A large accumulation of sands and gravels which has been quarried extensively historically		An excellent example of a deglacial, ice marginal, meltwater-deposited feature
25	Glen Of The Downs	A deep channel that was formed by meltwater erosion on the northeastern flank of the mountains	●	The Glen of the Downs is considered to have formed completely in the late-glacial Period
26	Glenmacnass Valley	The Glenmacnass Valley is a deep glacial valley in the central Wicklow Mountains	●	A stunning example of a glaciated U-shaped valley, with steep sides, a flat floor, and a waterfall
27	Glenmalure	The Glenmalure valley is one of the longest glacial valleys in the country	●	The Glenmalure mines are of interest as the oldest of the lead mines along the edge of the granite
28	Lough Ouler	Lough Ouler rests within a deep glacial corrie, situated in the centre of the Wicklow Mountains		This is a fine example of a corrie, with bounding moraine feature
29	Woodenbridge Wellfield	The Woodenbridge Wellfield is the public water supply source for the Arklow area		These are very productive bored wells which are among the top-yielding wells in the country
30	Lough Nahanagan	Lough Nahanagan rests within a deep glacial corrie, situated in the centre of the Wicklow Mountains	●	The post-glacial period in Ireland is called the Nahanagan Stadial following dating of the moraines
31	Manger-Saundersgrove	The Manger-Saundersgrove site includes a number of elevated fields under pasture		The fields comprise a 'delta' feature composed of deep glaciofluvial and glaciolacustrine sediments
32	Snugborough	A deep hollow along a hedgerow, which separate two fields, which is a 'pingo rampart'		The feature is an excellent example of a periglacial feature, formed in permafrost
33	Tober Demesne	A spring emerges from deep glaciofluvial gravels & flows into a man-made 'fish pond' feature.		One of the largest springs in County Wicklow
34	Toor Channel	A deep channel formed by meltwater erosion on the northwestern flank of the Wicklow Mountains	●	The Toor Channel is up to 40m deep and has a U-shaped profile, typical of meltwater channels
35	Glen Ding	A deep channel formed by meltwater erosion on the northwestern flank of the Wicklow Mountains		Glen Ding is up to 50m deep and has a U-shaped profile, typical of meltwater channels
36	Upper Lockstown Delta & Kings River	A large accumulation of sands and gravels which has been quarried extensively	●	This is an excellent example of a deglacial, ice marginal, meltwater-deposited feature
37	Wicklow Service Area	This is a long cutting behind a new Motorway Service Station		This fresh and large exposure of Bray Group rocks gives a detailed picture of rock structure
38	Aughrim Quarry	The site consists of two abandoned quarries cut into the western side of a hill		The quarries at Tinnakilly are among the best exposures of a certain suite of minor granitoids
39	Avoca - Sroughmore	The Sroughmore site is a hillside pasture field on the northwestern side of the Connary mine site	●	Sroughmore contains two concrete structures that are the remains of a 19th-century aerial ropeway
40	Ballydonnell	The Ballydonnell floodplain occupies the floor of one of three basins that make up the Upper Liffey		One of the best sites in Wicklow for studying environmental change since the last ice age
41	Ballyrahan Quarry	A small long-abandoned quarry developed in a minor granitoid intrusion		The site contains the best exposure of microtonalite; unique tungsten-tin mineralization in Wicklow

42	Camaderry Appinite	Extensive, large-scale outcrops on the upper part of the southern face of Camaderry Mountain		The site provides excellent exposure in the most significant appinite intrusion in southeast Ireland
43	Glendalough	A deep glacial valley in the central Wicklow Mountains, including mining sites within	●	A superb example of a glacial valley; the many, accessible mine features add considerable interest
44	Cloghleagh Mine	A small, probably quarried, escarpment of rock includes a small mine adit		The site contains a fault zone with minerals which can be seen close up in the buttress of rock
45	Devil's Glen	A deep ravine, oriented east-west, bounded by woodland& stretches a distance of almost 3km		The location has good potential as a teaching site on glacial meltwater erosion
46	Glencullen River	A narrow, steep-sided wooded valley in the northeast Wicklow Mountains		The valley formed along a geological fault and is a meltwater channel
47	Goldmines River	The site consists of a c. 1.5km-long section of river, typically 2-3 m wide		This is the site of Wicklow's gold rush or 1798 when placer gold was discovered in the gravels
48	Great Sugar Loaf	A prominent, scree covered, quartzite conical mountain peak		The steep upper slopes are blanketed with extensive patches of loose angular quartzite boulders
49	Greystones (Appinite)	A section of rocky coastline on the scenic and popular Greystones waterfront		The igneous rocks at Greystones are unique because the contact zone is crowded with inclusions
50	Kilmacurra Quarry	Kilmacurra Quarry is a large, partly flooded quarry developed in a diorite intrusion, now abandoned		The quarry provides good exposure of diorite on quarry faces and in loose blocks
51	Hollywood Glen	A deep channel formed by meltwater erosion on the northwestern flank of the Wicklow Mountains	●	Hollywood Glen is up to 60m deep and has a U-shaped profile, typical of meltwater channels
52	Kippure	A landmark mountain on the South Dublin-Wicklow county boundary, capped with a prominent tower		This site is excellent for observing the effects of long-term (millennial scale) peat erosion
53	Lough Dan, Lough Tay & Cloghoge River	Scenic lakes occupying depressions in the floors of two adjoining U-shaped valleys		Classic example of U-shaped glacial valleys in one of Wicklow's most scenic glacial landscapes
54	Lough Bray	The Lough Bray site consists of two lakes that occupy two of the most accessible corries in Ireland	●	This is a fine example of two corries and an arête, with bounding moraine features
55	Lough Dan, North End (Granite contact)	Here the granite-schist contact zone is clearly visible on the mountain slopes flanking the valley		This is an excellent educational site, used by third level student groups, and is accessible
56	Luggala	The site consists of several large outcrops flanking the public road above Lough Tay		The occurrences of coticule at Luggala are relatively abundant and accessible
57	Lugnaquilla	Lugnaquilla is the highest mountain in County Wicklow, and Leinster	●	This site is of special interest with fine glacial features and the Leinster Batholith slate cap
58	Mullaghcleevaun	The site comprises eroded peatland, exposed granite blockfields, perched boulders, granite sand		An excellent site for observing the results of long-term (millennial scale) peat erosion
59	River Dargle Valley	A stretch of the river meandering from a wide and flat valley into cascades		This is an important County Geological site partly because of its dramatic gorge landform
60	The Scalp	The Scalp comprises a deep channel that was formed by meltwater erosion	●	The Scalp channel is up to 70m deep and has a U-shaped profile, typical of meltwater channels
61	Upper River Liffey	A wide river floodplain in the upper Liffey catchment as well as flanking terraces		The site is very important to the understanding of past environmental changes in Wicklow
62	Wicklow-Greystones Coast	An uninterrupted shingle beach extending for over 17km long between Greystones and Wicklow	●	The shingle ridge (beach) is a feature understood to have formed around 5,000 years ago



Map no.  
10.11



## Special Amenity Area Orders

WICKLOW COUNTY  
DEVELOPMENT PLAN 2016-2022



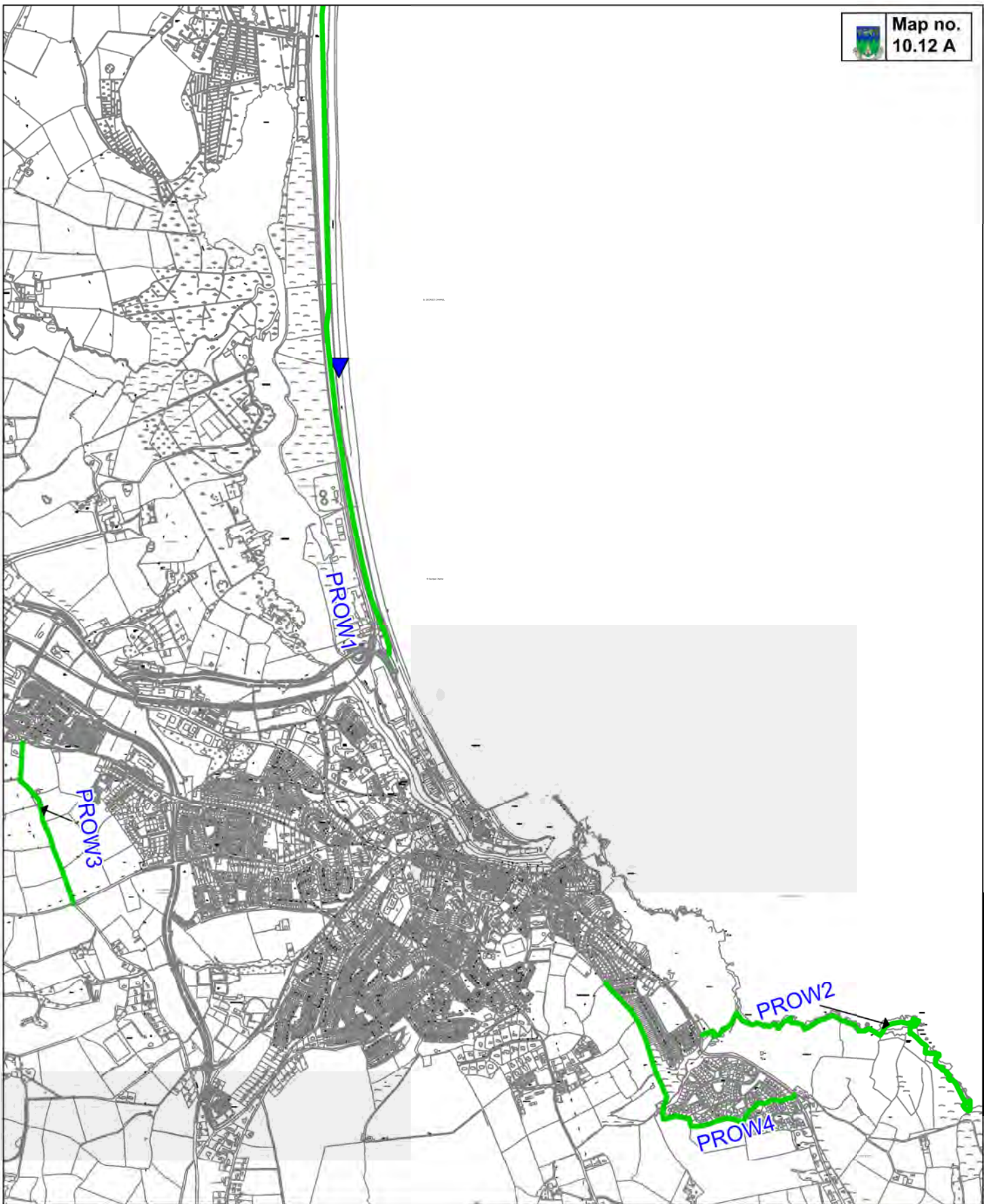
Bray Head SAAO



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## Public Rights of Way

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Public Rights of Way



Point of merger between PROW1 and PROW6

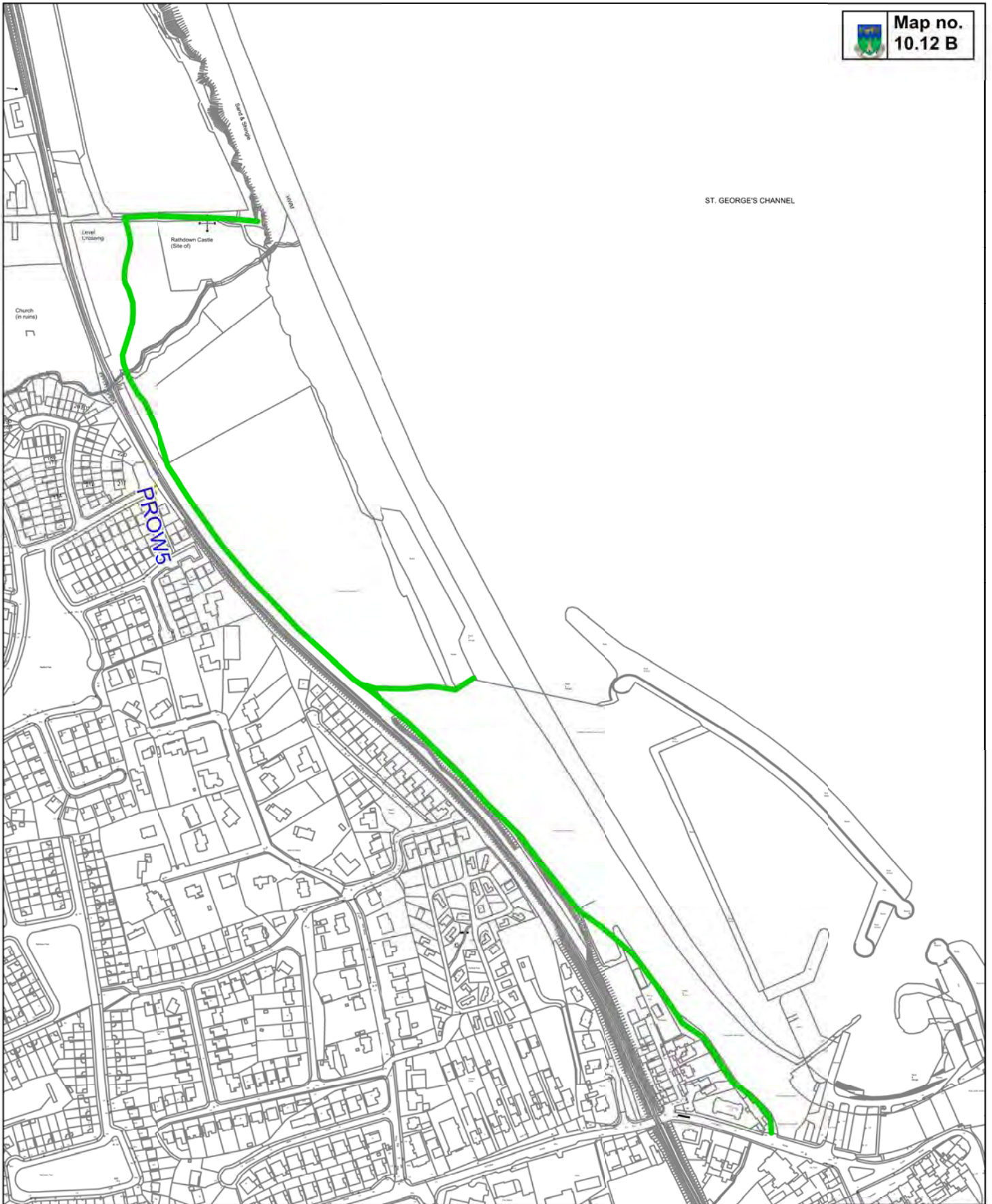


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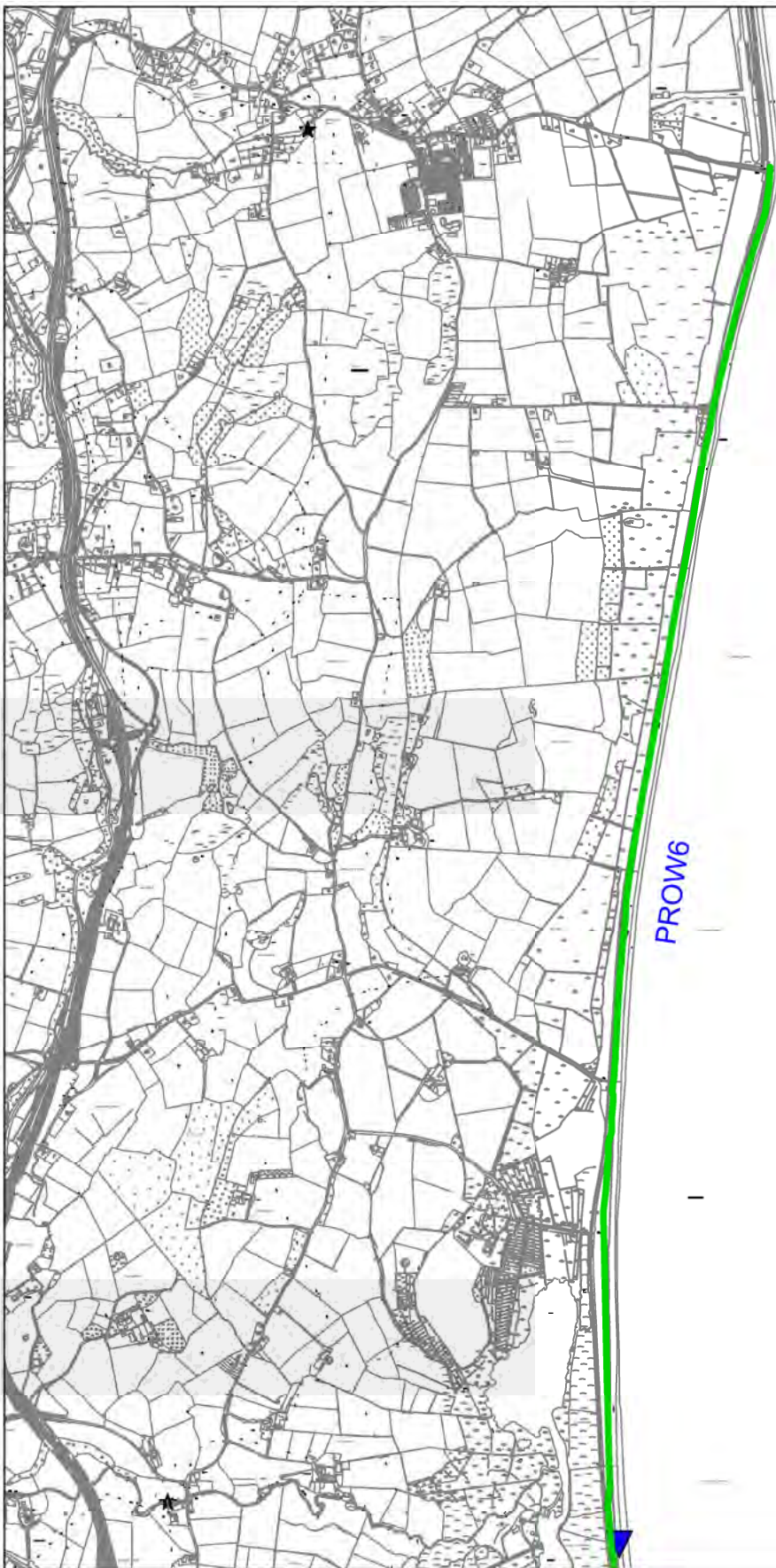
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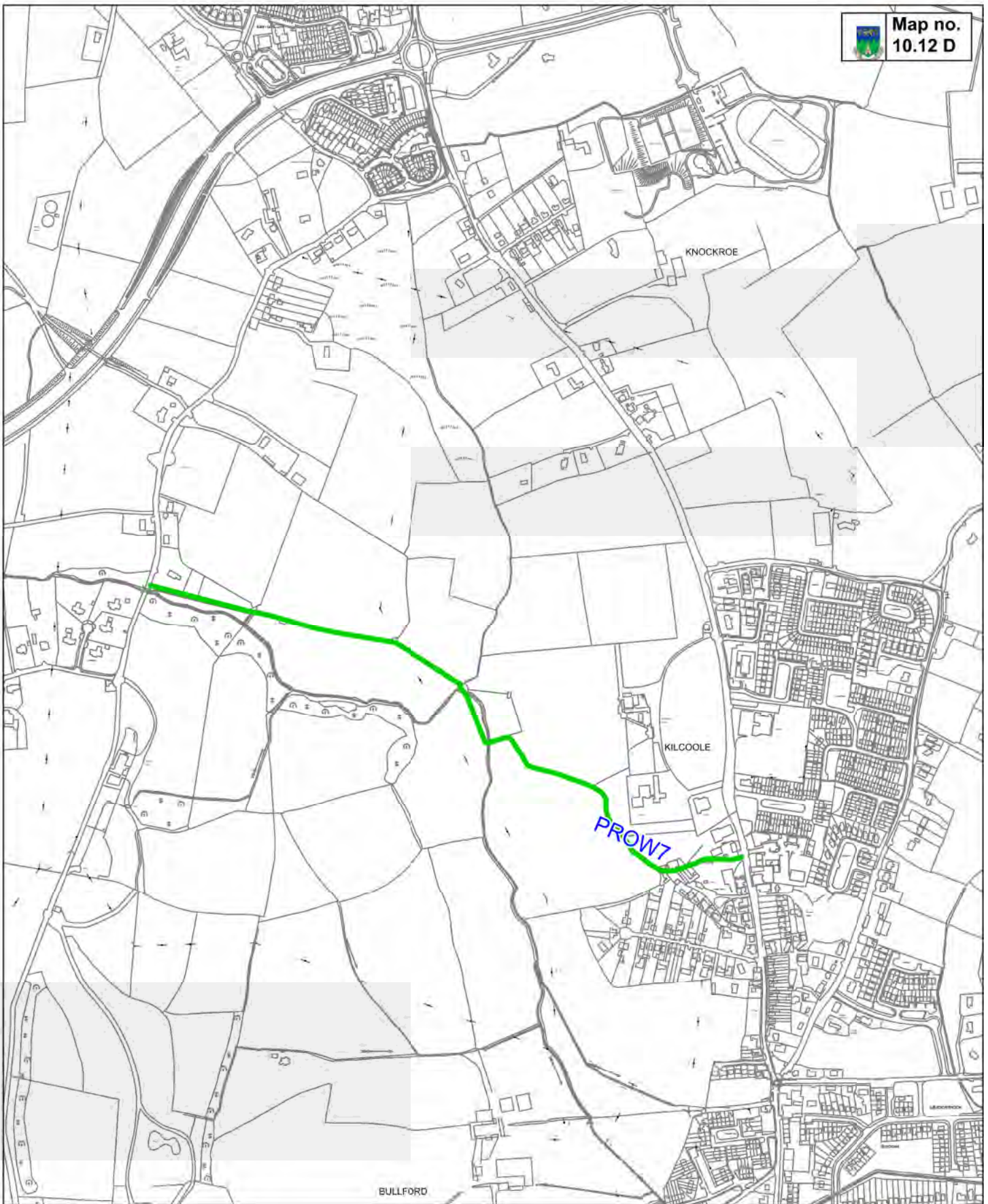
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-  Point of merger between PROW1 and PROW6



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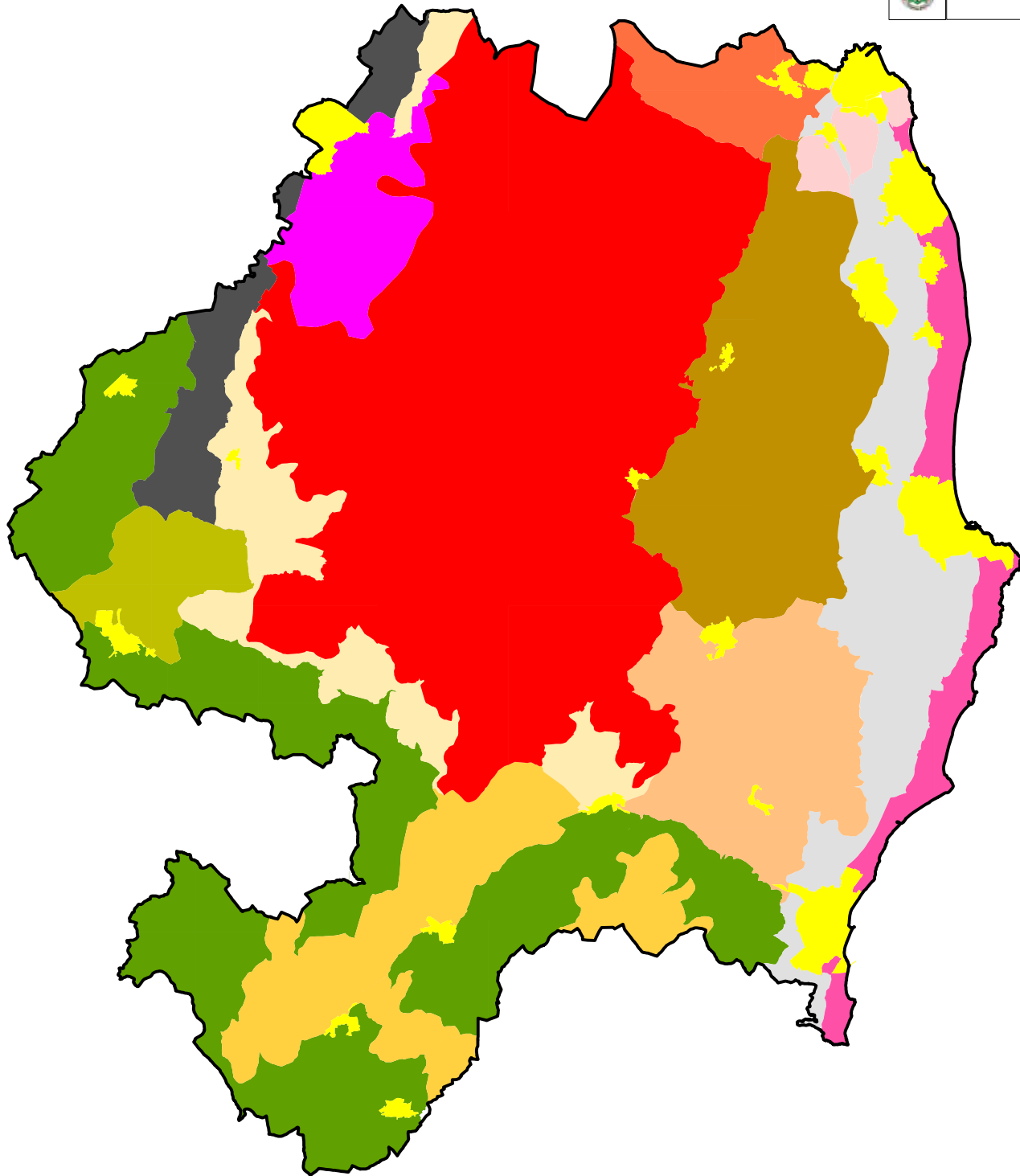
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**Wicklow Landscape Category Map**

**LEGEND**

- |   |  |   |                              |
|---|--|---|------------------------------|
|  | Mountain Uplands (1 - AONB)            |  | Transitional Lands (5 - AHA) |
|  | Poulaphuca Reservoir (2 - AONB)        |  | Corridor Area West           |
|  | Glencree/Glencullen (3 - AONB)         |  | Corridor Area East           |
|  | The Northern Hills (4 - AONB)          |  | Rolling Lowlands             |
|  | Baltinglass Hills (1 - AHA)            |  | Urban Areas                  |
|  | Southern Hills (2 - AHA)               |  | Coastal Area (AONB)          |
|  | South East Mountain Lowlands (3 - AHA) |  | County Boundary              |
|  | North East Mountain Lowlands (4 - AHA) |   |                              |

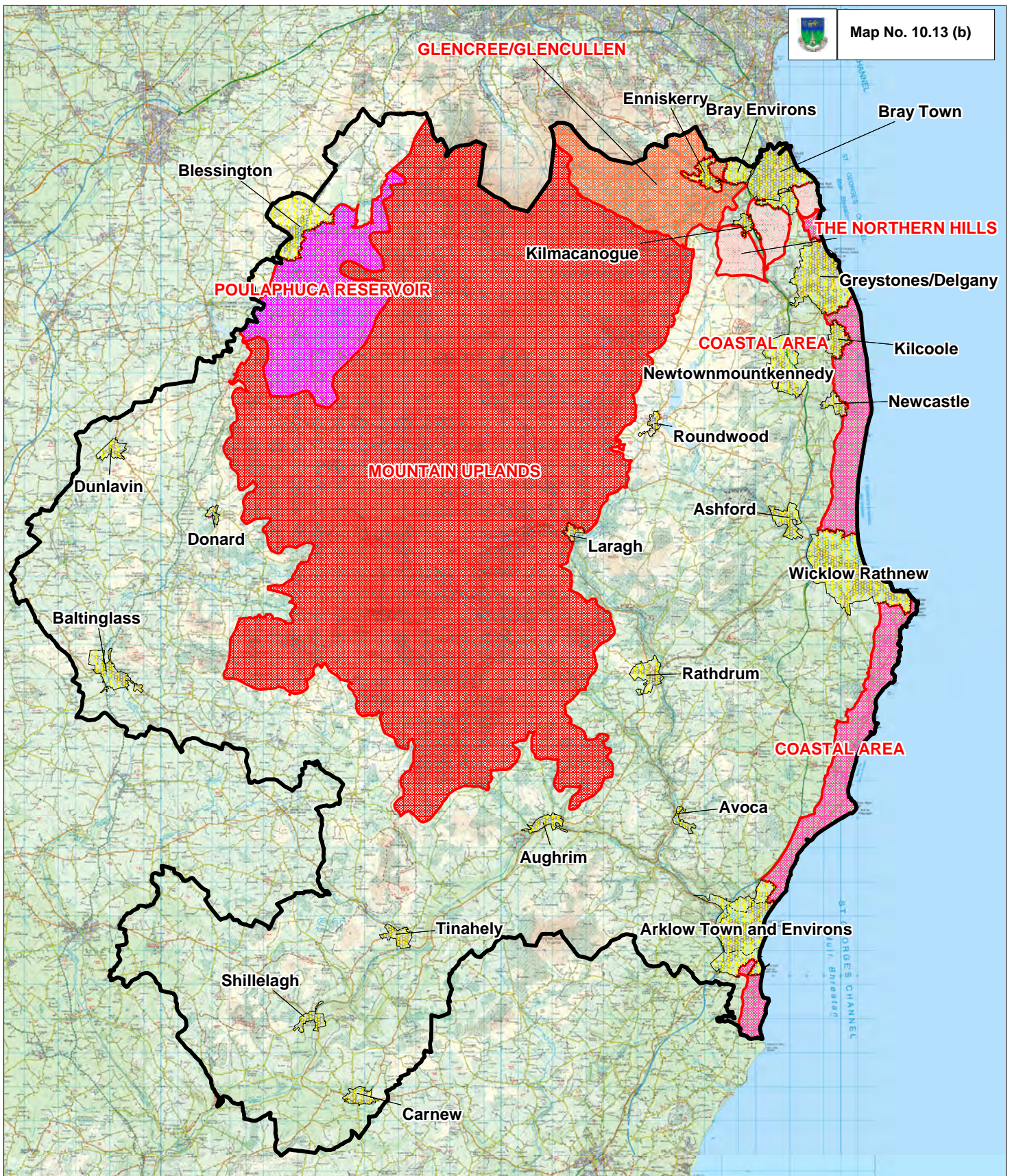
**Wicklow County Development Plan 2016-2022**



**Wicklow County Council Planning Department**

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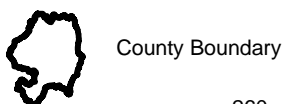


**Wicklow Landscape Category Map**

**Wicklow County Development Plan 2016-2022**

**LEGEND - AREAS OF OUTSTANDING NATURAL BEAUTY (AONB) LANDSCAPE CATEGORIES**

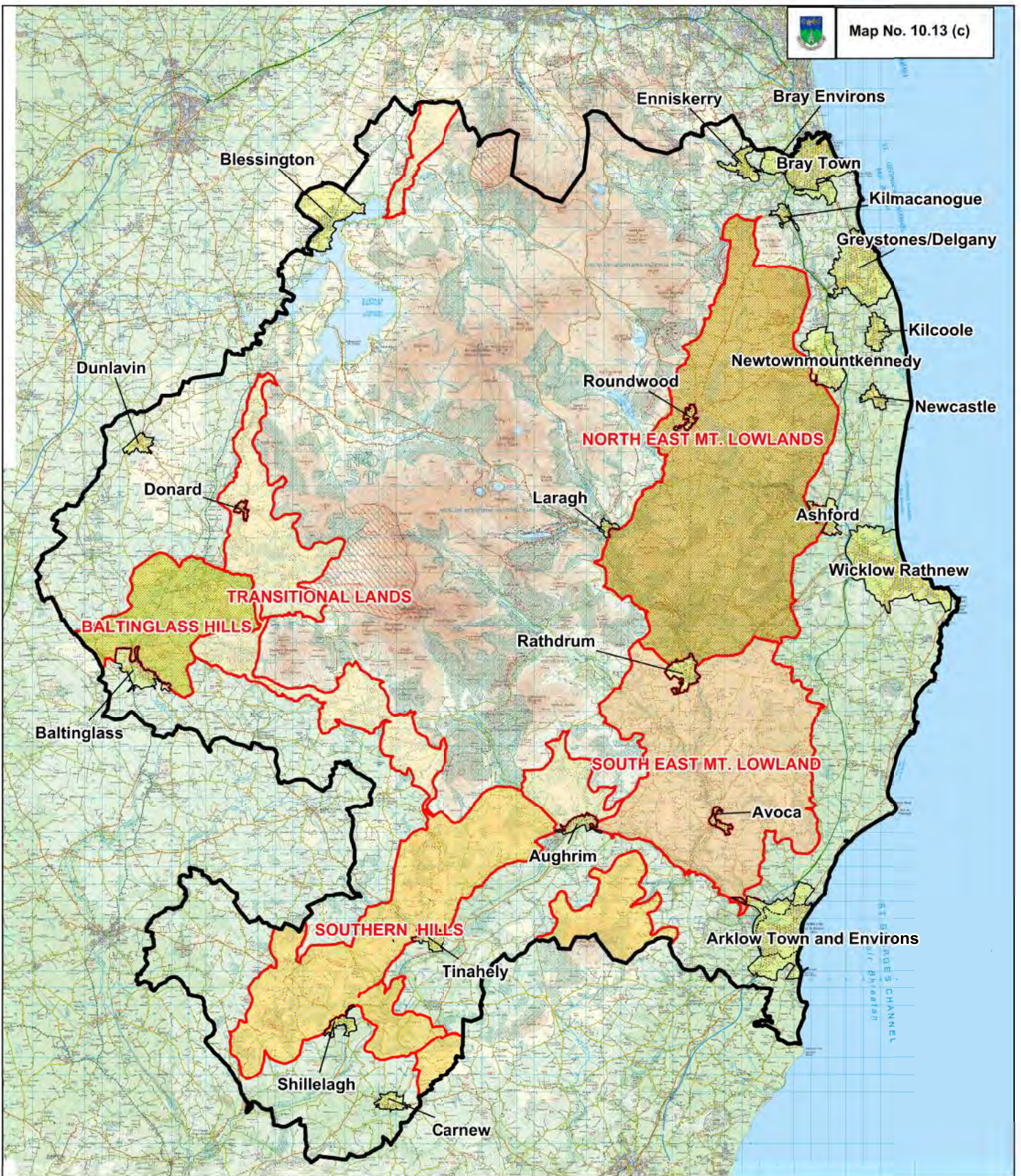
- |   |                                 |   |                               |
|---|---------------------------------|---|-------------------------------|
|  | Mountain Uplands (1 - AONB)     |  | The Northern Hills (4 - AONB) |
|  | Poulaphuca Reservoir (2 - AONB) |  | Coastal Area (AONB)           |
|  | Glencree/Glencullen (3 - AONB)  |   | Urban Areas                   |



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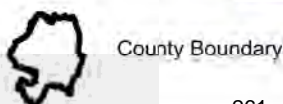


Wicklow Landscape Category Map

Wicklow County Development Plan 2016-2022

LEGEND - AREAS OF HIGH AMENITY (AHA) LANDSCAPE CATEGORIES

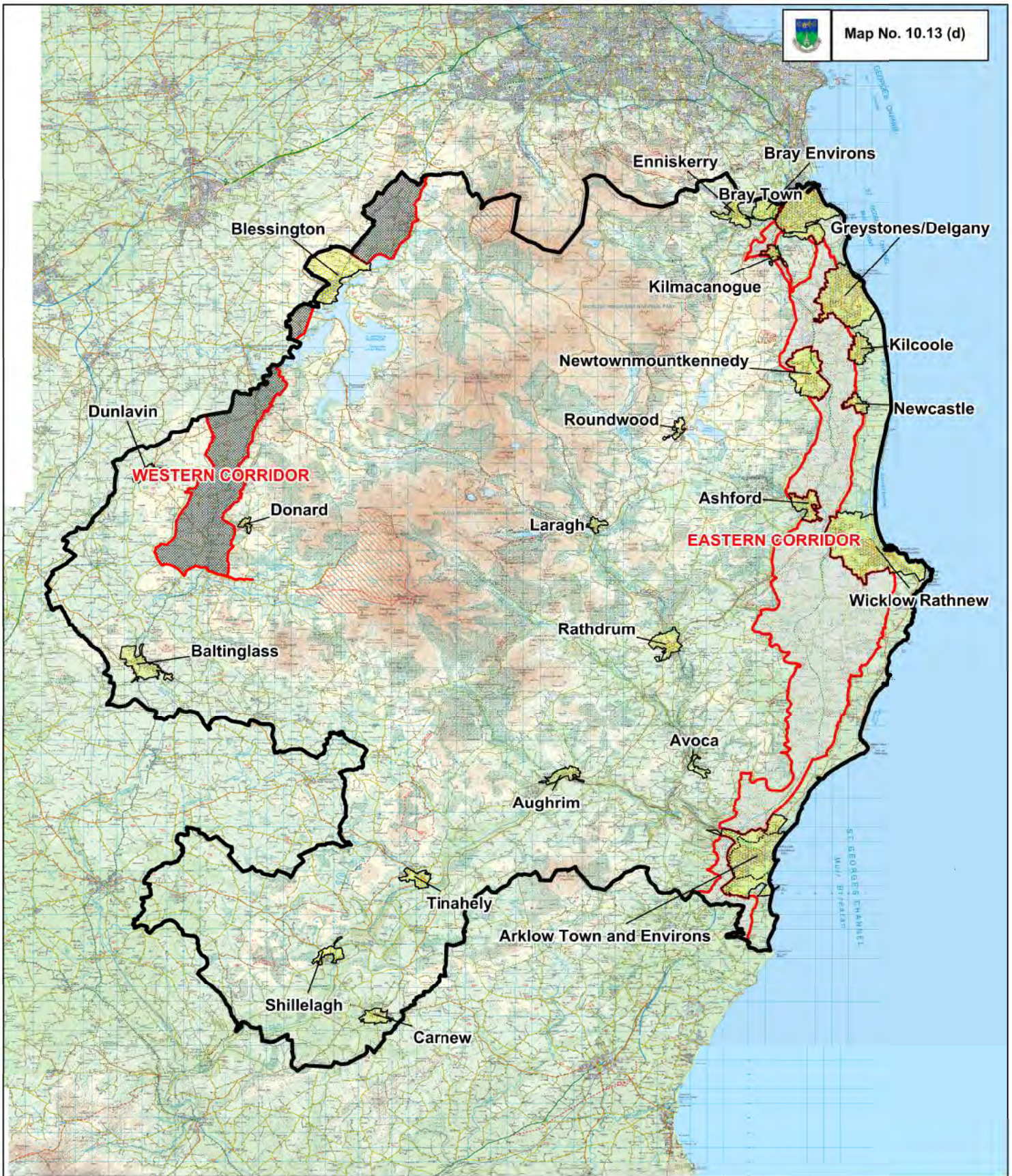
- Baltinglass Hills (1 - AHA)
- Southern Hills (2 - AHA)
- South East Mountain Lowlands (3 - AHA)
- North East Mountain Lowlands (4 - AHA)
- Transitional Lands (5 - AHA)
- Urban Areas



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Wicklow  
Landscape  
Category Map

**LEGEND - CORRIDOR AREA LANDSCAPE CATEGORIES**

-  Western Corridor
-  Eastern Corridor
-  Urban Areas

-  County Boundary



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Wicklow Landscape Category Map

**LEGEND - ROLLING LOWLANDS LANDSCAPE CATEGORIES**

-  Rolling Lowlands
-  Urban Areas
-  County Boundary

Wicklow County Development Plan 2016-2022

  
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Map no. 10.14 A



### Views of Special Amenity Value or Special Interest

WICKLOW COUNTY DEVELOPMENT PLAN 2016-2022



View

Views listed for the towns of Bray, Wicklow and Greystones are listed and mapped in each individual local plan.



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## Views of Special Amenity Value or Special Interest

WICKLOW COUNTY  
DEVELOPMENT PLAN 2016-2022



View

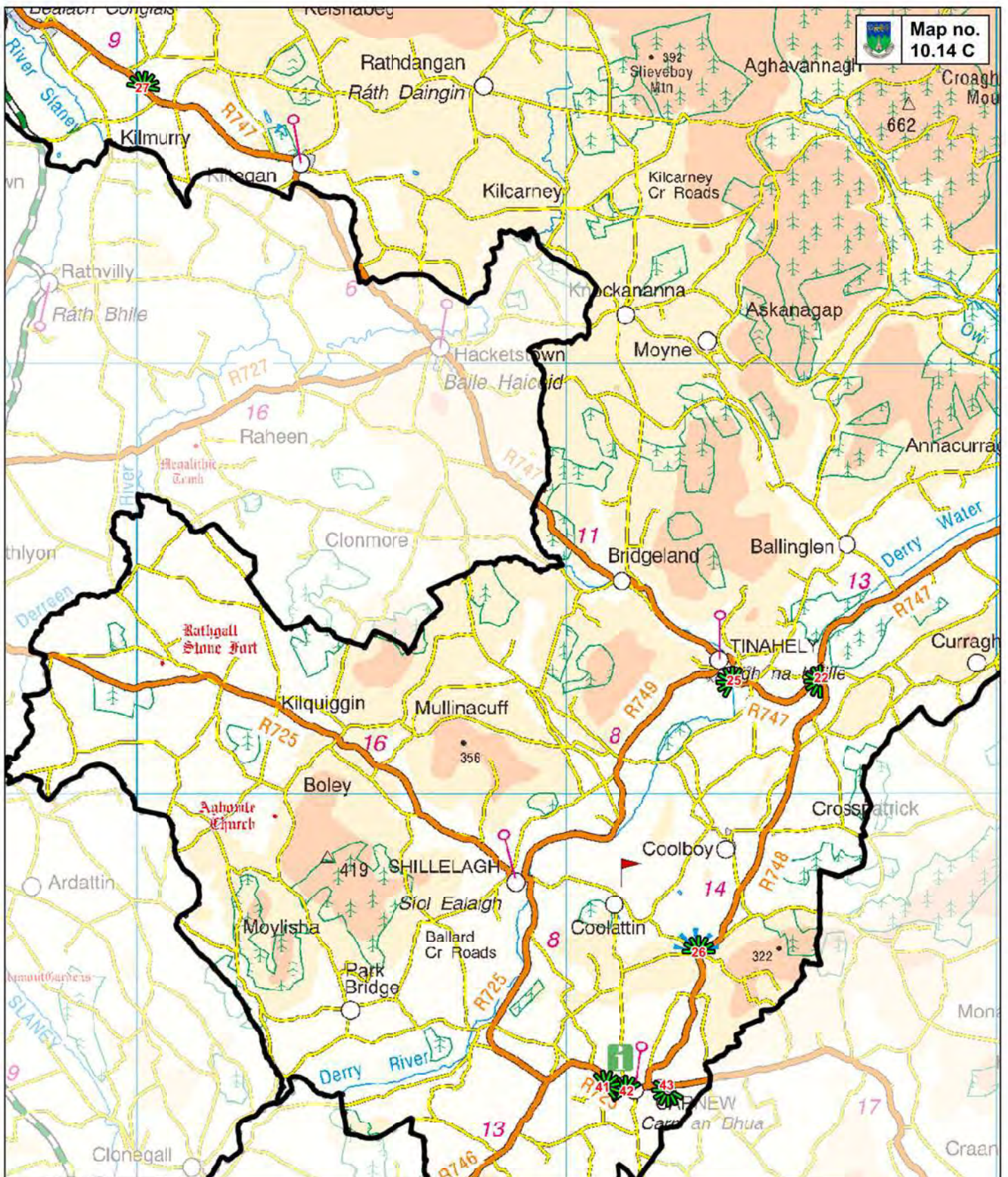
Views listed for the towns of Bray, Wicklow and Greystones are listed and mapped in each individual local plan.



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**Views of Special Amenity Value or Special Interest**

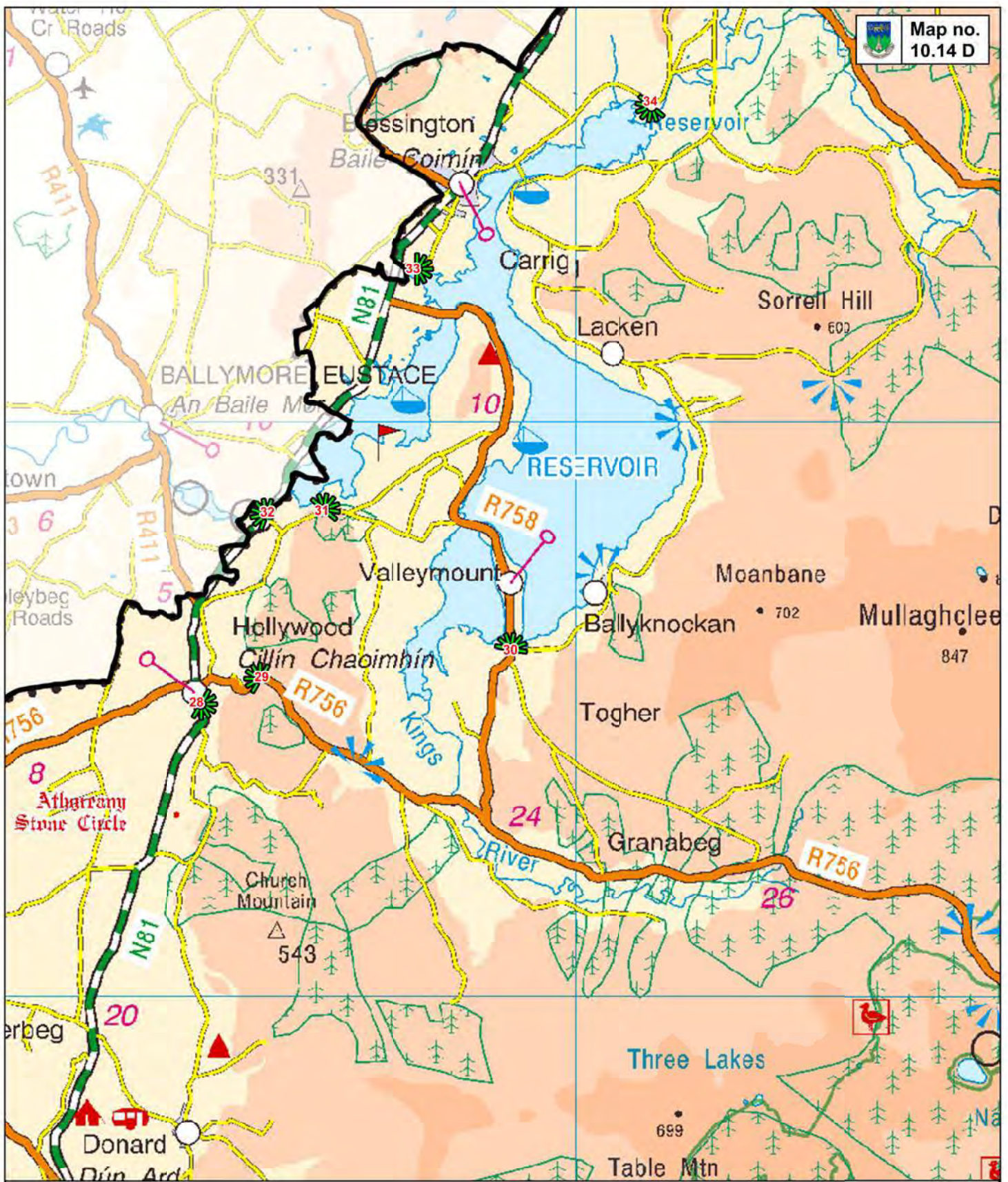
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**Views of Special Amenity Value or Special Interest**

WICKLOW COUNTY DEVELOPMENT PLAN 2016-2022



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**Schedule 10.14 Views of Special Amenity Value or Special Interest**

	<b>Origin of view</b>	<b>Description</b>
1	R117 at The Scalp, Enniskerry	View of Sugarloaf Mountains and Enniskerry
2	L1011 at Curtlestown, Glencree Drive	View of Bray head, Sugarloaf mountain and Djouce Mountain
3	L5507 Ballyman Road, Enniskerry	View of The Scalp and the Scalp Valley from Ballyman
4	The lands near Monastery House	View south towards Djouce Mountain
5	From the Glencree Road	View towards Carrigollgan
6	Summerhill House Hotel	View towards the Cookstown Valley and Ballyman Glen
7	From Cookstown Road	View towards the Great Sugarloaf Mountain
8	L1028 at Ballydonagh and Coolnaskeagh	View of Great Sugarloaf and Little Sugarloaf
9	L1031 Red Lane, Calary	View down valley towards sea
10	L1036 at Sroughmore, Roundwood	View of White Mountain and Djouce Mountain
11	L5054 at Knockraheen Vartry Drive	View of Vartry Reservoir in the vicinity of Causeway
12	R 755 at Sroughmore, Roundwood, Vartry Drive	View of Vartry Reservoir
13	R 755 at Mullinaveig, Roundwood, Vartry Drive	View of Vartry Reservoir
14	R 765 Knockraheen, Vartry Reservoir	View across Vartry Reservoir
15	L5061 Vartry Drive	View of Vartry Reservoir to the west and surrounding hills
16	R764 Vartry Drive, Roundwood	View of Vartry Reservoir to the northeast
17	R755 South of Roundwood	View of Derralossary Church
18	L6169, at Crone More	Views from the L-6169 towards the R753 and the Avonbeg River Valley and across to Cushbawn Mountain
19	L6154 and Mottee Stone Connery, Avoca	View of Surrounding Mottee Stone to North East and South
20	L2167 Kilmacoo, Parnell Drive	View of valley and towards Kilmacrea Pass
21	L5677 Tonlagee, Brittas Bay	View towards Brittas Bay sea, sand dunes and beach
22	R 748 Holts Way at Killaveny	View from crossroads to northwest and southwest of Tinahely and surrounding area
23	N11 South of Scratenagh Cross	View of sea and coast
24	R747 at Aughrim bridge, Holt's Way	View of Aughrim and hill to North
25	R747 East of Tinahely, Holt's Way	View of Tinahely and Hill to West
26	R748 Kilcavan Gap	View to North East and North West
27	R747 South of Baltinglass Slaney Drive	View of Rathnagree and Rathcoran Hillforts
28	N81 Hollywood	View of Slievecorragh Hill from N81

29	R756 at Hollywood, Wicklow Gap Drive	View to west over N81 and towards Kildare
30	R758 Annacorney, Vallemount	View north-eastwards of Poulaphuca Reservoir
31	L8361, Willmount Vallemount	View north-eastwards of Poulaphuca Reservoir
32	N81 Poulaphuca, south of Blessington	View of River Liffey Ballymore Eustace Reservoir
33	N 81, Burgage More, South of Blessington	View of Poulaphuca Reservoir and inlet
34	L4371 Threecastles, Blessington Liffey Valley	View Threecastles (National Mon 532) & broken view of Poulaphuca Reservoir through trees
35	Glen of the Downs	View of north, west and south from the Octagon on the east side of the N11 in the Glen of the Downs Nature Reserve over Woodlands, Downs Hill, Downs, Calary and red lane areas, Views to east, south and west over Drummin hill and Stylebawn areas from the upper paths within the Nature Reserve.
36	L5529, Templecarrig, southern slopes of Little Sugar Loaf	View to the south and southeast of Kindlestown Hill and the coast
37	The R755-0 at Rathdrum Catholic Church	View across and along the Avonmore river, Rathdrum
38	The R752-90 above Rathdrum Mills	View across the Avonmore river valley, Rathdrum towards the town of Rathdrum
39	N11 Kilmacanogue	View of Little Sugarloaf
40	Looking westwards from bridge in Ashford	View of River Vartry and riverside trees
41	From the approach road, Carnew	Views to Carnew mart/graveyard towards the spire of the Catholic Church and Carnew Castle.
42	From the Main Street, Carnew	Views looking westward across the Derry river valley towards south Wicklow
43	From the Gorey Road, Carnew	Views southwards towards Slieveboy and Slievegower uplands areas located in County Wexford
44	Main Street, Newtownmountkennedy	View river valley
45	St. Catherine's School, (Newtownmountkennedy)	View to southwest
46	Old N11, Newtownmountkennedy	View to the northwest
47	Kilcoole Road, Newtownmountkennedy	View to the south
48	Coast road, Wicklow Town	View / panorama towards Wicklow Golf Course, Brides Head, Wicklow Head and the coastline



**Prospects of Special Amenity Value or Special Interest**

 Prospects

WICKLOW COUNTY DEVELOPMENT PLAN 2016-2022



Wicklow County Council Planning Department

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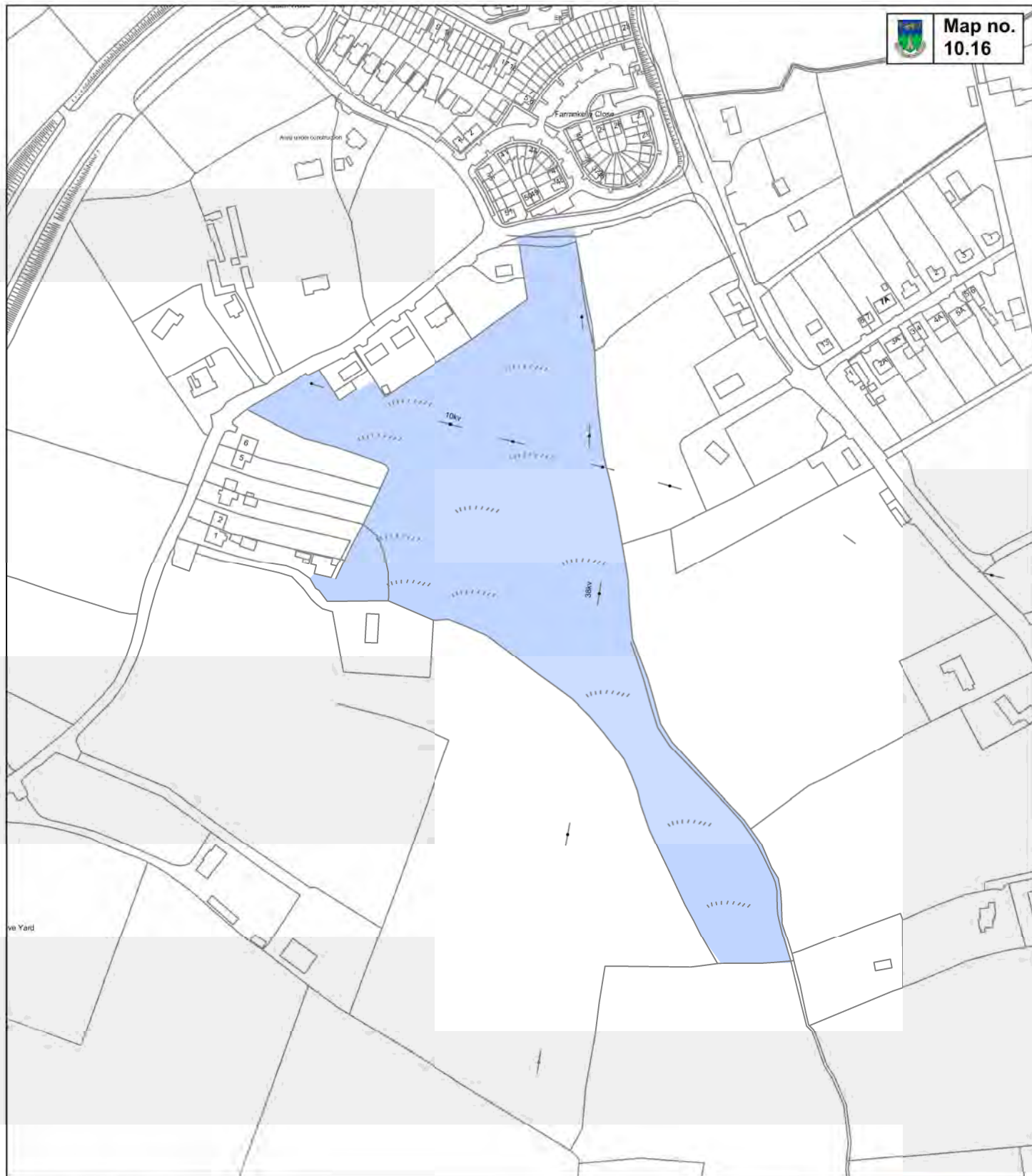
### Schedule 10.15 Prospects of Special Amenity Value or Special Interest

	Origin	Feature
1	L1011, L1015 & L5014, Glenree	Prospect of mountain area around Glenree Drive, Prince William Seat, Glenree River and Sugarloaf Mountain
2	L1013 Glenree Drive South	Prospect of Tonduff mountain and Glenree river valley. View to east of Sugarloaf mountain
3	L1013 & L1017, Balinagee, Glenree Drive	Prospect of Glenree Valley and Sugarloaf
4	L1033, Rocky Valley Drive	Prospect downhill from the road to the west, north and northeast towards Powerscourt, Enniskerry and Bray
5	R755 Rocky Valley, Kilmacanogue	Prospects of both sides of Rocky Valley, Kilmacanogue
6	Bray-Greystones Cliff Walk	Prospect of sea, cliffs and across southern slopes of Bray Head to R761 from Cliff Walk
7	Railway from Greystones to Wicklow town	Prospect of coast along railway line
8	L1035 Long Hill, Kilmacanogue	Prospect towards Bray Head, Great Sugarloaf and coast
9	L1031 Red Lane and R755 at Calary	Prospect of Great Sugarloaf at Calary
10	R755 at Calary	Prospect of Ballyremon commons and Calary upper
11	N11 south of Kilmacanogue	Prospect to west of Great Sugarloaf, across Kilmacanogue Marsh and Quill Road
12	L5529 Little Sugarloaf Kilmacanogue (Bohilla Lane)	Prospect of Little Sugarloaf and the coast
13	N11 Glen of the Downs	Prospect of both sides of Glen of the Downs
14	N11 at Kilmullin	Prospect of Kilcoole and the coast
15	From Coynes Cross on N11 towards Wicklow	View of Wicklow Head and Coastline
16	R764 and L5061 at Roundwood	Prospect of Vartry Reservoir
17	R115 Military Road Glenree to Laragh	Prospect of both sides of mountainous terrain
18	R759, Sally Gap Road	Prospect extending from Sroughmore to Balysmutton
19	R 759 Manor Kilbride To Ballysmutton, Liffey Valley Drive	Prospect of Liffey valley and mountains
20	R758, L8369, L4364 & L4365, Lake Drive from the N81 at Glashina to Oldcourt	Prospect of Poulaphuca Reservoir
21	N81 at Russborough	Prospect of Russborough House, Russeltown park and towards Poulaphuca Reservoir
22	L8347 Ballintober	Prospect eastwards of Lakes and Moanbane mountain
23	R 756 Wicklow Gap Road	Prospect of area around the Wicklow mountains extending from Laragh to Slievecorrach
24	R 757 at Glendalough	Prospect of both sides of Glendalough Valley
25	L1059 from Oldbridge to Laragh	Mountainous and forested prospect in a westerly and southerly direction
26	Lough Dan Road (L10591)	Prospect to Lough Dan Valley and Carrigeenshinnagh Mountain



27	R755 South of Annamoe	Prospect of Avonmore River Valley, Castlekevin and Trooperstown Hill
28	R755 Annamoe	Prospect of Annamoe Hill and Avonmore River Valley
29	N11 South of Rathnew	Prospect of Murrough and sea
30	R750 to Arklow	Prospect towards sea from coast road
31	R750 Wicklow to Arklow	Prospect towards sea from Coast Road
32	N11 at the Tap and Kilbride	Prospect of Kilbride and Castletimon Hills
33	N11 south of Scratanagh Cross Roads	Prospect of Ballymoyle Hill
34	L6171 and L2172 at Barraniskey, Arklow	Prospects of Webbs River Valley and Arklow
35	L2172 and L6167 at Crone Upper, Redcross	Prospect to Northeast and east towards Wicklow head and coast
36	R754 west of Redcross, Parnell Drive	Prospect towards Kilmacrea and across Redcross river valley
37	L5155 Connary, Parnell Drive	Prospect towards Avonmore River valley
38	R752 from the White Bridge to The Meetings	Prospect eastwards and westwards towards Avoca valley and deciduous forests
39	L2149 to the north of Avondale Forest Park, Parnell Drive	Prospect towards Forest Park, Avonmore River Valley and Parnell quarry at Balleese
40	L5118 Deputy's Pass, Glenealy	Prospect of both sides of Deputy's Pass including woodland.
41	R755 Vale of Clara Laragh to Rathdrum	Wooded Valley prospect of Clara Vale on both sides of valley and Clara bridge and church
42	L6086 northern side of Clara Vale	Prospect to north-east of Trooperstown Hill and Clara Vale to south-west.
43	L2083, L2128, L3260, Laragh (Bookey Bridge) to Mullin Crossroads, via Aghavannagh	Prospects from both sides of military road from Laragh to Mullins Crossroads
44	L6082 from Glenmalure to Baravore	Prospect of both sides of Avonbeg River Valley
45	L8294 and L8295 at Brusselstown	Prospect of Spinans Hill and Brusselstown Ringfort
46	L8297 at Spinans	Prospect to the east of Spinans Hill towards the castle on summit of Ballyhook Hill
47	N81 north of Baltinglass, Slaney Drive	Prospect of Slaney river valley, Baltinglass Abbey Rathnagree and Rathcoran hillforts
48	N81 at Merginstown Glen	Prospect of Carrigower river valley
49	L8341 and L8333 at Hollywood Glen	Prospect of both sides of Hollywood Glen
50	L8292 at Tuckmill Hill and Coolinarrig	Prospect of Rathnagree and Rathcorna hillforts and towards Spinan Hill and Brusselstown ring
51	R749 from Tinahely to Shillelagh	Prospect to south and east along R749 towards the Derry valley and Tomnafinnoge Wood
52	R 748 Holts Way at Coolroe	Prospect towards Annagh Hill and Croaghan
53	L5108-63 Castletimon, Brittas	Views towards beach, sand dunes and Ardayary

54	R748 Holts Way at Coolalug, Mucklagh, Tomnaskela and Kilpipe	Prospect across the Derry water river and towards south Wicklow mountains
55	L2196 Ballycoogue to Mooreshill	Prospect of Goldmine River valley and Woodenbridge area
56	L6197 Ballycoog to Coolahullin	Prospect of Aughrim River Valley
57	L2197 at Coolgarrow	Prospect of Goldmine River valley
58	R747 from Woodenbridge to Coates Bridge, Aughrim	Prospect extending from Woodenbridge with tree lined valley and good river focus
59	L4262 Ballinabarney Gap to Mullins Cross	Prospect of Lugnaquilla Mountain and Dereen River Valley
60	L4262 at Derrynamuck, Military Road	Prospect of Keaden Mountain and vicinity of Dwyer McAllister cottage
61	R752 from Avoca to Woodenbridge	Prospect southwards and eastwards towards Avoca Valley and deciduous forests
62	R747 Vale of Avoca east of Woodenbridge	Prospect of both sets of Vale of Avoca including Avoca River Valley
63	L-2180-48 from Raheen to Sheepwalk	Prospect of Vale of Avoca
64	R7611-L1028 Kilruddery to Templecarrig	View of Little Sugal Loaf
65	Holy Year Cross, Tigroney	Prospect of Avoca at River Valley from the viewing point at the Holy Year
66	R761 East of Kilruddery Estate	Prospect of Bray Head from R761



### Special Zoning Objective NH13

WICKLOW COUNTY DEVELOPMENT PLAN 2016-2022



Special Zoning - Objective NH13

To preserve lands at 'The Rocks', Kilcoole in its existing state; to allow no development of these lands; to protect the lands as a natural habitat and biodiversity area; to protect the open nature and landscape quality of the lands.



Wicklow County Council Planning Department

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## CHAPTER 11 - COASTAL ZONE MANAGEMENT

### 11.1 Introduction

The coastal areas of County Wicklow are amongst the most sensitive and valuable resources in the County, both in terms of habitats, scenic beauty and recreation. They provide a destination for tourists and attractive settlement areas. Given the pressure on these areas, it is considered necessary to set out more detailed objectives for these locations. For the avoidance of doubt, any objectives set out in this chapter shall override any other objectives set out in this plan.

### 11.2 Coastal Zone Management

A number of areas along the coast are designated protected sites under the Habitats Directive and/or the Birds Directive therefore any plans or projects with the identified potential to impact on one of these sites shall include Appropriate Assessment screening or full Appropriate Assessment and / or an EIS.

#### General Coastal Zone Management Objectives

- CZM1** To ensure that there is no removal of sand dunes, beach sands or gravels through application of the provisions of the Foreshore (Amendment) Act (1992), in close co-operation with the Department of Communications, Climate Action and the Environment and the Department of Agriculture, Food and the Marine.
- CZM2** To ensure that no reclamation of estuary land or coastal marshland occurs, which would damage coastal habitats.
- CZM3** To protect both public and private investment by prohibiting any new building or development (including caravans and temporary dwellings) within 100m of 'soft shorelines' i.e. shorelines that are prone to erosion.
- CZM4** To prohibit the development of habitable structures below 3m (OD Malin), in the interest of public safety and the protection of property and residential amenity.
- CZM5** To protect the character and visual potential of the coast and conserve the character and quality of seascapes.
- CZM6** To facilitate an Integrated Coastal Zone Management approach to ensure the conservation, management and protection of man-made and natural resources of the coastal zone.
- CZM7** To facilitate the provision of new or the reinforcement of existing coastal defences and protection measures where necessary along the full coastline of the County and in particular to support the implementation of the measures identified in the Murrough Coastal Protection Study<sup>1</sup> and any other similar studies that are produced during the lifetime of the plan.

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<sup>1</sup> 2007, WCC/RPS

As not all coastal areas have the same characteristics or pressures, the County has been divided into coastal 'cells' as shown on Maps 11.01 A & B and 11.02 and described to follow.

### **Cell 1      Bray Town**

This cell extends from the County boundary in the north to open heathland at Newcourt on the slopes of Bray Head in the south. Between these two areas is located the built up area of Bray. The 'coastal' parts of Bray vary in their characteristics, with manicured lands of the former Bray golf clubs lands to the north of the harbour, the harbour itself which is somewhat 'industrialised', the seafront, with its Victorian history and promenade and the lower slopes of Bray Head.

#### **Objective CZ1**

To enhance the visual, recreational and natural amenities of the Bray coastal area, in accordance with the policies and objectives set out in the County Development Plan and Bray Local Area Plan.

### **Cell 2      Bray Head**

This cell extends from the Brandy Hole in the north to the Cliff Road at Windgates in the south, bounded by the current R761. This is an area of high amenity under considerable pressure from development, coastal erosion, trespass and fire. Public access to Bray Head is provided via the cliff walk, which extends from Bray to Greystones and numerous other paths and tracks.

Most of this area has been designated a Special Amenity Area under Section 202 of the Planning & Development Acts (SAAO). A SAAO is designed to protect areas that are of particularly high amenity value, which are sensitive to intense development pressure and which cannot be adequately protected by existing planning controls. As a candidate Special Area of Conservation, flora and fauna are particularly significant. Many of the species found within this area are listed for protection under the EU Directives and the Wildlife Act, and these designations are upheld in the Order. In both the Bray Local Area Plan and County Development Plan, important views and prospects of the Head are listed for protection.

#### **Objective CZ2**

1. To protect and enhance Bray Head, in accordance with the SAAO.
2. To maintain and enhance amenity routes on Bray Head and in particular the cliff path from Bray to Greystones.
3. To facilitate the development of services and facilities for visitors such as suitable signage, footpath surfaces, notice and maps, while preserving the rugged and natural character of the area and its paths.
4. To protect all listed views and prospects to or from Bray Head as set out in the Bray Town Development/Local Area Plan and County Development Plan.
5. Development, which would reduce existing areas of heathland, maritime grassland and wooded areas, will not normally be permitted except for reasons of overriding public interest.
6. To facilitate existing agricultural usage of Bray Head, in a sustainable and suitable manner which does not compromise either landscape quality or habitat diversity.
7. To strictly regulate and manage development in this cell to protect its amenity and green break function between the built up area of Bray and Greystones. Within this area, the following restrictions apply:

- a) Residential development shall be strictly limited to those persons engaged in agriculture in this cell and who can demonstrate a definable economic need to live on the farm holding;
- b) The highest standards of siting and design will be rigorously enforced for any developments in this area;
- c) Commercial and industrial development will be prohibited in the cell.

### **Cell 3      Bray Head to Greystones (Rathdown)**

This cell is bounded by the Bray Head SAAO to the north and partially to the east, the R761 to the west and the northern 'settlement boundary' for 'Greystones – Delgany' to the south.

#### **Objective CZ3**

1. To strictly regulate and manage development in this cell to protect its function as a green break between the built up area of Bray and Greystones. Within this area, the following restrictions apply:
  - a) Residential development shall be strictly limited to those persons engaged in agriculture in this cell and who can demonstrate a definable economic need to live on the farm holding;
  - b) The highest standards of siting and design will be rigorously enforced for any developments in this area;
  - c) Commercial and industrial development will be prohibited in the cell.
2. To maintain and enhance the cliff walk from Bray to Greystones, while preserving its rugged and natural character.
3. To strictly control the development of new entrances and access driveways on the R761, to those which can be proven to be necessary for either traffic safety reasons or the normal functioning of the landholding.

### **Cell 4      Greystones Town**

This coastal cell comprises the coastal area between the northern and southern 'settlement boundaries' for 'Greystones – Delgany' to the north and 'Kilcoole' to the south. This zone is not uniform, with farmlands bounded by cliffs to the north, the harbour and north beach action plan area, the Victoria seafront area in the central area, the south beach and Charlesland golf club area to the south.

#### **Objective CZ4**

1. To support the objectives of the Greystones – Delgany and Kilcoole Local Area Plan, in particular to provide for a high quality integrated harbour/marina mixed development linked to a linear coastal public park and any future heritage park. The development shall provide leisure, recreational, open space and marine facilities, and mixed form residential, commercial, civic and social amenities, centred around the harbour and marina. The development shall provide a link to the coastline with public access and coastal protection works provided to preserve the landscape from further erosion in the future.
2. To facilitate the development and enhancement of visitor and recreational facilities along the coastal area, particularly walking routes, car parking areas, signage and changing / toilet facilities.

### **Cell 5 Greystones to Kilcoole (Ballynerrin)**

This cell consists of the coastal strip between the R761 and the coast between the southern 'settlement boundary' for 'Greystones – Delgany' and the northern 'settlement boundary' for 'Kilcoole' (including the northern tip of the lands designated 'The Murrough pNHA' and excludes the lands designated 'The Murrough cSAC'). This area is intensively used for agricultural purposes and includes pockets of rural housing - at Ballygannon near Glenroe Open Farm and near the train station.

This area is characterised by a soft shore line, which has implications for both the existing railway line and the development of new dwellings. Coastal protection works have been carried out by Iarnrod Eireann to protect the railway line, particularly the installation of rock armour on the seaward side of the line. These works however are not adequate to protect all lands to the east of the railway line from risk from flooding and therefore the development of new dwellings requires to be strictly controlled, in the interests of public health and safety.

#### **Objective CZ5**

1. To facilitate the development of visitor and interpretative facilities, particularly those relating to bird watching, in a sustainable and suitable manner which does not compromise either landscape quality or habitats.
2. To control and limit residential development to that shown to be strictly necessary (in accordance with the County settlement and rural development strategies) and to require the highest standards of siting and design for any new dwellings and regard to environmental designations.
3. To prohibit the development of new dwellings within 100m of the shoreline.
4. To protect all listed views and prospects along the R761 and coast in this cell.
5. To strictly control the development of new entrances and access driveways on the R761, to those which can be proven to be necessary for either traffic safety reasons or the normal functioning of the landholding.
6. To facilitate the development of a coastal walk (having due regard to environmental designations and compliance with the EU Habitats Directive) and to restrict development that interferes with the achievement of this objective.
7. To facilitate and support the upgrading of Kilcoole train station and associated facilities.

### **Cell 6 Kilcoole - Wicklow Town (The Murrough)**

The cell consists of the coastal area between the R761 and the coast from the southern 'settlement boundary' of 'Kilcoole' and the northern 'settlement boundary' for 'Wicklow Town – Rathnew', excluding the settlement of Newcastle. This is by far the largest single definable cell along the coast being 1,925 hectares in extent.

This cell is dominated by The Murrough cSAC, which occupies 25% of the area. The Murrough is a coastal wetland complex, which stretches for 15km from Ballygannon to north of Wicklow town, and in parts, extends inland for up to 1km (The Murrough is also a pNHA). A shingle ridge stretches the length of the site and carries the mainline Dublin-Wexford railway. The site supports a number of habitats listed on Annex I of the EU Habitats Directive and a number of bird species listed on Annex I of the EU Birds Directive, as well as a wide range of important migratory birds. There are also many rare plants in the site.

This area is also characterised by a soft shore line and control measures are therefore required. This is also a historical landscape, with land divisions dating back to Cromwellian times and many substantial Georgian and Victorian country houses.

### **Objective CZ6**

1. No development will be permitted that has an adverse impact on the environmental and ecological quality of The Murrough cSAC. The Planning Authority will have particular regard to the impact that all developments have on the integrity of the cSAC, including development that is within the cSAC and development that is not within a designated area, but which is likely to have an effect thereon. Applicants will be required to demonstrate beyond all reasonable doubt that a proposed development does not adversely impact on the integrity of the designated area.
2. To facilitate the development of visitor and interpretative facilities, particularly those relating to bird watching and beach usage, in a sustainable and suitable manner which does not compromise either landscape quality or habitats.
3. To maintain and improve points of vehicular access to the coast at Six Mile Point, Five Mile Point and Ballybla.
4. To strictly control the development of new entrances and access driveways on the R761, to those which can be proven to be necessary for either traffic safety reasons or the normal functioning of the landholding.
5. To control and limit residential development to that shown to be strictly necessary (in accordance with the County settlement and rural development strategies) and to require the highest standards of siting and design, which takes due cognisance of the historic settlement pattern in the area and to environmental designations.
6. To prohibit the development of new dwellings within 100m of the shoreline.
7. To facilitate the development of a coastal walk (having due regard to environmental designations and compliance with the EU Habitats Directive) and to restrict development that interferes with the achievement of this objective.
8. To protect all listed views and prospects along the R761 and coast in this cell.
9. To facilitate the provision of necessary infrastructure, include water infrastructure, to serve the local settlements/area.

### **Cell 7 Wicklow Town and Environs**

This cell comprises the coastal area of the lands within the 'settlement boundary' for 'Wicklow Town – Rathnew' and extends from Tinakelly in the north to Dunbur Head in the south. The Murrough cSAC continues into this area. Like the other more urban coastal cells, this cell is varied in character, with the lands to the north of the harbour the home to in-depth residential, industrial and utilities infrastructure, while the lands to the south of the harbour are for the most part in residential use, opening up to the Wicklow golf club lands and Dunbur Head to the south.

The Murrough Coastal Protection Study was published in 2007 following a detailed study being carried out on the area between Five Mile Point and Wicklow Pier. Although coastal erosion was found to be significant, in light of the environmental impacts of coastal protection works, limited intervention was recommended, other



than (a) those works necessary to protect the existing railway bridge and the port access road bridge and (b) the installation of breakwaters north of the harbour to stabilise and improve the recreational value of the beach.

### **Objective CZ7**

1. To support the coastal protection and development objectives of the Wicklow Town – Rathnew Development / Local Area Plan.
2. No development will be permitted that has the potential to adversely affect the conservation objectives of The Murrough Wetlands SAC, The Murrough SPA, Wicklow Head SAC, or Wicklow Reef SPA either directly, indirectly or cumulatively. Applications for planning permission will be required to demonstrate beyond all reasonable doubt that a proposed development does not adversely impact on the integrity of the Natura 2000 site.
3. To facilitate the development and enhancement of visitor and recreational facilities along the coastal area, particularly walking routes, car parking areas, signage, changing / toilet facilities and water based clubs.
4. To support investigations into alternatives for the development of Wicklow Port.
5. To retain Wicklow Golf Club at its present location and to preserve the open character of this area, as it acts as an important buffer area between the town and recreation areas further to the south.

### **Cell 8 Wicklow Head / Kilpoole**

The cell consists the coastal area between Local Road L-5103 and regional road R750 and the coast from the 'southern boundary' for 'Wicklow Town – Rathnew' to Furzeditch and includes Wicklow Head. This mainly agricultural area is under pressure for development (particular urban generated rural housing) and as a result is significantly developed with single rural houses and one larger scale development at Blainroe. This is a high amenity area, being the location of the highly attractive and visited beaches of Silver Strand, Magheramore and Magherabeg. The Magherabeg Dunes are designated a cSAC and pNHA.

### **Objective CZ8**

1. To preserve the open character of Wicklow Head.
2. No development will be permitted that has an adverse impact on the environmental and ecological quality of the Magherabeg pNHA / cSAC or Vulnerable Aquifer designations in the area. The Planning Authority will have particular regard to the impact that all developments have on the integrity of a SAC, including development that is within a SAC and development that is not within a designated area, but which is likely to have an effect thereon. Applicants will be required to demonstrate that a proposed development does not, beyond all reasonable doubt, adversely impact on the integrity of a designated area.
3. Development that is detrimental to the quality or amenity of heritage features will not be permitted, including views and prospects, archaeological features, protected trees/structures.
4. To strictly control the further proliferation of sea outfalls for effluent discharge and in particular to prohibit short sea outfalls. All effluent discharges should be in compliance with the EU Bathing Water Directive.

5. To facilitate the development of new tourist accommodation subject to the following controls:
  - a) The development of new tourist accommodation shall be restricted to the existing development cluster at Blainroe or to existing developed sites;
  - b) Permission will only be considered for new accommodation where the development forms part of a well developed, integrated tourism and recreation development, which would add to the public amenity and enjoyment of the area and provides a significant public element (e.g. public car parking, playground / indoor playzone, swimming pool open to paying public etc);
  - c) the development of any further static or touring caravan parks shall be prohibited; and
  - d) the development of any further holiday homes shall be prohibited, other than a small scale element of which may be allowable in an integrated development that provides a range of accommodation types;
  - e) automated gates will not be permitted on any development.
6. To strictly control the development of new entrances and access driveways on the R750 to those which can be proven to be necessary for either traffic safety reasons or the normal functioning of the landholding.
7. To control and limit the development of permanent rural housing to that shown to be strictly necessary (in accordance with the County settlement and rural development strategies) and to require the highest standards of siting and design for any new dwelling and regard to environmental designations.
8. To conserve the right of way from the Wicklow Town boundary along the coastline to Brides Head and Lime Kiln Bay.

### **Cell 9      Brittas Bay**

The cell consists of the coastal area between the R750 and the coast, from the boundary of Cell 8 to Mizen Head / Ardinary. This area for the most part comprises an agricultural area, with notable pockets of more intense development around Ballynacarrig (Brittas Bay), Brittas Bridge and Cornagower and a significant number of single rural houses. Ballynacarrig is designated a 'small village' in the County settlement strategy.

The centrepiece of this area is Brittas Bay beach, a sandy beach that is 4 km long, backed by 100 hectares of sand dunes. Development pressure resulting from the popularity of the area as a tourist and day-tripper destination during the summer months has resulted in the development of a number of caravan parks / holiday home developments and has created problems relating to traffic and parking. The Council has developed two large car parks in an attempt to alleviate some of these traffic problems.

The Buckroneys-Brittas Dunes and Fen is designated a cSAC and pNHA.

### **Objective CZ9**

1. To facilitate the enhancement of recreational amenities and facilities in the cell to cater for day visitors and long stay holiday makers to the extent that it is consistent with maintaining the capacity of the cell (including its beach and bathing water quality, sand dunes, car parks and road network) and in a manner that does not diminish its unique rural, scenic and recreational amenities.
2. No development will be permitted that has an adverse impact on the environmental and ecological quality of the pNHA, cSAC or Vulnerable Aquifer designations in the area. The Planning Authority will have particular regard to the impact that all developments have on the integrity of a cSAC, including development that is within a cSAC and development that is not within a designated area, but which is likely to have an effect thereon. Applicants will be required to demonstrate beyond all reasonable doubt

that a proposed development does not, beyond all reasonable doubt, adversely impact on the integrity of a designated area.

3. To protect, conserve and encourage the recovery of the beach-dune system at Brittas Bay. Development that results in the erosion of the beach-dune system will not be permitted. In this respect, the Council will particularly ensure protection against erosion caused by amenity and recreational use of the dunes. Regard will be paid to the 'Wicklow County Council Brittas Bay Monitoring Project 2004'.
4. Development that is detrimental to the quality or amenity of heritage features will not be permitted, including views and prospects, archaeological features, protected trees/structures.
5. To strictly control the further proliferation of sea outfalls for effluent discharge and in particular to prohibit short sea outfalls. All effluent discharges should be in compliance with the EU Bathing Water Directive. Any development that compromises the Blue Flag status of the beach will not be permitted.
6. To facilitate the development of appropriate outdoor and indoor recreation in the cell by permitting the use of its rural hinterland for environmentally sensitive and sustainable recreational purposes, where buildings and structures have only a minor impact on the landscape and where the completion of landscaping schemes would assimilate such developments into the countryside (e.g. golf, pitch and putt, amenity forestry, paint ball games, adventure fun parks).
7. All services and facilities to serve the local community and tourists shall be located within the boundaries of Ballynacarrig Village. Notwithstanding this, one small-scale local service type development shall be considered in proximity to the South Beach car park. The development may comprise a shop/service garage/pub/restaurant/café development. The maximum floor area of the development shall be 200m<sup>2</sup>.
8. To facilitate the development of new tourist accommodation subject to the following controls:
  - a) New tourist accommodation shall be directed into one of the three identified development clusters of Ballynacarrig Village, Brittas Bridge and Cornagower (as shown on Map 11.02), or to existing developed sites. Only in exceptional circumstances, and where the following criteria are complied with, will accommodation be considered on a greenfield site outside a cluster:
    - (i) the development shall be located in close proximity to the identified clusters and shall have or be provided with direct and high quality connections to the clusters and to the coast;
    - (ii) the development shall be of an exceptionally high quality design.
  - b) Permission will only be considered for new accommodation where the development forms part of a well developed, integrated tourism and recreation development, which would add to the public amenity and enjoyment of the area and provides a significant public element (e.g. public car parking, playground / indoor playzone, swimming pool open to paying public etc);
  - c) The development of any new static or touring caravan parks shall be prohibited; expansion of existing facilities will be considered subject the suitability of the site, a modest scale and high quality design;
  - d) The development of any further holiday homes shall be prohibited, other than a small scale element of which may be allowable in an integrated development that provides a range of accommodation types;
  - e) Automated gates will not be permitted on any development.
9. To limit the size of existing public car parks to the present levels and to support the development of additional car parking on the inland side of the road at Cornagower East.

10. To strictly control the development of new entrances and access driveways on the R750 to those which can be proven to be necessary for either traffic safety reasons or the normal functioning of the landholding.
11. To control and limit the development of permanent rural housing to that shown to be strictly necessary (in accordance with the County settlement and rural development strategies) and to require the highest standards of siting and design for any new dwelling and regard to environmental designations.

#### **Cell 10 Mizen Head to Arklow (Sallymount / Johnstown)**

This cell consists of the land between the N11 and the coast, between Ballytunny / Ardinary in the north and the northern settlement boundary for 'Arklow Town and Environs' at Seabank to the south. There are a number of fine stretches of sandy beach in this cell, particular Ennereilly beach. There is limited tourist development in this cell and few tourist facilities such as car parks, resulting in some car parking and traffic issues. The Buckronev-Brittass Dunes and Fen system (designated a cSAC and pNHA) and the Arklow Sand Dunes at Seabank to the south (designated a pNHA) extends into the area. There are fine long distance views available over this cell from the N11.

#### **Objective CZ10**

1. To facilitate the enhancement of recreational amenities and facilities in the cell to the extent that it is consistent with maintaining the capacity of the cell (including its beach and bathing water quality, sand dunes, car parks and road network) and in a manner that does not diminish its unique rural, scenic and recreational amenities.
2. No development will be permitted that has an adverse impact on the environmental and ecological quality of the pNHA, cSAC or Vulnerable Aquifer designations in the area. The Planning Authority will have particular regard to the impact that all developments have on the integrity of a cSAC, including development that is within a cSAC and development that is not within a designated area, but which is likely to have an effect thereon. Applicants will be required to demonstrate beyond all reasonable doubt that a proposed development does not adversely impact on the integrity of a designated area.
3. Development that is detrimental to the quality or amenity of heritage features will not be permitted, including views and prospects, archaeological features, protected trees/structures.
4. To strictly control the further proliferation of sea outfalls for effluent discharge and in particular to prohibit short sea outfalls. All effluent discharges should be in compliance with the EU Bathing Water Directive. Any development that compromises the Blue Flag status of the beach will not be permitted.
5. To facilitate the development of appropriate outdoor and indoor recreation in the cell by permitting the use of its rural hinterland for environmentally sensitive and sustainable recreational purposes, where buildings and structures have only a minor impact on the landscape and where the completion of landscaping schemes would assimilate such developments into the countryside (e.g. golf, pitch and putt, amenity forestry, paint ball games, adventure fun parks).
6. To facilitate the development of new tourist accommodation subject to the following controls:
  - a) New tourist accommodation shall be limited to suitable sites west of the coast road that are served by high quality road network and are or can be provided with direct and proximate access to the coast.
  - b) Permission will only be considered for new tourist accommodation where the development forms part of a well developed, integrated tourism and recreation development, which would add to the public

- amenity and enjoyment of the area and provides a significant public element (e.g. public car parking, playground / indoor playzone, swimming pool open to paying public etc).
- c) The development of any new static or touring caravan parks shall be prohibited; expansion of existing facilities will be considered subject to the suitability of the site, a modest scale and high quality design.
  - d) The development of any further holiday homes shall be prohibited, other than a small scale element of which may be allowable in an integrated development that provides a range of accommodation types.
  - e) Automated gates will not be permitted on any development.
7. To strictly control the development of new entrances and access driveways on the R750 to those which can be proven to be necessary for either traffic safety reasons or the normal functioning of the landholding.
  8. To preserve existing access routes to the beach and to support and facilitate the development of additional car parking on the inland side of the coast road, proximate to existing access ways to the beach.
  9. To control and limit the development of permanent rural housing to that shown to be strictly necessary (in accordance with the County settlement and rural development strategies) and to require the highest standards of siting and design for any new dwelling and regard to environmental designations.
  10. To facilitate the provision of necessary infrastructure, include water and energy infrastructure, to serve the local settlements/area.

#### **Cell 11      Arklow Environs**

This cell comprises the coastal area within the settlement boundary of 'Arklow Town and Environs'. There are long sandy beaches along most of this cell, with the central harbour area the location of intensive residential and industrial development and the southern end marked by Arklow Rock. The area around Arklow Rock – Askinnity, to the south, is a designated pNHA.

#### **Objective CZ11**

1. To enhance the visual, recreational and natural amenities of the Arklow coastal area, in accordance with the policies and objectives set out in the Arklow Town and Environs Local Area Plan.
2. To facilitate the development and enhancement of visitor and recreational facilities along the coastal area, particularly walking routes, car parking areas, signage, changing / toilet facilities and water based clubs.
3. To support and facilitate the development of marine and shipping activity in Arklow, particularly the recreational use of the existing harbour / marina and the development of a roll on-roll off port at the existing Roadstone jetty.

#### **Cell 12      Arklow Head / Clogga**

This cell stretches from Rock Big in the north to the Wicklow County boundary at Kilmichael point in the south. The coast road forms the eastern boundary of the cell, for the most part, but the cell does extend inland as far as the railway line at Bogland and Money Little. Tourism development, mainly in the form of holiday homes and mobile home parks has taken place around Clogga. Clogga beach itself is an attractive, medium sized sandy beach with limited tourist facilities and a very small car park. The Arklow Rock-Askinnity pNHA extends into this cell.

**Objective CZ12**

1. To facilitate the enhancement of recreational amenities and facilities in the cell to cater for day visitors and long stay holiday makers to the extent that it is consistent with maintaining the capacity of the cell (including its beach and bathing water quality, sand dunes, car parks and road network) and in a manner that does not diminish its unique rural, scenic and recreational amenities.
2. Development that is detrimental to the quality or amenity of heritage features will not be permitted, including views and prospects, archaeological features, protected trees/structures.
3. To strictly control the further proliferation of sea outfalls for effluent discharge and in particular to prohibit short sea outfalls. All effluent discharges should be in compliance with the EU Bathing Water Directive. Any development that compromises the Blue Flag status of the beach will not be permitted.
4. To facilitate the development of appropriate outdoor and indoor recreation in the cell by permitting the use of its rural hinterland for environmentally sensitive and sustainable recreational purposes, where buildings and structures have only a minor impact on the landscape and where the completion of landscaping schemes would assimilate such developments into the countryside (e.g. golf, pitch and putt, amenity forestry, paint ball games, adventure fun parks).
5. To facilitate the development of new tourist accommodation subject to the following controls:
  - a) New tourist accommodation shall be restricted to the existing developed cluster at Clogga or to existing developed sites;
  - b) permission will only be considered for new accommodation where the development forms part of a well developed, integrated tourism and recreation development, which would add to the public amenity and enjoyment of the area and provides a significant public element (e.g. public car parking, playground / indoor playzone, swimming pool open to paying public etc);
  - c) the development of any further holiday homes shall be prohibited, other than a small scale element of which may be allowable in an integrated development that provides a range of accommodation types;
  - d) the development of any further static or touring caravan parks shall be prohibited;
  - e) automated gates will not be permitted on any development; and
  - f) new development shall have or be provided with high quality direct access to the main traffic routes;
  - g) development shall be of an exceptionally high quality design.
6. To preserve existing access routes to the beach and to support and facilitate the development of additional car parking, proximate to existing access ways to the beach.
7. To control and limit the development of permanent rural housing to that shown to be strictly necessary (in accordance with the County settlement and rural development strategies) and to require the highest standards of siting and design for any new dwelling and regard to environmental designations.



# North Coastal Cells

WICKLOW COUNTY DEVELOPMENT PLAN 2016-2022



Coastal Cell



SPA, SAC and pNHA



Wicklow County Council Planning Department

Naps Not To Scale

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8 Wicklow Head/Kilpoole

9 Brittas Bay

10 Sallymount/Johnstown

11 Arklow Environs

12 Arklow Head/Clogga

### South Coastal Cells

WICKLOW COUNTY DEVELOPMENT PLAN 2016-2022



Coastal Cell



SPA, SAC and pNHA

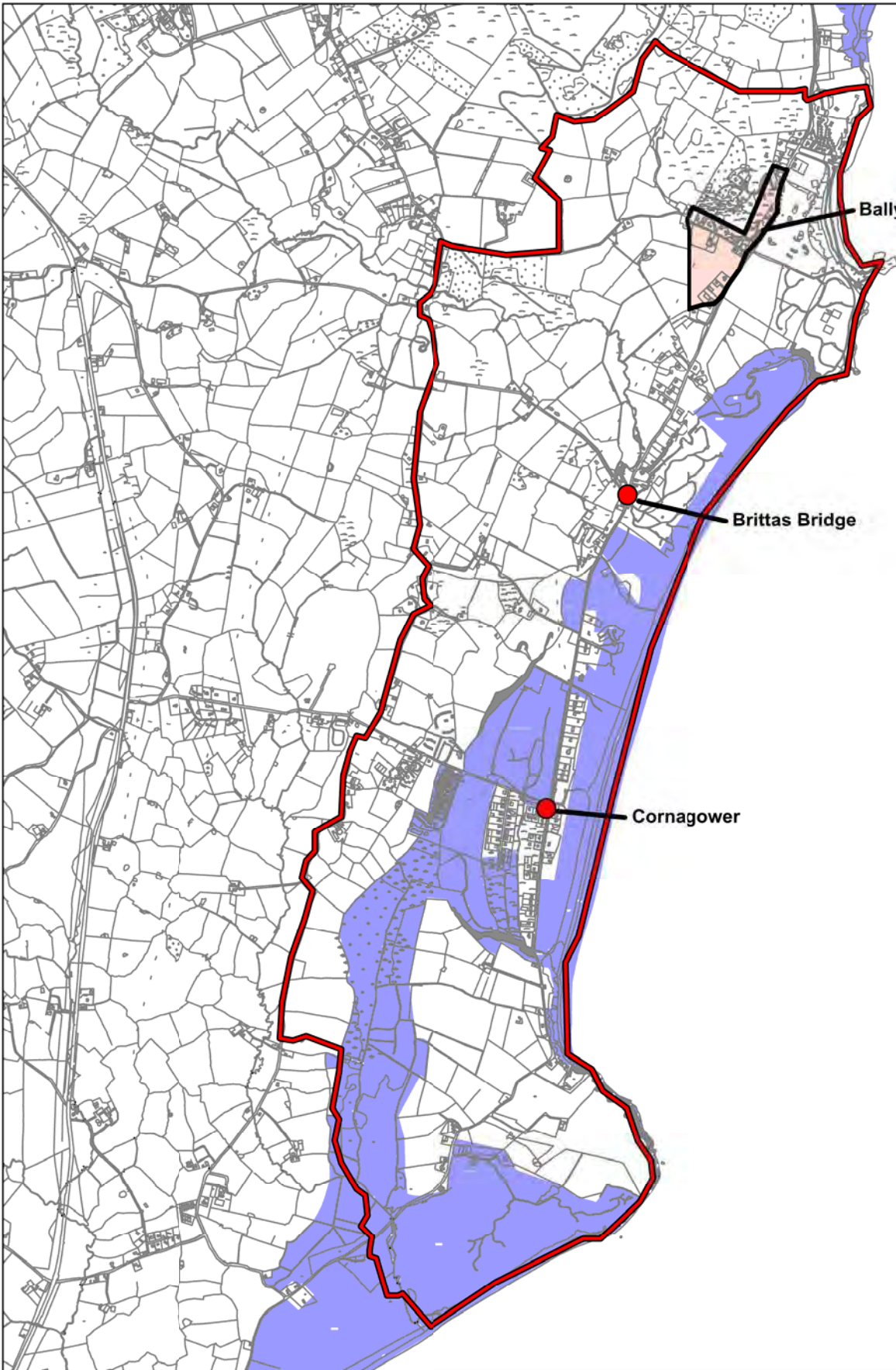


Wicklow County Council Planning Department

Naps Not To Scale

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### Brittas Bay Coastal Cell

WICKLOW COUNTY  
DEVELOPMENT PLAN 2016-2022



Coastal Cell



SPA, SAC and pNHA



Wicklow County Council  
Planning Department

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## CHAPTER 12 - IMPLEMENTATION AND MONITORING

### 12.1 Implementation

Under the Planning and Development Acts 2000 (as amended), Wicklow County Council has a statutory obligation, and is fully committed to secure the implementation of the Wicklow County Development Plan 2016-2022.

The implementation of this plan requires the cooperation and participation of all stakeholders and Wicklow County Council will undertake a leadership role to progress and secure the implementation of the plan. In providing a leadership role, the Council will aim to foster a collaborative approach with citizens, communities, stakeholders, sectoral interests, partners, Governmental and Non-Governmental agencies and adjoining authorities to achieve the collective support and successful implementation of the plan.

Implementation of the plan will be achieved by:

- Application of the objectives and standards of this plan in the assessment of all applications for planning permission, including Local Authority development.
- Investment in infrastructure underpinning the development objectives of the plan. In this regard, the 'Core Strategy' of the plan shall set the priorities for the provision and improvement of infrastructure by both the Local Authority and other agencies, subject to the availability of funding.
- Integrating the strategies, policies and objectives of the plan with lower order plans such as local area plans and action area plans.
- Ongoing monitoring of the strategies and objectives of the plan and identifying any needs for adjustment of objectives over the lifetime of the plan and in future reviews.

As far as practicable, every effort has been made to craft objectives that are specific, measurable, achievable and realistic. All of the objectives of the plan have been written with the specific aim of fulfilling the 'Core Strategy' of the plan.

### 12.2 Development Management

Development Management is the statutory process that manages development and in making decisions on planning applications, shall be restricted to considering the proper planning and sustainable development of the area, having regard to the policies and objectives set out in the development plan, all in the interests of the common good. This plan, being a strategic document, sets out these broad policies and objectives, the details of which are subject to best practice interpretation and analysis depending upon the nature and specifics of the development proposed.

The granting of planning permission does not per se enable development to be undertaken as such development will have a legal context outside the remit of the permission. It will also be required to conform with the requirements of legislation and regulations that are outside the scope of planning legislation and that will impact upon the specific development proposed.

### 12.3 Development Contributions

To facilitate the implementation of roads and transportation, surface water drainage and community facilities infrastructure, the Council will require contributions from benefiting developers.

As per Section 48 of the Planning and Development Act 2000 (as amended), the planning authority may, when granting a permission, include conditions for requiring the payment of a contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority and that is provided, or that is intended will be provided, by or on behalf of the local authority (regardless of other sources of funding for the infrastructure and facilities). The basis for the determination of a contribution under this Section is set out in the Wicklow County Council Development Contribution Scheme 2014 (as may be amended). The planning authority will require the payment of contributions in accordance with this scheme.

Under Section 49 of the Act, the planning authority may include conditions requiring the payment of a contribution in respect of any public infrastructure service or project specified in a 'supplementary development contribution scheme', where the provision of infrastructure concerned will benefit the development to which the permission relates when carried out.

## 12.4 Enforcement

Development will be controlled in accordance with policies and objectives set out in the County Development Plan and in accordance with the principles of proper planning and sustainable development.

With regard to the enforcement provisions of Part VIII of the Planning and Development Act 2000, the role of the planning authority is to undertake enforcement action where necessary with respect to non-compliance with conditions attached to planning permissions and the carrying out of non exempted development without the benefit of planning permission. Furthermore the planning authority has special control powers under current legislation pertaining to such areas as protected structures and tree preservation orders.

In addition, the planning authority will continue the practice of granting planning permission with the inclusion of conditions requiring levies and/or bonds to be paid to ensure compliance with the conditions of the permission.

## 12.5 Monitoring and Review

The Planning and Development Section of Wicklow County Council is the main section responsible for monitoring and implementing the development plan, mainly through the development management function. However, it is important to note that this plan co-ordinates the work and objectives of other key departments within the local authority, such as Enterprise, Community, Housing, Water Services, Roads and Transportation and Environment sections. In some cases, the body responsible for the implementation of certain plan objectives may be external, e.g. EPA, Irish Water, NTA, TII etc.

Many of the plans objectives are set within a longer timeframe, of 20 to 30 years, which may not be fully implemented over the lifetime of this development plan.

The Planning and Development Act 2000 (as amended) provides under:

Section 15(1) - that shall be the duty of a planning authority to take such steps within its powers as may be necessary for securing the objectives of the development plan, and

Section 15(2) - that the Chief Executive of the planning authority shall, not more than two years after the making of a development plan, give a report to the members of the planning authority on the progress achieved in securing the objectives referred to in subsection (1).

The Council will implement a Monitoring Programme for the likely significant effects (if unmitigated) of implementing the Plan. The details of this Programme are included in the SEA Environmental Report which accompanies the Plan.