

Wicklow County Development Plan 2010-2016

***Manager's Report on submissions to the
Proposed Amendments to the
Draft Wicklow County Development Plan 2010-2016***

Wicklow County Council



***Report to the members of Wicklow County
Council under Section 12(8) of the Planning &
Development Act 2000 (as amended)***

July 2010

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SECTION 1 INTRODUCTION

1. INTRODUCTION

1.1 STATUTORY BACKGROUND TO THIS MANAGER'S REPORT

This Manager's Report forms part of the statutory procedure for the preparation of a County Development Plan, as required by Section 12(8) of the Planning & Development Acts, 2000-2008 and sets out to:

- (i) List the persons or bodies who made submissions or observations under this section i.e. during the public consultation period for the Proposed Amendments to Draft County Development Plan 2010-2016 and the associated report on the likely significant effects on the environment of implementing the proposed amendments,
- (ii) Summarise the issues raised by the persons or bodies in the submissions or observations, and
- (iii) Give the response of the Manager to the issues raised, taking account of any directions of the members of the authority or the committee under *section 11(4)*, the proper planning and sustainable development of the area, the statutory obligations of any local authority in the area and any relevant policies or objectives in the area and any relevant policies or objectives of the Government or of any Minister of the Government.

This report is submitted to the Members of Wicklow County Council for their consideration as part of the process for the preparation of the County Development Plan 2010-2016 and the associated Strategic Environmental Assessment.

Members have a period of up to **6 weeks** from the date of receipt to consider the Manager's Report. Following consideration of the Proposed Amendments and the Manager's Report, the Members shall, by resolution, make the plan with or without the proposed amendments, except that where they decide to accept the amendments they may do so subject to any modification to the amendments as they consider appropriate.

In accordance with Section 12 (14), where the planning authority fails to make a development plan within 2 years of giving notice under Section 11 (10) (which is 28 October 2010), the Manager shall make the plan subject to the proviso that so much of the plan that has been agreed by the members of the planning authority shall be included as part of the plan made by the Manager.

1.2 CONTENTS & FORMAT OF THIS REPORT

This report is laid out in seven sections for ease of legibility and reference as follows:

Section 1	Introduction
Section 2	Guidance for the Elected Representatives
Section 3	Summary of Manager's recommendations
Section 4	Submissions on the proposed amendments
Appendix 1	Proposed modified Chapter 3
Appendix 2	Proposed modified Chapter 4
Appendix 3	Environmental Report & Appropriate Assessment (SEA & AA)
Appendix 4	Appropriate Assessment Screening Report

Rather than dealing with each submission individually, the submissions are grouped according to the Proposed Amendments to which they relate, other than submissions regarding SEA or AA, which are dealt with in Appendix 3. Where no submissions have been received on a particular amendment, this will be indicated. Regardless of whether submissions are received on any particular amendment, the Manager will offer his opinion on the amendment and his recommendation.

Where the Manager is proposing modifications to a proposed amendment, such modifications will be shown with new text in pink and deleted text in ~~strike through~~. The original amendments proposed will continue to be shown in red and ~~blue strike through~~.

1.3 STRATEGIC ENVIRONMENTAL ASSESSMENT (SEA) & APPROPRIATE ASSESSMENT (AA)

Strategic Environmental Assessment

Strategic Environmental Assessment (SEA) is the formal, systematic evaluation of the likely significant environmental effects of implementing a plan or programme before a decision is made to adopt the plan or programme. The process includes:

- Preparing an Environmental Report where the likely significant environmental effects are identified and evaluated;
- Consulting the public, environmental authorities and any EU Member State affected, on the environmental report and draft plan or programme;
- Taking account of the findings of the report and the outcome of these consultations in deciding whether to adopt or modify the draft plan or programme;
- Making known the decision on adoption of the plan or programme and how SEA influenced the outcome.

A Draft Environmental Report (SEA) accompanied the Draft County Development Plan 2010-2016 in accordance with the SEA Directive (2000/42/EC) and the Planning & Development (SEA) Regulations 2004. In accordance with the same provisions, the Proposed Amendments to the Draft County Development Plan have been evaluated in the manner set out in the Regulations and the finding of that analysis was published with the Proposed Amendments.

This analysis has determined that a number of the Proposed Amendments would, if not mitigated, conflict with the protection of the environment as follows: 6, 9, 11, 13, 14, 15, 17, 22, 25, 35, 39, 52, 54, 56, 57, 58, 61, 75, 76, 78, 80, 81, and 82.

It is incumbent on the elected members to take account of these finding and to have regard to same in their decision whether to adopt or modify the plan / proposed amendments. In all cases, it will be necessary for a full record to be made of any decision made and how the environmental consideration were taken account of in the decision making process.

Appropriate Assessment (AA)

Article 6(3) of the Habitats Directive 1992 requires that any plan or project that is not directly connected with or necessary to the management of a Natura 2000 site concerned but is likely to have a significant effect on one, on its own or in combination with other plans and projects, **is to be authorised only** if it will not adversely affect the integrity of that site.

Screening for AA and, if screening indicates the need, AA itself, must be carried out and the assessment and conclusions recorded to ensure that existing and future plans or projects are not authorised if they are likely to adversely affect the integrity of a site. These safeguards are designed to ensure the conservation of Natura 2000 sites.

The requirements of the Habitats Directive in respect of plans and projects are similar in many respects to Environmental Impact Assessment (EIA) of projects, and Strategic Environmental Assessment (SEA) of plans and programmes. However, the focus of AA is targeted specifically on Natura 2000 sites and their conservation objectives. Article 6(3) and 6(4) of the Habitats Directive place strict legal obligations on Member States, **with the outcomes of AA fundamentally affecting the decisions that may lawfully be made.**

It is a basic responsibility of all agencies of the state, including planning authorities, to act diligently to ensure that their decisions in the exercise of their functions, as well as their actions, comply fully with the obligations of the Habitats Directive.

An Appropriate Assessment Screening Report accompanied the Draft County Development Plan 2010-2016 which evaluated the need to carry out a full Appropriate Assessment of the

draft plan. The outcome of this screening process was the determination that full Appropriate Assessment was not warranted. The Proposed Amendments to the draft plan have also been evaluated in this manner and it has been determined that subject to appropriate mitigation through the implementation of the policies and objectives of the plan, impacts on Natura 2000 sites are not predicted.

1.4 PUBLIC CONSULTATION

The Proposed Amendments to the Draft County Development Plan 2010-2016 and report on the likely significant effects on the environment of implementing the Proposed Amendments were put on public display on Wednesday 2nd June 2010. Written submissions and/or observations were invited for a 4-week period ending Wednesday 30th June 2010.

The Proposed Amendments to the Draft Plan and associated documents were on display at the following locations:

- The Council's website
- County Buildings, Wicklow Town
- Council Offices in Greystones
- Council Offices in Blessington
- Arklow Town Council Offices
- Wicklow Town Council Offices
- Civic Offices Bray
- All branches of Wicklow Libraries.

Hard copies and CDs of the Proposed Amendments to the Draft Plan were available to purchase at the Planning Counter, County Buildings, Wicklow Town or could be requested by phone / email.

SECTION 1.5

LIST OF PERSONS OR BODIES WHO MADE SUBMISSIONS & WHERE THEY

CAN BE FOUND IN THIS REPORT

Sub	Prescribed bodies	Page(s)
1	Department of the Environment, Heritage and Local Government	25,42,61,64,70,82,90,115,175,177,178,195,197,200,203,205
2	An Taisce	70,72,90,116,135,145,169,178,196,197,201,205,207
3	Department of Education and Skills	N/A
4	Department of Energy, Communications and Natural Resources	N/A
5	Environmental Protection Agency	25,57,61,64,72,82,119,133,145,155,156,164,180,184,186,191,196,198,201,206,207,APP3
6	National Roads Authority	26,70,90,92,96,97,98,99,100,101,104,108,133,138,141,148,152,169
7	National Transport Authority	26,42,90,137,143,150
8	Rail Procurement Agency	N/A
	Elected Representatives	
9	Harris, Simon	178
	Public submissions	
10	Alan (surname illegible)	101
11	Anderson, G	101
12	Anthony, R	101
13	Anthony, R	101
14	Anthony, R	101
15	Armstrong, W H	101
16	Aroki, M & Marzuk, A	101
17	Ashford Antique Company	101
18	Barrington, L	178
19	Barry, D	101
20	Barry, E	101
21	Barry, Jane	N/A
22	Barry, P	101
23	Barry, P	101
24	Bayley, D	101
25	Bayley, H	101
26	Beale, D	101
27	Beale, R	101
28	Beale, S	101
29	Beller, I	101
30	Bourke, J & Lavelle, M	101
31	Bourke, T	101
32	Bradshaw, C	101
33	Bradshaw, E	101
34	Brennan, A	101
35	Burke, S	101
36	Byrne, E & R	104
37	Byrne, N	101
38	Cahill, L	101
39	Callaghan, C	101
40	Caprani, B	101
41	Caprani, B	101
42	Caprani, B	101
43	Caprani, P	101

44	Caprani, P	101
45	Carol (surname illegible)	178
46	Carr, T	101
47	Carroll, C	101
48	Carter, R	101
49	Carthy, T	101
50	Caviston, D	101
51	Clarke, B	101
52	Collins, L	101
53	Collins, N	101
54	Collins, S	101
55	Connolly, D	101
56	Connolly, J	178
57	Conyard, M	101
58	Coral, S (name illegible)	101
59	Cosgrave Property Developments Ltd	152,153
60	Coyne, R	101
61	Coyne, P (name illegible)	101,153
62	Cronin, M & Spencer, M	101
63	Cullen, C	101
64	Cullen, E	101
65	Cullen, K	101
66	Cullen, K	101
67	Cullen, N	101
68	Cullen, N	101
69	Cullen, W	101
70	Curran, P	101
71	de Kretser, W	178
72	Des (surname illegible)	178
73	Doran, E	101
74	Dowdall, P	101
75	Doyle, N & M	101
76	Doyle, P	101
77	Doyle, T	101
78	Duffy, J	101
79	Duffy, L	101
80	Dunne, J	101
81	Dunne, N	101
82	Elliott, H	101
83	Farrell, P	101
84	Finbarr (surname illegible)	101
85	Fitzpatrick, L	101
86	Fogarty, N	101
87	Fot, D	178
88	Freeman, W	101
89	Furlong, D	101
90	Gaffney, C	101
91	Gaffney, R & McDonald, J	61
92	Galligan, B	178
93	Gannon, B	101
94	Griffin, J & R	101
95	Hanley, D	101

96	Hanley, D	101
97	Hanley, D	101
98	Hanley, D	101
99	Hanlin, P (name illegible)	101
100	Hannan, C	N/A
101	Hay, S	101
102	Heffernan, G	101
103	Irish Wind Energy Association	164,194
104	Jenkinson, C	101
105	Karagingis, D	101
106	Keep Ireland Open	26,119,136,173
107	Keey, M (name illegible)	101
108	Kelly, J	101
109	Keyes, K	101
110	Killoran, D	101
111	King, M	101
112	Kirwin, J	101
113	Lanaree Ltd	176
114	Iarree, P	101
115	Lawlor, B	201
116	Lee, A	N/A
117	Loughlin, E	178
118	Mannley, M	101
119	Manor Kilbride GAA Club	170
120	Marah, D	101
121	Marah, M	101
122	Marah, S	101
123	May (surname illegible)	101
124	McCormack, P	101
125	McGrath, C	101
126	McGrath, I	101
127	McGrath, M	101
128	McGrath, P	101
129	McGrath, P & Shannon, M & T	101
130	McHugh, V	101
131	Michel, C, I & M	92
132	Molloy, C	178
133	Molloy, J	201
134	Mooney, B	178
135	Mooney, D	101
136	Moore, B	101
137	Murphy, J	101
138	Murphy, L	101
139	Murphy, T	101
140	Nelister, R	101
141	O'Brien, D	101
142	O'Brien, J	101
143	O'Brien, S	101
144	O'Brien, W	101
145	O'Connor, P	101
146	O'Gorman, M	101
147	O'Hanlon, E	178

148	O'Leary, A	101
149	O'Leary, P	101
150	O'Leary, T	101
151	O'Mahony, R	101
152	O'Neill, C	101
153	O'Neill, E	101
154	Owen, M	178
155	P. (surname illegible)	178
156	Pallas, P	101
157	Pallas, W	101
158	Parkinson, G	178
159	Philips, J	101
160	Philips, R	101
161	Purtiss, V	101
162	Quinn, B	101
163	Quinn, N	101
164	Redden, T	101
165	Robinson, L	101
166	Rogers, F & S	101
167	Saltan Properties Ltd	101
168	Shanahan, T	101
169	Shortt, J	101
170	Smith, K & family	101
171	Smyth, E	101
172	Smyth, J	101
173	Synnott, J	101
174	Synnott, J	101
175	Tesco Ireland Ltd	123,126,128,131,133,150,
176	Thompson, R & JP	178
177	Thornton, B	101
178	Tighe, N	101
179	Vickers, S	178
180	von Meding, J	178
181	Wall, D & S	N/A
182	Walsh, David	90,96
183	Ward, L	101
184	Watchorn, C	101
185	Webster, R	101
186	Webster, V	101
187	Whelan, H	101
188	Whelan, Y	101
189	Whyte, D	101
190	Wicklow Green Party	91,102,117,123,146,177,178
191	Winston, D	101
192	Wyatt, F	101
193	Yetes, A	101
194	Zieg, W	101

Note: A number of the submissions received did not relate wholly or in part to any of the proposed amendments as follows:

Not related to any of the proposed amendments: 3, 4, 8, 21, 100, 116, 181

Parts of submission did not relate to any proposed amendments: 2, 7, 91, 106

In the interest of transparency, any submission (or part of a submission) that does not relate to any of the proposed amendments has been marked on the hard copy, which is available for public viewing.

SECTION 2 GUIDANCE FOR ELECTED REPRESENTATIVES

2.1 INTRODUCTION

Responsibility for making a development plan, including the various policies and objectives contained within it, in accordance with the various provisions of the Planning and Development Act 2000 as amended, rests with the elected members of the planning authority, as a reserved function under Section 12 of the Act.

In his preamble to Development Plan Guidelines (2007), the Minister emphasises *“the decision-making role that local elected representatives, in delivering their democratic mandate, play in the making of the development plan”* and describes the importance of the elected representatives to *“have an active and driving role in the entire process, from its inception to its finalisation.”*

He further describes their duty to *“listen to and take account of the views and wishes of the communities they represent”* and to *“fulfill their responsibilities and functions in the common interest, adhering to proper planning principles and facilitating the sustainable development of their area”*.

In making and adopting the development plan, the elected representatives, acting in the interests of the common good and the proper planning and sustainable development of the area, must, in accordance with the “Code of Conduct for Councillors” prepared under the Local Government Act 2001, carry out their duties in this regard in a transparent manner, must follow due process and must make their decisions based on relevant considerations, while ignoring that which is irrelevant within the requirements of the statutory planning framework.

The members, following consideration of the Proposed Amendments and this report, shall decide whether to adopt the draft plan, with or without amendments. This section of the report shall outline the principle issues that the elected members are required to and should consider in their decision making process.

2.2 EUROPEAN LEGISLATION

European legislation is playing a larger part than ever before in the law and decision making process at both a national and local level in Ireland. Of particular importance to this County Development Plan review process are the Strategic Environmental Assessment Directive (2001/42/EC) and the Habitats Directive (92/43/EEC).

STRATEGIC ENVIRONMENTAL ASSESSMENT

Directive 2001/42/EC of the European Parliament and of the Council of Ministers introduced the requirement that SEA be carried out on plans and programmes which are prepared for a number of sectors, including land use planning. The SEA Directive was transposed into Irish Law through the European Communities (Environmental Assessment of Certain Plans and Programmes) Regulations 2004 (Statutory Instrument Number (SI No.) 435 of 2004) and the Planning and Development (Strategic Environmental Assessment) Regulations 2004 (SI No. 436 of 2004). Both sets of Regulations became operational on 21 July 2004.

The legislation requires certain plans and programmes which are prepared by Wicklow County Council - including the County Development Plan - to undergo SEA. The findings of the SEA are expressed in an Environmental Report which is submitted to the Elected Members alongside the County Development Plan. The Elected Members must take account of the Environmental Report before the adoption of the Plan. When the Plan is adopted a statement must be made public, summarising, inter alia: how environmental considerations have been integrated into the Plan and the reasons for choosing the Plan as adopted over other alternatives detailed in the Environmental Report.

In this regard, the likely environmental impacts of implementing the Proposed Amendments to the draft County Development Plan are described in the Environmental Report Addendum prepared and circulated to all members with the Proposed Amendments (and placed on public display for public observations). The elected members are required to consider this Report along with the Proposed Amendments, (and the submissions of the Minister, prescribed bodies and the public and the recommendations of the Manager), in making a decision as to whether to adopt any Proposed Amendment.

The key implication for decision makers therefore is the necessity that the environmental implications of adopting or not adopting a certain strategy or policy / objective must be taken into consideration in decision making and this decision making process must be fully documented and open to public scrutiny.

APPROPRIATE ASSESSMENT

With the introduction of the Birds Directive in 1979 and the Habitats Directive in 1992 came the obligation to establish the Natura 2000 network of sites of highest biodiversity importance for rare and threatened habitats and species across the EU. A key protection mechanism for these sites is the requirement to consider the possible nature conservation implications of any plan or project on the Natura 2000 site network before any decision is made to allow that plan or project to proceed.

Not only is every new plan or project captured by this requirement but each plan or project, when being considered for approval at any stage, must take into consideration the possible effects it may have in combination with other plans and projects by going through the process known as 'Appropriate Assessment' (AA). The obligation to undertake AA derives from Article 6(3) and 6(4) of the Habitats Directive, and both involve a number of steps and tests that need to be applied in sequential order. Each step in the assessment process precedes and provides a basis for other steps. The results at each step must be documented and recorded carefully so there is full traceability and transparency of the decisions made. They also determine the decisions that ultimately may be made in relation to approval or refusal of a plan or project.

AA is not a prohibition on new development or activities but involves a case-by-case examination of the implications for any Natura 2000 site and its conservation objectives. In general terms, implicit in Article 6(3) is an obligation to put concern for potential effects on Natura 2000 sites **at the forefront of** every decision made in relation to plans and projects at all stages, including decisions to provide funding or other support.

The first stage of the AA procedure has already been undertaken for the draft development plan, that is, establishing whether full AA is required (this is known as 'screening'). This analysis concluded that full AA was not required for the draft plan. The proposed Amendments have now also undergone this screening procedure, and a report setting out the conclusion of this process is hereby included for your consideration.

If it can be concluded on the basis of AA that there will be no adverse effects on the integrity of a Natura 2000 site, the plan or project can proceed to authorisation, where the normal planning or other requirements will apply in reaching a decision to approve or refuse. If adverse effects are likely, **or in cases of doubt**, the plan (or that element thereof) may only be approved where there are *imperative reasons of overriding public interest* (IROPI)

requiring a project to proceed, there are no less damaging alternative solutions, and compensatory measures have been identified that can be put in place.

The Habitats Directive requires Member States to inform the European Commission of the compensatory measures; this enables the Commission to review whether the compensatory measures are sufficient to ensure that the coherence of the network is maintained. If the Commission is not satisfied it may take steps against the Member State up to and including litigation in the European Court of Justice. Recourse to derogation to allow a plan or project to proceed should be pursued in exceptional circumstances only, and the Minister must be informed at an early stage of any possible IROPI case.

2.3 NATIONAL LEGISLATION & POLICY

2.3.1 PLANNING & DEVELOPMENT ACTS 2000-2008 & PLANNING & DEVELOPMENT (AMENDMENT) BILL 2009

The Act states as a fundamental principle, that it is enacted “to provide, in the interests of the common good, for proper planning and sustainable development” and that “a development plan shall set out the overall strategy of the proper planning and sustainable development of the area of the development plan”.

The Act is unambiguous in setting out that “in making the development plan...the members **shall be restricted to** considering the proper planning and sustainable development of the area”, “the statutory obligations of any local authority” and “any relevant policies or objectives...of the Government or any Minister of Government” (Section 12 (11)).

The Planning and Development (Amendment) Bill 2009 was passed by Dail Eireann in July 2010. At the time of this report, it had yet to be signed by the President, but is likely to be prior to the consideration of this report in September 2010. The Minister must then commence all or some of the provisions of the new Act. Wicklow County Council is advised by the DoEHLG that the provisions relating to Development Plans are likely to be commenced earlier rather than later.

Section 27(1) (as amended by the new Act) states that “**A planning authority shall ensure, when making a development plan or a local area plan, that the plan is consistent with any regional planning guidelines in force for its area**”, while Section 28 (2) states that “**The Minister may, at any time, issue guidelines to planning authorities regarding their functions under the Act and planning authorities shall have regard to those guidelines in the performance of their duties**”.

The new Act also sets out a number of new procedures to be followed in the preparation and adoption of the Development Plan as well as new content and analysis to be included in plans. Given that Wicklow County Council is in the very final stages of this process, the new procedures will not impact on the current process.

However, in order to ‘future proof’ the Development Plan, the DoEHLG advised the Plan team early on in the process that the plan should include a ‘Core Strategy’ as will be required by amended Section 10 (1) of the Act i.e.

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

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

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

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

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

2.3.2 HIGHER ORDER PLANS

NATIONAL SPATIAL STRATEGY 2002-2020

As expressed Government policy, the elected members must consider the provisions of the NSS in their decision making process.

The NSS is a planning framework “designed to achieve a better balance of social, economic, physical development and population growth between regions”. The strategy identifies seven regions in the Country, of which the Dublin and Mid East Regions comprise the Greater Dublin Area. The NSS sets out, at a broad national level, a spatial structure on the basis of which a more balanced regional development can be achieved and it identifies a complementary hierarchy of settlements.

In order to achieve balanced regional development, the NSS identifies that “Ireland needs to renew, consolidate and develop its existing cities, towns and villages – i.e. keeping them as physically compact and public transport friendly as possible and minimising urban sprawl, while also achieving a high quality of design in new development and refurbishment. Urban land needs to be used carefully, sensitively and efficiently... Where greenfield development is necessary it should take place through the logical extension of existing cities, towns and villages”.

Policies and programmes will be consistent with the NSS where they seek to enhance and build up economic and social activity within the national framework provided by the Strategy. Policies based on an unstructured, scattered approach to public investment and the promotion of economic activity would not be consistent with the NSS.

REGIONAL PLANNING GUIDELINES FOR THE GREATER DUBLIN AREA

The Regional Planning Guidelines is a policy document which aims to direct the future growth of the Greater Dublin Area over the medium to long term and works to implement the strategic planning framework set out in the National Spatial Strategy (NSS) published in 2002. It achieves this through appraisal of the critical elements involved in ensuring sustainable and good planning, and through the protection of sensitive and environmentally important locations. The RPGs inform and direct the City and County Development Plans of each of the Councils in the Greater Dublin Area. They provide the clear policy link between national policies -the National Development Plan and the National Spatial Strategy and other national policy documents and guidance; and Local Authority planning policies and decisions. The RPGs aid each of the Councils in the Greater Dublin Area in working together for the better planning of the whole area of Dublin and the surrounding Mid-East Region.

The first RPGs for the GDA were adopted in 2004 and set out a strategic framework for planning and development for the region up to 2016. The revised RPGs adopted in June 2010 update the 2004 document and look forward to 2022.

The Guidelines make a distinction between the existing built up area and its environs where the built up area is the 'Metropolitan' and the remainder is the 'Hinterland' with a range of settlement sizes in the area that have a potential to attain an enhanced level of sustainability. In accordance with the guidelines, Metropolitan Area development (Bray, Greystones/Delgany and their environs) should be consolidated in line with the principles of sustainability to accommodate a greater population than at present. This growth of the Metropolitan Area will be balanced by the concentration of development into identified Large and Moderate Growth Towns in the Hinterland. The strategy sees the development of both these areas as being complementary. To be successful and compete with the Metropolitan Area it is recognised that the Hinterland Large Growth Towns will have to attain a status capable of providing higher order economic, social and environmental infrastructure.

Furthermore, Development Plan settlement strategy in the Hinterland should essentially be based around a clearly articulated hierarchy of settlements. This strategy seeks to promote development into a series of tiers, with the Large Growth Towns at the higher end of the strategy and other towns and villages located in tiers below. The designation of these towns and villages within the County Development Plan settlement hierarchy should be advised by their spatial distribution, their scale and their potential.

Development plan policy for the Hinterland should foster County growth within the larger settlements while the other towns and larger villages within the settlement strategy are to provide the catalyst to promote and sustain local growth and accommodate local need. The strategic aim of these complementary policies is to build upon the reality of settlement potential and to create a more sustainable and balanced spatial pattern of development throughout the County.

2.3.3 MINISTERIAL GUIDELINES

The Minister has issued 16 guidelines documents under Section 28 of the Planning & development Acts 2000-2008 as set out below. The Act requires planning authorities to have regard to these guidelines in the performance of their duties.

- Architectural Heritage Protection (2004)
- Architectural Heritage Protection for Places of Worship (2003)
- Childcare Facilities Guidelines (2001)
- Design Standards for New Apartments (2007)
- Development Management Guidelines (2007)
- Development Plans Guidelines (June 2007)
- Provision of Schools and the Planning System (2008)
- Quarries and Ancillary Activities (2004)
- Redevelopment of Certain Lands in the Dublin area (2006)
- Retail Planning Guidelines (2005)
- Strategic Environmental Assessment (2004)
- Sustainable Rural Housing (2005)
- Sustainable Residential Development in Urban Areas (2009)
- The Planning System and Flood Risk Management (2009)
- Wind Energy Development (2006)
- Appropriate Assessment of Plans and Projects in Ireland, Guidance for Planning Authorities (2009)

SECTION 3

SUMMARY OF MANAGER'S RECOMMENDATIONS

Proposed Amendment	Topic	Manager's recommendation
1	Chapter 3 Core Strategy	Modify Proposed Amendment 1
2	Chapter 4 Population, housing & settlement	Modify Proposed Amendment 2
3	Chapter 5 Urban Development	Adopt Amendment 3
4	Chapter 6, Section 6.3.1 Rural Towns	Do not adopt Proposed Amendment 4
5	Chapter 6, Section 6.3.1 Large Villages	Do not adopt Proposed Amendment 5
6	Chapter 6, Section 6.3.1 Large Villages	Do not adopt Proposed Amendment 6
7	Chapter 6, Section 6.3.1 Small Villages	Do not adopt Proposed Amendment 7
8	Chapter 6, Section 6.3.1 Rural Clusters	Adopt Proposed Amendment 8
9	Chapter 6, Section 6.3.1 Rural Clusters	Do not adopt the Proposed Amendment 9
10	Chapter 6, Section 6.3.2 Houses in the open countryside	Revert to text in Draft Plan and modify
11	Chapter 6, Section 6.3 6.3.3 Rural Housing Zoning	Do not adopt Proposed Amendment 11
12	Chapter 6, Section 6.4 Rural Design Development Standards	Do not adopt Proposed Amendment 12
13	Chapter 7, Section 7.1 Enterprise & employment Introduction	Do not adopt Proposed Amendment 13
14	Chapter 7, Section 7.4.2 Enterprise 7 Employment Objectives	Do not adopt Proposed Amendment 14
15	Chapter 7, Section 7.4.3 Specific Objectives for Employment types	Do not adopt Proposed Amendment to EMP 14 Adopt Proposed Amendment to EMP 21
16	Chapter 7, Section 7.5.10 Car parking & loading	Adopt Proposed Amendment 16
17	Chapter 8, Section 8.3.1 Commercial 7 Industrial development in a rural area	Do not adopt Proposed Amendment to RUR3 & RUR6 Adopt proposed new Objective RUR7
18	Chapter 8, Section 8.3.2 Agriculture	Adopt Proposed Amendment 18
19	Chapter 8, Section 8.3.2 Forestry	Adopt Proposed Amendment 19
20	Chapter 8, Section 8.3.3 Extractive Industry	Adopt Proposed Amendment 20
21	Chapter 9, Section 9.3.1 Tourism general objectives	Adopt Proposed Amendment 21
22	Chapter 9, Section 9.3.2 Tourism - Accommodation	Adopt proposed amendment to Objective TA5 Do not adopt proposed new Objective TA10
23	Chapter 9, Section 9.3.3 ITLR complexes	Do not adopt Proposed Amendment 23
24	Chapter 9, Section 9.3.6 Tourism & Recreation Themes & Products	Do not adopt Proposed Amendment 24
25	Chapter 9, Section 9.3.6 Tourism & recreation Themes & products	Adopt Proposed Amendment 25
26	Chapter 10, Section 10.3 Retail Strategy for County Wicklow	Adopt Proposed Amendment 26

27	Chapter 10, Section 10.3.4 Retail Allocation	Adopt Proposed Amendment 27
28	Chapter 10, Section 10.3.4 Greystones	Adopt Proposed Amendment 28
29	Chapter 10, Section 10.4 Retail Objectives	Do not adopt Proposed Amendment 29
30	Chapter 10, Section 10.4.5 Neighbourhood Centres	Adopt Proposed Amendment 30
31	Chapter 10, Section 10.5.5 Qualitative Aspects	Adopt Proposed Amendment 31
32	Chapter 10, Section 10.6 Shopfront design standards	Adopt Proposed Amendment 32
33	Chapter 11, Section 11.1 Transportation - Introduction	Adopt Proposed Amendment 33
34	Chapter 11 Various	Adopt proposed amendment 34
35	Chapter 11, Section 11.2 Public transport	Adopt Proposed Amendment 35
36	Chapter 11, Section 11.4 Public roads	Adopt Proposed Amendment 36
37	Chapter 11, Section 11.4.1 National Roads	Do not adopt Proposed Amendment 37
38	Chapter 11, Section 11.5 Parking	Adopt Proposed Amendment 38
39	Chapter 11, Section 11.6 Ports, harbours marinas & aviation	Adopt Proposed Amendment 39
40	Chapter 11, Section 11.7.2 Public roads	Adopt Proposed Amendment 40
41	Chapter 11, Section 11.7.3 Parking	Adopt Proposed Amendment 41
42	Chapter 11, Section 11.7.6 Set backs from public roads	Adopt Proposed Amendment 42
43	Chapter 11, Section 11.8 Roadside signage	Adopt Proposed Amendment 43
44	Chapter 12, Section 12.4 Wastewater	Adopt Proposed Amendment 44
45	Chapter 12, Section 12.4 Wastewater	Adopt Proposed Amendment 45
46	Chapter 12, Section 12.7.2 Water demand	Adopt Proposed Amendment 46
47	Chapter 13, Section 13.7 Light pollution	Adopt Proposed Amendment 47
48	Chapter 13, Section 13.8 Construction & demolition waste	Adopt Proposed Amendment 48
49	Chapter 13, Section 13.8 Construction & demolition waste facilities	Adopt Proposed Amendment 49
50	Chapter 13, Section 13.8 Light	Adopt Proposed Amendment 50
51	Chapter 13, Section 13.8 Contaminated land	Adopt Proposed Amendment 51
52	Chapter 14, Section 14.3.2 Electricity & heating	Adopt Proposed Amendment 52
53	Chapter 14, Section 14.3.2 Wind Energy Strategy	Adopt Proposed Amendment 53
54	Chapter 15, Section 15.3.1 Education & development	Adopt Proposed Amendment 54
55	Chapter 15, Section 15.3.2.1 health	Adopt Proposed Amendment 55
56	Chapter 15, Section 15.3.2.2	Do not adopt Proposed Amendment 56

	Residential & day care facilities	
57	Chapter 15, Section 15.3.3.4 Sports facilities	Modify Proposed Amendment 57
58	Chapter 15, Section 15.4 Open space	Adopt Proposed Amendment 58
59	Chapter 15, Section 15.5 Development standards	Adopt Proposed Amendment 59
60	Chapter 16, Section 16.3 Archaeology	Do not adopt Proposed Objective AR5 Adopt Proposed Objective AR6
61	Chapter 16, Section 16.4.1 Record of Protected Structures	Adopt Proposed Amendment 61
62	Chapter 17, Section 17.1 Introduction	Adopt Proposed Amendment 62
63	Chapter 17, Section 17.2.3 Water framework Directive	Adopt Proposed Amendment 63
64	Chapter 17, Section 17.3 Biodiversity	Adopt Proposed Amendment 64
65	Chapter 17, Section 17.4 Woodlands, tress and hedgerows	Adopt Proposed Amendment 65
66	Chapter 17, Section 17.5 Water systems	Adopt Proposed Amendment 66
67	Chapter 17, Section 17.6 Geology	Adopt Proposed Amendment 67
68	Chapter 17, Section 17.7 Green Infrastructure	Adopt Proposed Amendment 68
69	Chapter 18 Coastal Zone Management	Adopt Proposed Amendment 69
70	Chapter 18, Cell 2 Bray head	Adopt Proposed Amendment 70
71	Chapter 19 Implementation	Adopt Proposed Amendment 71
72	Volume 2 Map 17.09 Landscape zones	Adopt Proposed Amendment 72
73	Volume 2 Map 17.08 SAAO	Adopt Proposed Amendment 73
74	Volume 2 Wind Energy Strategy	Adopt Proposed Amendment 74
75	Volume 3 Carnew Town Plan	Adopt Proposed Amendment 75 with modification.
76	Volume 3 Newcastle Town Plan	Adopt Proposed Amendment 75 (a) (i) Do not adopt Proposed Amendments 75(a)(ii), 75(b), 75(c)
77	Volume 3 Newcastle Town Plan	Adopt Proposed Amendment 77
78	Volume 3 Roundwood Town Plan	Do not adopt Proposed Amendment 78
79	Volume 3 Roundwood Town Plan	Adopt Proposed Amendment 79
80	Volume 3 Shillelagh Town Plan	Adopt Proposed Amendment 80
81	Volume 3 Shillelagh Town Plan	Do not adopt Proposed Amendment 81
82	Volume 3 Tinahely Town Plan	Do not adopt Proposed Amendment 82

Section 4 Assessment of submissions and Proposed Amendments

Amendment 1

CHAPTER 3 VISION & STRATEGIC GOALS

Amend Chapter 3 as follows:

~~VISION & STRATEGIC GOALS~~ CORE STRATEGY

3.1 Introduction

~~This chapter sets out the overall strategy for the development of County Wicklow over the plan period. This strategy evolves from consideration of national, regional and local plans, strategies and guidelines, as set out in Chapter 2 and the overall vision for the County which is:~~

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. This core strategy will be amplified and expanded upon in the ten strategic goals set out in this chapter and in the policies and objectives of the entire plan to follow.

3.2 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.

3.3 Core Strategy

The purpose of the core strategy is to show that the development objectives in the Development Plan are consistent as far as practicable, with national and regional development objectives as set out in the National Spatial Strategy 2002 – 2020 and the Regional Planning Guidelines for the Greater Dublin Area.

3.3.1 Population & settlement

The population and settlement objectives for the County flow directly from the National Spatial Strategy 2002 – 2020 and the Regional Planning Guidelines for the Greater Dublin Area as described in Chapter 2 of this plan.

Chapter 4 of this plan sets out in detail the population and settlement strategies for the County and these are summarised as follows:-

- This plan will provide for the growth of the County from a population of 126,196 persons in 2006 to 164,280 persons in 2016 and 176,800 persons in 2022, in accordance with the regional population allocation provided by the Minister and the County allocation provided by the draft Regional Planning Guidelines for the Greater Dublin Area 2010-2022.
- This population will be allocated in accordance with the NSS and the draft RPGs as follows:

- At least 42% of the growth allocated will be directed into the Metropolitan area settlements of Bray and Greystones, with Bray taking a larger share having regard to its designation in the RPGs as a Metropolitan Consolidation Town;
- The majority of the remaining growth allocated shall be directed in the hinterland growth towns of Wicklow, Arklow, Newtownmountkennedy and Blessington, the growth weighted towards the large growth towns of Wicklow and Arklow;
- Smaller towns and villages will be allowed to grow in a manner commensurate with their location and function in the settlement hierarchy, with a range of targeted growth controls employed to ensure that such settlements can prosper and absorb population, and to allow investment in services to be provided economically;
- The rural population will be allowed to grow in absolute numbers in recognition of Government policy, the housing needs of the next generation of the rural natives and the predominantly rural character of the County; however, the overall proportion of County's population that is resident in the open countryside will reduce over time reflecting the implementation of the settlement objectives.

3.3.2 Housing & zoning

In order to accommodate this growth, it will be necessary for this plan to ensure that adequate provision is made for zoned housing / mixed use land. Chapter 4 of this plan sets out in detail the availability of land for housing, which is summarised as follows:-

- The County is planned to growth to a total population of 164,280 in 2016 and 176,800 in 2022. Of this, it is planned that by 2022, 76% will be resident in the 21 'towns' in the settlement hierarchy, an increase from 72% in 2006; the remainder of the population will be residents in rural villages and the open countryside;
- The growth in the population of these towns to c. 123,800 in 2016 will require the delivery of c.18,000 additional units and the growth to 133,800 in 2022 will require c. 28,000 additional units.
- Taking an average density of 20 units / hectare for zoned housing land and a plot ratio of 0.5 for zoned 'town centre' land, there is development capacity for 22,575 units in the towns of the County¹;
- There is currently extant permission for c. 7,350 residential units in the towns of the County, giving a total development capacity of 29,925 units.

There is 65% more land designated for development in the County than is strictly required to meet the population target up to 2016, this surplus reducing to 7% for 2022. Of the settlements without development plans, only one is of significant size (Blessington) and it is unlikely that when plans are put in place for the remaining four settlements that this surplus would increase significantly. It is essential that a surplus is provided to take account for lands that are not released to market and land that may not be developable due to lack of essential services.

3.3.3 Infrastructure

Roads

The County is served by two national routes - the N11/M11 along the eastern coast and the N81 along the western 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 to the south is due to be completed within the lifetime of the plan – the Ballinabarney to Arklow Scheme. Having regard to the limitations of the mainline rail route in the County (see below),

¹ Excluding Blessington, Avoca, Donard and Kilmacanogue which do not have development plans and therefore no zoned land

the N11/M11 will continue to be the principal access corridor in the eastern side on the County.

The N81 has also been upgraded during the lifetime of the previous plan but not to the same extent as the N11. The NRA National Road Design Office has undertaken a constraints study of the N81 from Tallaght to Hollywood with a view to determining a range of possible improvements, including rerouting some of the existing road from the County boundary to the north to Hollywood Cross.

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 regional road improvement will be with east-west connector routes i.e. the Sally Gap (R759), the Wicklow Gap (R756) and the R747 (Arklow – Tinahely – Baltinglass)

Rail

The County is served by one heavy rail line – the Dublin to Rosslare route, which is single track only from Bray and has only 6 functioning stations from Bray to Arklow. The limited capacity on this route does not render rail travel an attractive or viable option for many users.

It is proposed to extend the LUAS light rail system to Bray. 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.

Water

The County is deficient in water services in most areas. This lack of services is preventing the County from fulfilling its functions under the NSS and the RPGs. The provision of a settlement hierarchy in this plan will set a framework for the delivery of necessary strategic infrastructure, including water and wastewater services to the growth towns of Bray, Greystones, Wicklow and Arklow.

- It is the strategy of this plan to facilitate significant improvements to water infrastructure, with priority for investment being derived from the County Settlement Strategy

3.3.4 Retail

The development plan includes a retail strategy for the entire County, which is 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;
- Identification of criteria for the assessment of retail developments.

3.4 Key strategic goals

In order to implement this vision and core strategy, it is necessary to set out a number of strategic goals that will underpin all the policies and objectives of this plan.

~~In order to implement this vision, it is necessary to set out a number of strategic goals that will underpin all the policies and objectives of this plan.~~

3.2 Key strategic goals

GOAL 1 *To implement the overarching guidance offered by the National Spatial Strategy 2002 – 2020, the National Development Plan 2007 – 2013, the Regional Planning Guidelines for the Greater Dublin Area 2004—2016, and manage the spatial organisation of the County in an efficient sustainable manner.*

To achieve this goal, a County settlement strategy is put in place that will guide the location of new development during the plan period and beyond. This strategy will establish a hierarchy of settlements based on their role and capacity for growth and will determine what levels and type of future development shall be allowed to occur at each level in the hierarchy.

Strategic Policies

- To structure and manage the spatial organisation of the County, having regard to the principles of proper planning and sustainable development, and the guidance given by the National Spatial Strategy 2002-2020, and the Regional Planning Guidelines for the Greater Dublin Area 2004 – 2016;
- To manage the County's settlement in accordance with the settlement strategy hierarchy of settlements and population apportionment;
- To direct growth into the designated metropolitan growth centre and the large, moderate and small growth towns in the hinterland area, whilst recognising the settlement requirements of rural communities;
- That all water, transportation and community infrastructural investments shall be informed by and based upon the County settlement strategy and hierarchy of settlements;
- To ensure that the zoning of land is referenced by the County settlement strategy, that it is based upon rational planning grounds and a clear evidence based core strategy.

GOAL 2 *To facilitate and encourage the growth of employment, enterprise and economic activity in the County, across all economic sectors and in all areas.*

The promotion of economic activity is key to the future development of the County and may be facilitated through:

- encouraging a broad range of enterprise development within the County thereby avoiding dependence on a specific sector;
- adopting a cohesive and co-ordinated approach to the provision of incubation/start up units throughout the County;
- identifying key success traits of current development initiatives and highlight what is creating blockages to future development and addressing these blockages;
- promoting the provision of necessary infrastructure required for the development of industry e.g. broadband;
- creating linkages with third level education providers;
- addressing regional disparities to ensure the benefits of growth and development are evenly distributed and dispersed throughout the County;
- promoting economic growth and potential employment opportunities in the rural areas of the County in order to sustain vibrant and sustainable rural communities.

Strategic Policies

- To enhance the range and number of employment opportunities in the County, to increase the jobs ratio (i.e. the ratio of jobs available in the County compared to Wicklow labour force) from 0.65 in 2006 to 0.7 by 2016 and 0.75 by 2020 and to reduce the excessive commuting distances and trip times undertaken by the County's working population.
- To facilitate the development of high technology and high value employment, including the manufacturing sector, research and development and science, to create a knowledge based economy and to build strong linkages between education, research and employment, and promote the third level institute at Clermont as a centre of excellence;
- To promote the development of the tourism sector in a sustainable and environmentally sensitive manner, to capitalise on the County's tourism and recreational assets and generate wealth and employment in the County through the provision and upgrading of tourism infrastructure that will extend the stay and spend of tourists in the County;
- To protect and enhance key built and natural assets that are of integrity per se, and critical to the development of a sustainable economy;
- To overcome the County's water infrastructural deficits and in particular wastewater infrastructure to ensure such under provision does not impede economic development and wealth creation;
- To promote and facilitate the development and expansion of the electricity transmission and distribution grid and to encourage improved availability of a high quality, high-speed information, telecommunications and broadcasting networks.

GOAL 3 *To integrate land use planning with transportation planning, with the dual aim of reducing the distance that people need to travel to work, shops, schools and places of recreation and social interaction, and facilitating the delivery of improved public transport.*

The 2006 Census figures give an indication of commuting patterns in Wicklow. The figures indicate that the County has by far a greater percentage of people travelling for longer lengths of time than the national average, with the percentage of people travelling 1–1.5 hours to work, school or college at 10%, which is nearly double the national average of 6%. Similarly, County Wicklow residents have longer distances to travel, with significantly higher numbers of people travelling 25 kilometres and longer, at 20%, compared to the national average of 12%.

This level of commuting is unsustainable on many fronts, including socially, economically and environmentally, and is an important contributor to assessing the overall quality of life for the inhabitants of the County. Reducing the need to travel long distances by private car, and increasing the use of sustainable and healthy alternatives, can not only bring multiple benefits to both our environment and communities, but also to our own mental and physical wellbeing.

Strategic Policies

- 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;
- Promote the improvement of public transport services, in particular the upgrading of the Dublin – Rosslare train line, bringing the LUAS to Bray and the development of improved bus services;

GOAL 4 *To enhance existing housing areas and to provide for high quality new housing, at appropriate locations and to ensure the development of a range of house types, sizes and tenures in order to meet the differing needs of all in society and to promote balanced communities.*

The Housing Strategy, which forms part of this plan, sets out projected housing growth, the availability of zoned and serviced land to meet this demand, and the issue of housing affordability based upon, in the main, projections of income and housing unit prices.

While it is estimated that there is sufficient land to meet Wicklow's housing needs up to 2016, limitations in water and particularly wastewater capacities have and will continue to present serious blockages to development. Wastewater collection and treatment deficits may persist to 2014 and beyond. This key finding has implications for the spatial distribution of development within the County, with housing demand capable of being met in the north and east of the County and significant restrictions elsewhere.

In its appraisal of housing affordability, the Housing Strategy estimates that up to 40% of new households formed over the plan period will expect affordability challenges and 20% will clearly not be able to enter the housing market.

Strategic Policies

- To zone sufficient land in accordance with the County's Settlement Hierarchy, to accommodate the projected increase in population and households over the plan period;
- To promote the delivery of appropriately scaled and located employment, retail and social / community infrastructure in tandem with new residential development;
- To ensure that new retail, employment, education, community and recreational facilities are directed to the locations with the highest concentration of residents;
- To adequately service zoned land where housing demand exists and or is planned;
- To ensure that a mixture of house types and sizes is developed to reasonably match the requirements of the different categories of households including the range of social and affordable housing identified by The County Housing Strategy;
- To ensure new housing developments are designed and constructed to the highest of standards.

GOAL 5 *To maintain and enhance the viability and vibrancy of settlements, to ensure that towns and villages remain at the heart of the community and provide a wide range of retail, employment, social, recreational and infrastructural facilities.*

While a high proportion of the County's residents live outside towns, the settlements of the County provide a significant component of employment, retail, social and cultural needs for all of the County's people. While the proportion of the County's population living in towns and villages is gradually increasing, the future viability of our towns and villages is under threat, particularly because of the significant outflows of retail expenditure from the County.

Notwithstanding this, the County's towns and villages are best placed to absorb additional growth and in accordance with the County settlement strategy, new development is to be directed into settlements. With additional development comes the need for the implementation of appropriate development standards, that result in a good mix of development types, high quality development and places and improved viability of infrastructural services (including public transport). In these regards, the density of development requires to be appropriately managed.

Strategic Policies

- To promote the development of the County's urban settlements and in the interests of maintaining higher order economic development, social and cultural infrastructure, promote efficiencies in engineering services and transportation;
- To encourage higher residential densities in urban centres, and to reflect this in local area and town plans;

- To seek to address dereliction and urban decay by supporting urban regeneration projects;
- To ensure that businesses and services with a high potential for public transport utilisation by employees and visitors are sited in locations which are easily accessible or which can be made easily accessible by public transport;
- To direct new retail activities into existing urban centres, in accordance with the Retail Planning Guidelines for Local Authorities (2005), the Retail Strategy for the Greater Dublin Area (2008) and the County Retail Strategy;
- To retain a greater percentage of retail expenditure in the County, to stem expenditure outflows and in particular the excessive leakage of comparison spend and to encourage the increased provision of both comparison and convenience retail opportunities in the County.

GOAL 6 ***To protect and enhance the County's rural assets and recognise the housing, employment, social and recreational needs of those in rural areas***

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 urban generated pressure for housing in our rural area and smaller villages. This has resulted in competition for housing sites and difficulties for rural natives in securing suitable sites. In accordance with 'Sustainable Rural Housing – Guidelines for Planning Authorities' (DoEHLG) 2005, this plan recognises that 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.

Furthermore, the decline in the primary sectors of agriculture, forestry and fishing has resulted in the need to diversify the rural economy into alternative resource based industries as well as appropriate non-resource based activities.

These housing and employment activities require to be accommodated in such a way that does not diminish the County's rural assets, including our landscape, nature designations, water quality and the safety of all road users, including pedestrians and cyclists.

Strategic Policies

- Rural housing development shall be in accordance with the provisions of "Sustainable Rural Housing - Guidelines for Planning Authorities" (DoEHLG 2005), the sustainable settlement policy framework as articulated in the National Spatial Strategy and the rural housing strategy and objectives set out in this plan;
- That rural housing shall be accommodated where rural housing need has been established, where it strengthens the established structure of villages, smaller settlements and other rural areas, where it sustains and revitalises established rural communities and does not endanger key rural assets or the vitality and viability of the higher order County Settlements;
- To minimise the impacts of new rural housing, in terms of adverse effects on the landscape, water quality, natural and built heritage and road users;
- To address the changing nature of the rural economy by promoting the diversification of employment options and towards maximising the potential of resource based development in the areas of forestry, marine, rural enterprise and services, natural resources, renewable energy production, tourism and agri-tourism. To promote restructuring and efficiencies

GOAL 7 ***To protect and improve the County's transport, water, waste, energy and communications infrastructure, whilst having regard to our responsibilities to respect areas protected for their important flora, fauna or other natural features***

Strategic Policies

- To continue to improve the County's transportation infrastructure, ~~with an emphasis shift away from new road construction in favour of solutions that facilitate the delivery of improved public transport (where feasible), reducing the demand for travel and improved public safety;~~ with the construction of new roads and the improvement of the existing road network and with a particular emphasis on delivering an improved public transport system.
- To promote and facilitate the improvement of the mainline train and DART services and to promote the linkage of the LUAS extension to Bray and Fassaroe and the linking of both DART and LUAS at Bray.
- To continue the County's investment in water services infrastructure and in particular investment in waste water infrastructure to ensure that existing barriers to growth, economic progress and the sustainable development of the County, are removed
- To implement the provisions of the "Planning System and Flood Risk Management" Guidelines (2008), have regard to the guidelines, objectives formulated around flood management, avoidance of development in flood risk areas, reduction and mitigation of risk and flood risk management and assessment.
- To implement the Wicklow Waste Water Management Plan 2006 – 2011 and have regard to the National Waste Prevention Plan 2009, and the National Hazardous Waste Management Plan.
- It is policy to pursue best practice in accordance with the Waste Management Hierarchy and formulate guidance regarding solid waste management including green waste and waste to energy facilities, hazardous waste and emissions, emissions to air, noise and light pollution.

GOAL 8 ***To promote and facilitate the development of sustainable communities through land use planning, by providing for land uses capable of accommodating community, leisure, recreational and cultural facilities, accessible to and meeting the needs of all individuals and local community groups, in tandem with the delivery of residential and physical infrastructure in order to create a quality built environment in which to live.***

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':

- (1) 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;
- (2) Facilitating access to the goods, services and structures within society for all, and particularly for those that are marginalised and powerless ('social inclusion').

Strategic Policies

- To ensure the provision of a comprehensive, integrated infrastructure of social and community facilities through out the County.
- To ensure the provision of social and community facilities as an essential part of the development of settlements where the scale and range of such infrastructure provided shall be in accordance with the Hierarchy Model of community facilities prepared under Strand 3 of County Development Levy scheme;
- That land use planning facilitate the delivery of social and community projects, the improved physical access to goods and services and the overall improvement in the quality of the built environment including the provision of open space.

GOAL 9 ***To protect and enhance the diversity of the County’s natural and built heritage***

Wicklow’s built heritage wealth is reflected in its abundance of archaeological and historical sites and monuments ranging from the late bronze age right through Christian, Viking, Norman and medieval eras, large county houses, planned estate villages, Georgian houses and other vernacular structures as well as bridges, harbours, stone walls and structures and sites associated with mining, industrial, political and religious heritage. The County’s natural heritage includes an excellent diversity of natural and semi-natural habitats such as marine, coastal, wetland, woodland, lake, river and upland habitats that in turn support a diverse and varied flora and fauna.

Our natural and built heritage is under threat and is being diminished by, in the main, the pressures wrought by population growth and economic change and development. The Council recognises heritage’s intrinsic value, and the importance of protecting and conserving Wicklow’s heritage potential to the economic, social, cultural and environmental development of the County.

Strategic Policies

- To protect, conserve and enhance buildings, areas, structures, sites and features of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest.
- To ensure the conservation, wise management of areas of natural heritage value, and of features of natural interest and value such as woodlands, wetlands, watercourses and areas of unspoilt uplands. To protect plant animal species and habitats which have been identified in the Habitats Directive, Birds Directive, Wildlife Act (1976) and the Flora Protection Order 1999, **and in particular, to ensure that any programme, plan or project carried out on foot of this development plan, including an variation thereof, with the potential to impact upon a Natura 2000 site(s) shall be subject to an Appropriate Assessment in accordance with Articles 6(3) and 6(4) of the EU Habitats Directive 1992 and “Appropriate Assessment of plans and projects in Ireland – Guidance for Planning Authorities” (DoEHLG 2009)**
- To protect and promote the enhancement of the natural and built environment and the coastal zone as identified in the County Development Plan. Facilitate and strictly control appropriate development, prohibit development that is detrimental to coastal areas while minimising the adverse impacts of existing activities, promote the economic, social, cultural and environmental use of the coast, the bio-diversity of coastal cells and their critical support systems.

GOAL 10 ***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.***

We predominately use fossil fuels, non-renewable resources, such as coal, oil and natural gas, to generate energy. We inevitably face the depletion of these resources in the future and the associated risk of security of fuel supply. Furthermore the combustion of such fuels results in greenhouse gas emissions. The development of renewable energy shall be to the forefront of Wicklow County Council’s policy formulation to ensure that our use and dependence on fossil fuels be reduced.

Flooding is an area of special planning concern, in the main attributable to the noticeable increase in the severity and frequency of flooding, and because of failure to appropriately take account of flood risk and the subsequent wide ranging costs incurred.

Strategic Policies

- To facilitate the minimisation of emissions to the air of greenhouse gases in accordance with international and European agreements and the National Climate Change Strategy. In this regard, the Council will support any appropriate initiatives taken to provide for more sustainable forms of energy use.
- To have regard to the National Climate Change Strategy (2007), the Government White Paper “Delivering a Sustainable Energy Future for Ireland - The Energy Policy Framework” (2007), the Wind Energy Guidelines for Planning Authorities (2006) and the Planning & Development Acts 2000 – 2007 in the development of appropriate strategies and objectives for the development of alternative and renewable energy, in particular Wind Energy;
- To reduce energy demand in the areas of primary consumption being transport, electricity and heating, particularly through improved integration of land use and transportation planning and higher standards of building design;
- To implement the provisions of the “Planning System and Flood Risk Management” Guidelines (2008), have regard to the guidelines, objectives formulated around flood management, avoidance of development in flood risk areas, reduction and mitigation of risk and flood risk management and assessment.

Submissions received

Sub No.	Name	Submission
1	DoEHLG	<p>1. The expansion of ‘Goal 9’ is welcomed as it removes any doubt as to the necessity of carrying out Appropriate Assessment on any plans or projects with the potential to impact on a Natura 2000 site that might arise from the County Development Plan.</p> <p>2. It is recommended that</p> <ul style="list-style-type: none"> (a) the data on the amount of zoned (serviced and unserviced) residential land in the County be maintained; (b) a detailed breakdown on the location of all zoned (serviced and unserviced) residential land be provided for each of the settlements in the context of the County’s settlement hierarchy; (c) the plan should show clearly the allocation of housing development lands to be prioritised for development over the period of the plan across each of the settlements, which shall be shown to be in line with the housing land requirements for Wicklow as set out in the Regional Planning Guidelines for the Greater Dublin Area <p>It is also advised that this data must be accompanied by a statement outlining how the table will be reflected and implemented within future review of the relevant town and local development plans.</p> <p>3. Proposed amendments to the settlement hierarchy with regard to Rathdrum and Baltinglass should be reflected in Maps 04.01 and 04.02</p>
5	EPA	<p>Section 3.3 – the term ‘as far as practicable’ should be deleted as the plan should promote sustainable development and be in line with the National Spatial Strategy 2002 – 2020 and Regional Planning Guidelines for the Greater Dublin Area.</p> <p>Section 3.3.1 – in allowing growth in rural population, the provisions of the plan should ensure that such dwellings have appropriate and adequate infrastructure (wastewater, drinking water, waste etc) prior to permission being granted. It should also be ensured that any proposed growth does not conflict with the policies / objectives of the draft Regional Planning Guidelines in relation to environmental protection</p>

		<p>Section 3.3.2 – the availability of suitable existing lands to meet the housing demand should be assessed and reported on prior to approval being granted for new residential zoned lands</p> <p>3.3.4 – the plan should include an additional bullet point in relation to the establishment of traffic management plans for retail developments</p> <p>Goal 9 – amendment is welcomed</p>
6	NRA	<p>With regard to proposed new Section 3.3.3 of Chapter 3, which addresses road infrastructure in the ‘Core Strategy’, the NRA notes the strategy to facilitate the improved use of national routes by public transport. In this regard, the NRA reiterates that while it is positively disposed towards assisting public transport, there are a number of critical issues that would need to be addressed in the development of any bus priority measures on the M11/N11 corridor due to particular constraints and circumstances that exist on that corridor. The Authority would welcome any consultation on any proposals brought forward with reference to such a scheme.</p>
7	NTA	<p>The ‘core strategy’ does not include details of the size of area zoned for residential development or mixed use including residential, as required in the Planning and Development (Amendment) Bill 2009.</p>
106	Keep Ireland Open	<p>The provision of a ‘core strategy’ is supported</p>

Manager’s Opinion

The submission of the DoEHLG is noted and is proposed to be addressed by the modification of this Proposed Amendment as set out in Appendix 1 of this report.

With regard to the submission from the Environmental Protection Agency

- the term ‘as far as practicable’ is taken from the Planning Acts
- the strategies and objectives of the plan are aimed at ensuring development has no detrimental impacts on the environment and issues relating to water, wastewater etc are addressed in detail in Chapters 12 and 17 of the plan
- it is proposed that the Proposed Amendment be modified to include a more detailed assessment of zoned land which will form the basis for future decisions on the zoning of further lands
- the point regarding traffic management plan for retail development is more appropriate addressed through the chapter dealing with Transportation and retail (Chapters 10 and 11) rather than in the ‘core strategy’

The purpose of the ‘core strategy’ is to set out the overarching principles of the plan (derived from higher order strategies and policies), from which more detailed policies and objectives are drawn. In order for it to remain clear and understandable and to the point, it does not include specifics regarding the whole range of measures that might be employed to achieve the stated objectives and therefore it is not considered appropriate to add specifics regarding future consultation with the NRA on projects on the N11/M11 corridor, which will obviously require consultation with that Authority.

The submission of the NTA is noted, and it is recommended that the Proposed Amendments be modified as set out to follow. As Chapter 4 of the draft plan contains all of the demographic and housing analysis that is summarised in the ‘core strategy’, more explanation of the source of these proposed modification is found in this report under ‘Proposed Amendment 2’.

Manager’s Recommendation

Modify Proposed Amendment 1 as set out Appendix 1

Amendment 2

CHAPTER 4 POPULATION, HOUSING & SETTLEMENT

Amend Chapter 4 as follows:

4.1 Introduction

This chapter sets out the population, housing and settlement strategies and policies for County Wicklow for the plan period and up to 2022. These strategies will seek to:-

- Set out a plan for the growth of the County's population growth over the plan period and beyond, in accordance with historical trends and targets set by the National Spatial Strategy 2002 – 2020 (NSS) and Spatial Policy Unit of the DoEHLG;
- Project the housing requirements of this growing population and evaluate issues arising with regard to housing supply and affordability;
- Set out a settlement strategy for this growing population, which will be consistent with the settlement and growth strategy of the National Spatial Strategy 2002-2020 (NSS) and the Regional Planning Guidelines for the Greater Dublin Area 2004-2016 (RPGs). This strategy will identify the different types of the settlements in the County, outline their different roles and will set out indicative population targets for each settlement.

The County Wicklow Housing Strategy, which forms part of the draft plan and is a statutory requirement under the Planning Acts, provides the in-depth analysis on which these strategies are based (the complete Housing Strategy is set out in Volume 3 of this draft plan).

4.2 County population projections

County Wicklow is located in the most rapidly growing region in Ireland today (the 'Mid-East' region comprising the counties of Kildare, Meath & Wicklow). However, the rate of population growth in the County has not kept pace with other counties in the region. Its population has increased from 114,676 in 2002 to 126,196 in 2006, an increase of just under 11,520 people (Table 4.2A). This equates to a growth rate of 10.04%. This rate of growth is significantly below the growth rate in the other counties in the region as shown in Table 4.2B. Furthermore, Wicklow's share in the population of the region has been falling year on year, as shown in Table 4.2C below.

Table 4.2 A: Wicklow population 1996-2006

Year	Population	% change
1996	102,683	5.6%
2002	114,676	11.7%
2006	126,196	10.04%

Table 4.2 B: Growth rates in Mid-East Region 2002-2006

Year	2002	2006	% change
Region	412,625	475,362	15.2%
Kildare	163,944	186,335	13.7%
Meath	134,005	162,831	21.5%
Wicklow	114,676	126,196	10.04%

Table 4.2 C: Wicklow's share of Mid-East Region population 1996-2006

Year	Mid-East	Wicklow	Share
1996	347,407	102,683	29.5%
2002	412,625	114,676	27.8%
2006	475,362	126,196	26.5%

Source: CSO Census of population 1996, 2002 & 2006

The Central Statistics Office published new projections for national population growth in April 2008 and regional population growth in December 2008. These publications outline a number of growth scenarios up to 2026, making different assumption about fertility, mortality and international migration. A total of eight different scenarios are identified in the national projections and four scenarios for the regional projections, with the total population projected in the mid-east region up to 2021 ranging from 629,000 to 746,000 (from 475,362 in 2006).

These **projections** were evaluated by the Spatial Policy Unit of the Department of the Environment, Heritage & Local Government, which published new regional **targets** in January 2009. It is important to note that the CSO projections do not take account of NSS policy, which aims to achieve more a more balanced growth across the Country through coordinated implementation of NSS principles. Therefore the regional population targets set out in the DoEHLG's document are based on a view of future development trends which are significantly influenced and driven by the NSS and thus differ in concept and practice from the CSO projections. Furthermore, the DoEHLG regional targets differ from the CSO projections in that they set out population breakdowns at 2010, 2016 and 2022. These dates are in line with the 6-yearly cycle for the review of the RPGs.

Table 4.2 D: DoEHLG Regional Population Targets 2010, 2016 and 2022

	2008	2010	2016	2022 (low / high range)
Border	492,500	511,000	552,700	595,000 - 611,400
Dublin	1,217,800	1,256,900	1,361,200	1,464,200 - 1,504,500
Mid-east	514,500	540,000	594,600	639,700 - 657,200
Midland	266,800	275,600	297,300	317,100 - 325,800
Mid-west	371,900	383,800	427,200	462,300 - 475,000
South-east	487,800	507,900	542,200	580,500 - 596,500
South-west	644,600	667,500	737,100	795,000 - 816,900
West	426,100	442,200	484,700	521,400 - 535,700
State	4,422,000	4,584,900	4,997,000	5,375,200 - 5,523,000

Source: Department of the Environment, Heritage and Local Government, 2009

~~The distribution of this population target across the three mid-east region counties will be determined in the new RPGs for the GDA, that will not be published until 2010. However the draft RPGs will be on display during 2009 and will give a strong indication of how this population will be distributed, but these figures are not available for this draft Plan.~~

~~This draft plan must therefore be framed in the absence of these final allocations. It is assumed however that the RPG strategy will endeavour to redress the population imbalance between Wicklow and the other counties in the mid-east region and attempt to increase Wicklow's share in the region's population. In this regard, population projections in this draft plan are based Wicklow's share in the region's population returning to 2002 levels by 2016 (27.8%) and increasing further to 28.8% by 2022.~~

~~As it is an overriding aim of the plan to be consistent with the RPGs, it is intended to update this plan during the adoption process to incorporate the RPG figures when they are available.~~

The distribution of this population target across the three mid-east region counties is determined in the new RPGs for the GDA 2010-2022 and this plan will accord with the population allocations provided in the guidelines.

Table 4.2E: Wicklow Population Targets 2016 and 2022

Year	2002	2006	2016	2022 (low / high range)
Mid-east	412,625	475,362	594,600	639,700 - 657,200
Wicklow	114,676	126,196	165,299 164,280	184,234 - 189,274 176,800
% share	27.8%	26.5%	27.8% 27.6%	28.8% 27.3%

Source: Draft Regional Planning Guidelines for the Greater Dublin Area 2010-2016

4.2.1 Population Objectives

POP1 To facilitate the growth of the population in County Wicklow, in accordance with the National Spatial Strategy 2002-2020 (NSS) and the (prospective) Regional Planning Guidelines for the Greater Dublin Area 2010-2022.

POP2 To increase the rate of population growth in the County, to redress the imbalance in growth between County Wicklow and other counties in the mid-east region.

4.3 Settlement Strategy

The purpose of a settlement strategy is to direct development to those locations that are the most suitable for growth. To achieve this aim, it is necessary to establish a hierarchy of settlements based on their role and capacity for growth and to determine what levels and type of future development shall be allowed to occur at each level in hierarchy.

4.3.1 Settlement hierarchy

The idea of a hierarchy of settlements is crucial to the achievement of regional dispersal and balanced growth in the County. As set out in the NSS, a settlement hierarchy will incorporate a range of settlements from small to large and concerns spatial distribution, service and economic functions as well as population. The idea of hierarchy suggests that several smaller settlements should be clustered around and readily accessible from the larger settlement next above it in the hierarchy. This is a principle which would maximise the accessibility of the full range of services and job opportunities from any location.

As with the 2004 County Development Plan, the hierarchy is divided into 'urban' settlements and 'rural' settlements. The positioning of the settlements in the 'urban' sector is relatively straight forward as the RPGs provide guidance and definitions of settlement types according to size and function. ~~However, there is one significant departure to note:-~~

~~Baltinglass and Rathdrum are elevated to moderate growth towns, in the same category as Blessington and Newtownmountkennedy~~

- ~~• Baltinglass is a strong settlement, has a long history as a population centre and it dominates an extensive geographical area, albeit an area of lesser population than similar sized catchments in the north or east of the County. It has a wide range of services including retail, second level education, industry, warehousing, utilities and amenity that could support increased growth. The south west of the County is currently lacking in a strong growth pole, to act as an attractor of people and investment. Furthermore, obstacles to the expansion of wastewater treatment facilities in Blessington are likely to result in limited potential for expansion up to 2016. The designation of Baltinglass will therefore provide an alternative growth centre in the medium term for the west of the County.~~
- ~~• Rathdrum again is a strong town with a full range of infrastructural and social services, which services a wide rural area. In addition, Rathdrum is served by the mainline railway line from Dublin to Rosslare. It is considered wholly consistent with the spirit of the RPGs that Rathdrum be designated for population growth given this sustainable form of transport available to the Metropolitan area.~~

The 2004 County Development Plan divided the small town category (1,000-5,000 population) into two categories (Small Growth Town 1 and Small Growth Town 2), with the more rural of these settlements being placed in the 'rural' zone of the hierarchy, notwithstanding population targets. A similar differentiation is maintained in this plan, with Small Growth Towns Type 1 being renamed 'Small Growth Towns' and Small Growth Towns Type 2 being renamed 'Rural Towns'.

There were 73 'rural' settlements designated in the 2004 County Development Plan, across four levels in the hierarchy. While similar levels are maintained in this plan, the positioning of all towns has been reviewed. This entailed the undertaking of an 'audit' of all settlements in

the 'rural' zone with regard to essential services available in each² and an evaluation of the character and function of each settlement.

**Table 4.3 A: County Wicklow Settlement Hierarchy 2010-2016
(See Maps 4.01 & 4.02 at the end of this chapter)**

Level	Settlement type	Settlement name		
1	Metropolitan consolidation town	Bray		
2	Large Growth Town 1	Wicklow / Rathnew		
3	Large Growth Town 2	Arklow	Greystones / Delgany	
4	Moderate growth town	Balinglass Blessington	Newtownmountkennedy Rathdrum	
5	Small Growth Town	Ashford Aughrim Balinglass Carnew	Enniskerry Kilcoole Rathdrum Tinahely	
URBAN – RURAL DIVIDE				
6	Rural Town	Avoca Donard Dunlavin	Kilmacanogue Newcastle	Roundwood Shillelagh
7	Large Villages	Barndarrig Ballinaclash Coolboy Glenealy Hollywood	Johnstown/ Thomastown Kilpedder / Willowgrove Kiltegan	Knockananna Laragh - Glendalough Manor Kilbride Redcross Stratford
8	Small Villages	Annacurragh Annamoe Askanagap Ballyconnell Ballycoog Ballyknockan Ballynacarrig (Brittas Bay)	Connary Coolafancy Coolkenno Donaghmore Grangecon Greenan	Kirikee Knockanarrigan Lackan Moneystown Rathdangan Valleymount
9	Rural Clusters	Ballingen Ballyduff Ballyfolan Ballynultagh Baltyboys Boleynass Barraniskey Carrigacurra Crab Lane Coolattin Croneyhorn	Crossbridge Davidstown Glenmalure Goldenhill Gorteen Kilamoat Kilcarra Killiskey Kilmurray (NMKY) Kilmurray (Kilmacanogue) Kilquiggan	Kingston Macreddin Moyne Mullinaccluff Oldcourt Park Bridge Rathmoon Redwells Stranakelly Talbotstown Tomacork Tomriland
10	Rural Areas i.e. any location outside the development boundary of any settlement listed above			

² Availability of mains water supply and mains sewerage, school, shop, pitch / sports club, church, Garda Station, public house, post office

4.3.2 Population allocation

~~The 2006 Census revealed that approximately 72% of the County's population lived in one of the 21 settlements designated as towns in this draft County Development Plan (i.e. Levels 1-6). This increased slightly from the 2002 (71%) and the 1996 (70%) Censuses.~~

~~In 2006, of the c. 35,500 persons resident outside the larger settlements, it is estimated (using GeoDirectory data³) that approximately 5,200 of these lived in villages or rural clusters (i.e. Levels 7-9). Therefore approximately 30,300 persons were resident in the open countryside, outside of any designated settlement. This is approximately 24% of the total County population.~~

~~With the continued implementation of the NSS and the RPGs it is expected that the relative proportion of the County's population living in rural areas will decline further up to 2022 and population allocations for the larger 21 settlements therefore will aim to absorb up to 77% of the County's population by 2022 (i.e. 142,000 – 146,000 persons). While the relative proportion living in rural settlements and open countryside is planned to fall, the absolute numbers in such locations is expected to increase gradually along the same trends evident since 1996 i.e. growth in number of people living in rural areas by 500 per annum (of which 66% would be in the open countryside). This would mean that by 2022, the total number of people living in the open countryside would be in the order of 35,278 persons, compared to 30,328 in 2006.~~

The population allocated to Wicklow by the draft Regional Planning Guidelines for the Greater Dublin Area 2010-2016 requires to be distributed throughout the County. This population distribution is required to underpin the NSS and the RPG settlement strategy for gateways and hubs. In this regard, the RPGs indicate that the Metropolitan area (Bray and Greystones) should increase to a population of 56,213 in 2016 (i.e. combined growth of 12,830) with the remainder of the growth allocated to be distributed around the County, with the majority being directed into the growth towns. In this regard, the population figures have been crafted to gradually increase the proportion of the County's residents living in the 21 towns from 72% in 2006 to 75% in 2016 and 76% in 2022.

It is necessary for this plan to also make provision for rural growth in the County given the high proportion of the County's residents living in rural areas and the likelihood that demand for rural housing will continue into the future, notwithstanding the overall aim to direct new population into designated settlements.

In this regard, in 2006, approximately 35,500 persons were residents outside of the 21 designated towns in the County, of which approximately 30,300 were residents in the open countryside (24% of the total County population). This plan allows for rural population growth to c. 40,500 in 2016 and 43,000 in 2022. This equates to an overall reduction in the proportion resident in rural areas from 28% in 2006 to c. 24.7% in 2016 and 24.3 % in 2022. This is considered to be in accordance the provisions of the NSS, the RPGs and the Sustainable Rural Housing Guidelines.

Population has been allocated over the period of the plan 2010-2016 and up to 2022 in order to provide a longer term timeframe for the planning and delivery of services, in particular water infrastructure. The current availability or otherwise of such infrastructure will not therefore dictate the growth target for each town up to 2022, but where it is known (based on the water services investment programme) that services are likely to be unavailable within the period of this plan (i.e. up to 2016), more substantial growth will be targeted for the next plan period, up to 2022.

³ GeoDirectory is the complete database of buildings in the Republic of Ireland. It assigns each property its own individual fingerprint – a unique, verified address in a standardised format, together with a precise Geocode.

The 2011 figure is based on an estimate of actual and likely growth in the settlements between 2006 and 2011 having regard to known capacities and developments granted permission between 2006-2009.

~~The targets for 2016 are based on those set out in the 2004 County Development Plan (as varied), adjusted where it is clear that the target cannot be reached due to infrastructural constraints which are not expected to be addressed before 2016. Assuming a gradual move to a higher proportion residing in the County's towns (assuming 75% by 2016),~~

The total population allocated to the 21 towns in the County in 2016 for these towns is actually ~~11~~12% higher than required. This modest 'market factor' is considered necessary in order to ensure that the plan provides opportunities and options for development across the whole County (which will give people choice as to their housing location) and to recognise that it is inevitable that over time some settlements will not develop or develop at different stages, either slower or faster than others for a variety of reasons.

The target for 2022 is based on a further increase in the proportion living in the larger 21 settlements to ~~77~~ 76% and again a market factor of ~~15~~ 23%, given the long time line involved and the inability to predict what factors will determine the growth rates of individual settlements that far into the future.

Table 4.3: Historical population figures for County towns 1996-2006 and growth estimates and targets up to 2022

Settlement type	Settlement	1996	2002	2006	2011	2016	2022
Metropolitan Consolidation Town	Bray	25,760	28,002	28,814	30,000	40,000	45,000
Large Growth Town 1	Wicklow / Rathnew	8,727	10,776	11,919	14,000	19,000	24,000
Large Growth Town 2	Arklow	8,557	9,993	11,759	13,000	19,000	23,000
	Greystones/ Delgany	11,296	11,913	14,569	16,000	21,000	24,000
Moderate Growth Town	Baltinglass	1,127	1,260	1,735	2,000	3,000	3,500
	Blessington	1,860	2,509	4,018	4,500	6,000	7,500
	Newtown	2,528	2,521	2,548	3,500	6,000	7,500
	Rathdrum	1,234	1,387	1,528	2,000	3,000	5,000
Small Growth Towns	Ashford	1,215	1,356	1,494	1,600	2,500	3,000
	Aughrim	745	871	960	1,200	1,500	2,000
	Baltinglass	1,127	1,260	1,735	2,000	3,000	3,500
	Carnew	795	809	892	1,200	1,500	2,000
	Enniskerry	1,275	1,904	1,881	2,000	2,500	3,000
	Kilcoole	2,694	2,826	3,252	3,750	4,500	5,000
	Rathdrum	1,234	1,387	1,528	2,000	3,000	5,000
	Tinahely	630	692	965	1,050	1,250	1,550
Rural Towns	Avoca	490	564	622	700	800	900
	Donard	162	201	182	200	300	400
	Dunlavin	693	914	897	1,000	2,000	2,500
	Kilmacanogue	818	834	839	915	1,000	1,100
	Newcastle	763	851	938	1,000	1,500	1,750
	Roundwood	446	518	571	700	1,100	1,300
	Shillelagh	324	278	311	450	600	750
Total town population		72,139	80,979	90,694	99,850	138,050	164,750
% of County		70%	71%	72%	73%	75%	77 76%
Headroom in towns						11 12%	15 23%
Smaller settlements							
Large villages				3,135	3,635	4,135	4,635
Small villages				1,059	1,309	1,559	1,809
Rural clusters				980	1,080	1,180	1,280
Total in villages/clusters				5,174	6,024	6,874	7,724
No. of rural dwellers				30,328	31,978	33,628	35,278
County total		102,683	114,676	126,196	138,691	165,299 164,280	186,754 176,800

While the Census does not generally provide population surveys for smaller settlements, populations can be estimated based on the recorded number of houses in the GeoDirectory in each as of April 2006 (the time of the 2006 Census) multiplied by the County average household size in 2006 (2.89). Growth targets for settlements below Level 6 are set out in Chapter 6 (Rural Development).

4.3.3 Settlement Objectives

- SS1** To implement the County Wicklow settlement strategy having regard to the availability of services and in particular, to direct growth into the designated metropolitan growth centre and the large, moderate and small growth towns in the Greater Dublin hinterland area.
- SS2** To ensure that the designated large growth towns will insofar as is practical, be self sufficient, incorporating necessary employment, retail, social and services infrastructure.
- SS3** 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.
- SS4** To implement the population growth targets as set out in Table 4.3, to monitor development and the delivery of services on an ongoing basis and to review population allocations where service delivery is impeded.

4.4 Housing Strategy

The draft Wicklow Housing Strategy sets out:-

- The demand for new housing that will arise out of the projected growth in County population over the life of the strategy and this development plan (i.e. up to 2016);
- An assessment of the availability of zoned and serviced land, to meet this housing demand;
- An evaluation of housing affordability over the life of the strategy based on projections of future income and house prices.

4.4.1 Demand for housing

The demand for housing is a result of the formation of new households. This can be either fuelled by indigenous growth e.g. young adults moving out of the family home and buying their first property, or the movement of new households into the County. There has been a strong rate of household growth in County Wicklow between 1996 and 2006, with both intercensal periods showing an increase of around 17%.

Table 4.4 A: Number of households & household size, Co. Wicklow 1996-2006

Year	1996		2002		2006	
	Number of households	Average household size	Number of households	Average household size	Number of households	Average household size
	31,134	3.22	36,572	3.06	42,870	2.89
increase			+6,298		+5,438	
% increase			+17.2%		+17.5%	

Source: CSO Census of population 1996, 2002 & 2006

On the basis of the County population target set out earlier in this chapter and assuming a decrease in household size to 2.56 by 2016, the following table sets out the number of new households that will be formed and the number of additional housing units that will be required over the plan period.

Table 4.4 B: Population projections & projected growth in households 2006-2016

Year	Population	Total population in private households ⁴	Average household size	Number of private households	% increase	Number of new households to be formed per annum	Number of additional housing units required ⁵
2006	126,194	123,670	2.89	42,870			
2007	128,693	126,119	2.86	44,098	2.9%	1,228	1,301
2008	131,192	128,568	2.83	45,430	3.0%	1,333	1,413
2009	133,691	131,017	2.79	46,960	3.4%	1,529	1,621
2010	136,190	133,466	2.76	48,357	3.0%	1,398	1,482
2011	138,691	135,917	2.73	49,787	3.0%	1,429	1,515
2012	143,809	140,933	2.69	52,391	5.2%	2,605	2,761
2013	148,927	145,948	2.66	54,868	4.7%	2,476	2,625
2014	154,044	150,964	2.63	57,401	4.6%	2,533	2,685
2015	159,162	155,979	2.59	60,224	4.9%	2,823	2,992
2016	164,280	160,994	2.56	62,888	4.4%	2,665	2,825

An analysis in the pattern of change in the age structure of the County since 1996 shows that there has been a decline of persons in the 0-24 age group in the County from 42% in 1996 to 36% in 2006. This is likely to have an impact on the rate of 'indigenous' household formation over the strategy. There is also a trend towards a greater proportion of the County's population in the older cohorts (55 years+).

Table 4.3C: Percentage of persons in each age group, 2006

Year	0-14	15-24	25-39	40-54	55-64	65+
2006	22%	14%	24%	20%	10%	10%
2002	23%	15%	23%	20%	9%	10%
1996	25%	17%	22%	19%	8%	10%

Source: CSO Census of population 2006

The breakdown of the household structure can be summarised as one person, two or more family units, non family households, two or more non related persons, couples with no children and couples with children, and lone parents with children.

In Wicklow the number of family units comprising couples (married / cohabitating) with children has remained constant at 41%—42% between 2002 and 2006. Interestingly, while the proportion of households in the State with 3 or more persons has decreased between 2002 and 2006 (from 53% to 51%), the number of 3+ households in Wicklow has increase over the same period from 44% to 48%.

⁴ The Census reveals that c. 2% of the enumerated population on the date of the census is not resident in a private household in the County. This allows for visitors, hotel guest, those in hospitals, nursing homes etc on the census date.

⁵ The number of housing units required will be slightly above the number of new households formed due to the 'excess factor' which is a term describing the fact that demand for housing will exceed actual household formation due to some of the additional units being required to replace obsolete housing, some units being vacant at any one time due to market frictional factors or some units being second homes or pieds à terre. An excess factor of 6% is used in this plan.

Table 4.3D: — Percentage of Persons in each Age Group, Co. Wicklow 2006

Household composition	2002	2006
1 person household	18%	19%
Husband & wife	14%	15%
Cohabiting couple	4%	5%
Husband & wife with children (any age)	39%	35%
Cohabiting couple with children (any age)	3%	6%
Lone mother	9%	10%
Lone father	1.5%	2%
Other	11.5%	8%

Source: CSO Census of population 2002 & 2006

The demographic trends in the County have implications for housing demand. Clearly there is a requirement to ensure the provision of additional housing to meet the forecast demand and in Wicklow, given the high proportion in the 25-39 range and the high proportion of households with 3 or more persons, it would appear that the strongest demand will be from 1st time buyers, particularly those with young / expanding families. While household sizes overall will be falling over the plan period, this is largely attributed to 'empty nesters' rather than falling fertility amongst those in the 25-39 age group. This will require a policy approach that favours the development of medium sized units (2-4 bedrooms).

4.4.2 Supply of housing

The supply of new housing will clearly be dependent on market factors, but assuming a market in equilibrium, if there is a demand for housing, there will be housing supply. The role of a land use plan is therefore to ensure that there are no obstacles to the delivery of housing. In this regard, it will be necessary to ensure that there is zoned and serviced land available for housing development.

Development capacity

Table 4.3E details the town development plans in effect in County Wicklow and sets out the amount of existing zoned land available in each. Furthermore, an estimate of development capacity and number of residential units in construction or granted but awaiting construction is provided. This information is sourced from the 2008 Housing Land Availability Study, which the Council prepares annually for submission to the DoEHLG. However, it has been updated to take into account the adoption of new plans for Carnew, Kilcoole, Newtownmountkennedy, Tinahely and Wicklow Environs, Enniskerry and Bray Environs.

Table 4.3E: Zoned land in County Wicklow & development capacity

Settlement	Period of plan	Amount of undeveloped zoned land (hectare)	Amount of Local Authority undeveloped zoned land	Development capacity (units)	No. of units in construction or awaiting commencement
Bray Town Plan	2005-2011	23	0	1,094	227
Bray Environs	2009-2015	58	0	2,680	0
Wicklow Town Plan	2007-2013	28	8.5	679	262
Wicklow Environs (incl Marlton LAP)	2008-2014	280	0	7,700	1,400
Arklow Town Plan	2005-2011	79	15	2,300	180
Arklow Environs	2006-2012	65	0	1,304	69
Greystones/Delgany	2006-2012	120	12.35	1,333	242
Newtownmountkennedy	2008-2014	36	0	730	980
Ashford	2008-2014	50	0.4	1,010	183
Aughrim	2004-2010	24	0	459	36
Baltinglass	2008-2016	28	0.93	477	5
Garnew	2009-2016	16	2.4	313	261
Enniskerry	2009-2015	19	0	325	18
Kilcoole	2008-2014	25	4.5	532	251
Rathdrum	2006-2012	23	1.2	463	290
Dunlavin	2008-2016	34	1.95	687	3
Newcastle	2007-2016	28	0	340	50
Roundwood	2007-2016	13	0	250	36
Tinahely	2009-2016	20	1.35	404	64
Shillelagh	2004-2010	17	2.5	359	53
Total		986	54	23,488	4,610

This table shows that there is currently sufficient land zoned to meet Wicklow's housing needs up to 2016. Although there is clearly significant 'headroom', in that there is approximately 5022% more land zoned than is required to meet the housing growth needs, some settlements will not have the necessary infrastructure to allow all zoned lands to be developed within the lifetime of the plan. It should also be noted that this table does not provide an estimate of the number of units that may be developed in smaller towns, villages and rural areas. The 2006 Census revealed that only 67% of the County's population resided in the 17 settlements included in this table.

Table 4.4 C details the current development capacity in County Wicklow having regard to the amount of land that is designated for development and the quantity of extant residential persons, using the following assumptions:

- An average gross density of 20 units to hectare on zoned residential lands, which reflects the range of density and housing types possible across the different settlements in the County;
- Town centre land being developed at a plot ratio of 0.5, which reflects both potential non-residential use of such lands and the range of town centre types across the County;
- All land with the benefit of existing permission will be developed in accordance with the current permission.

Table 4.4 C: Development capacity (in number of housing units) in County Wicklow

Settlement	Development capacity of zoned land with no current permission	Number of units with current permission (in construction or awaiting commencement)
Bray	3,500	800
Wicklow	6,440	1,500
Arklow	4,000	1,000
Greystones/Delgany	1,520	850
Newtownmountkennedy	370	1,200
Ashford	1,200	350
Aughrim	450	10
Baltinglass	650	100
Carnew	625	200
Enniskerry	630	10
Kilcoole	570	300
Rathdrum	630	500
Dunlavin	400	325
Newcastle	600	40
Roundwood	180	25
Tinahely	480	100
Shillelagh	330	40
Total	22,575	7,350

In summary, this table shows that between extant permissions and zoned land, there is capacity to deliver an additional c. 29,925 housing units in the towns of the County, excluding Blessington, Avoca, Kilmacanogue and Donard which do not have local development plans and therefore no zoned land. The growth in population of the 21 towns in the County to 123,800 in 2016⁶ will require the delivery of c.18,000 additional units and the growth to 133,800 in 2022 will require c. 28,000 additional units⁷.

Therefore there is currently approximately 65% more development capacity than is required to meet population growth needs up to 2016, but this reduces to 7% for 2022. Of the settlements without development plans, only one is of significant size (Blessington) and it is unlikely that when plans are put in place for the remaining four settlements that this surplus would increase significantly. However, it is the stated objective of this plan to implement the population growth targets as set out in Table 4.3 and therefore this surplus of development capacity does not present any major issue. In fact, it is prudent to have a surplus having regard to the reality that some land will not be released to the market and some lands will not be serviced by 2016.

Infrastructure

While there are restrictions in the County with regard to transport infrastructure (roads, rail, public transport etc), these do not in the main present a bottleneck to the release or development of zoned land. Similarly, deficiencies in social and economic infrastructure persist, but the County Development Plan and Local Area Plans will control the role out of new residential development such that it is commensurate with development of this necessary social and economic infrastructure. However, restrictions in Sanitary Services have and continue to present serious blockages to development. Table 4.4 D below shows that amount of land the principal County settlements up to 2014 that is serviceable (as of June 2009) by water supply and wastewater collection / treated systems, and any planned service improvements on the basis of investment planned over the period⁸.

⁶ This figure is derived from the total County population of 164,280 in 2016 less the total rural population of 40,500 in 2016

⁷ Allowing for household size of 2.89 in 2006, 2.56 in 2016 and 2.3 in 2022 and an 'excess factor' of 6%

⁸ Note that Blessington, Avoca, Donard and Kilmacanogue are not included in this table as there are no local plans in place for these settlements and therefore no zoned land.

Table 4.3F: Amount of undeveloped zoned land serviceable pre-2014

Settlement	Amount of undeveloped zoned land (hectare)	Amount of undeveloped zoned land serviceable pre-2010	Development capacity 2008-2010 (units)	Amount of undeveloped zoned land serviceable pre-2014	Development capacity 2008-2014 (units)
Bray Town Plan	23	20	1,100	23	1,094
Bray Environs	58	0	0	58	2,680
Wicklow Town Plan	28	28	679	28	679
Wicklow Environs (incl Marlton LAP)	280	0	0	267	5,340
Arklow Town Plan	79	0	0	0	0
Arklow Environs	65	0	0	0	0
Greystones/Delgany	120	0	0	120	1,333
Newtownmountkennedy	36	0	0	36	739
Ashford	50	0	0	50	1,010
Aughrim	24	4	20	4	20
Baltinglass	28	4	80	4	80
Carnew	16	16	313	16	313
Enniskerry	19	19	325	19	325
Kilcoole	25	0	0	25	532
Rathdrum	23	0	0	23	463
Dunlavin	34	0	0	34	687
Newcastle	28	0	0	28	340
Roundwood	13	0	0	0	0
Tinahely	20	0	0	0	0
Shillelagh	17	0	0	0	0
Total	986	88	2,517	743	16,901

Table 4.4 D: Amount of serviced land (as of June 2009) and planned capacity increases during the plan period (number of housing units) undeveloped zoned land serviceable pre-2014

Settlement	Capacity June 2009	Planned capacity increase by 2016
Bray	1,750	2,550
Wicklow	0	3,500
Arklow	0	1,000*
Greystones/Delgany	0	2,850
Newtownmountkennedy	0	1,700
Ashford	0	500
Aughrim	10	-
Baltinglass	250	-
Carnew	1,040	-
Enniskerry	880	-
Kilcoole	0	1,300
Rathdrum	100	-
Dunlavin	0	-
Newcastle	0	-
Roundwood	30	-
Tinahely	250	-
Shillelagh	150	-
Total	4,460	13,400

Source: Wicklow County Council Water Services Department

* Assuming the planned Arklow WWTP is delivered before 2016

As can be seen from this table, the lack of water services in fact restricts the number of units that could be delivered up to 2016 to c. 18,000 units. In these circumstances, it would appear unlikely that the growth target of 16,700 for these towns up to 2016 will be achieved.

~~Between 2006 and 2010, the projected growth of the County will give rise to the formation of 5,820 households (see Table 4.3B above). There have been approximately 4,900 new homes completed between 2006-2008. There is permission outstanding for 4,610 units and development capacity for 2,517 additional units (as per Table 4.3F above). Therefore while there are significant capacity constraints in sanitary infrastructure up to 2010, it is apparent that there is and will be no shortfall in potential development to meet the growing population.~~

~~In the medium term (up to 2014), there will be capacity for 21,511 new residential units (16,901 units on currently undeveloped zoned land plus the 4,610 units already permitted). However, only approximately 72% (15,644) of the 21,633 new households formed up to 2016 will be formed before 2014 and therefore it is clear that sanitary infrastructure will not impede the delivery of sufficient residential units to meet the projected growth in population.~~

It is ~~however~~ important to note the infrastructural difficulties being experienced in Arklow, which is designated a Large Growth Town II in the County Settlement hierarchy and the Regional Planning Guidelines for the Greater Dublin Area ~~2004-2016~~. It is considered unlikely that wastewater collection and disposal infrastructural deficits will be resolved before ~~2014~~2016.

Furthermore, ~~both~~ all of the major settlements in the west of the County (Baltinglass, Blessington and Dunlavin) are experiencing ~~short to~~ medium term restrictions on development, while only the settlement in Carnew in the south of the County has development capacity.

There are clear implications therefore for the spatial distribution of new residential units in the County, with the housing needs of those desiring or willing to live in the north and east of the County being met, but significant restrictions elsewhere in the County. This however generally correlates to the growth strategy for the County as set out in the Regional Planning Guidelines for the Greater Dublin Area ~~2004-2016~~.

4.4.3 Housing affordability

The Housing Strategy sets out a detailed evaluation of housing affordability over the plan period and forms part of the County Development Plan. Even assuming a scenario where house prices continue to fall yet incomes recover, between 33%-46% of new households formed every year over the plan period will experience affordability difficulties. The Housing Strategy for County Wicklow is included in Volume 2 of this plan.

4.4.4 Housing Objectives

- HS1** To ensure adequate zoned and serviced land is available over the plan period to meet the housing needs of the growing population of the County and in particular, to allow the growth of the County to 165,299 persons in 2016.
- HS2** To ensure an equitable distribution of zoned land around the County, to ensure that new households are not overly restricted in their choice of location and can maintain a relationship with their own community.
- HS3** To ensure that development land is designated in a range of settlement types and sizes in order to provide for needs arising in all areas.
- HS4** To ensure that adequate infrastructure, in particular water infrastructure, is or will be made available to all zoned land.
- HS5** To require compliance with Part V of the Planning Act, in accordance with the County Housing Strategy, for all new residential or mixed use development (of which residential forms part), other than applications with the benefit of a certificate of exemption from Part V under Section 97 of the Planning Act.

- HS6** To require a 20% quota of social / affordable housing to be provided for in all new residential or mixed use developments (of which residential forms part) on zoned land through the transfer of either:
- (a) 20% of the land of the site, or
 - (b) Housing units, where the total value of the planning gain of the unserviced site(s) of such units is equivalent in monetary value to the planning gain to the Council on the transfer of 20% of the land of the site, or
 - (c) Fully or partially serviced housing sites where the total planning gain for the unserviced element of such sites are equivalent in monetary value to the planning gain on 20% of the land of the site, or
 - (d) A payment of such an amount, which is equivalent to the monetary value of the amount accruing to the Planning Authority, under the provisions of a, b or c above, (ie equal in monetary value to the planning gain to the Council on the transfer of 20% of the land of the site) or.
 - (e) The provision of (a), (b), (c) or (d) above at another area within Wicklow.

Planning gain means the difference between the open market value and the existing use value.

- HS7** To require a 20% quota of affordable housing to be provided for in all new residential or mixed use developments (of which residential forms part) on unzoned land, to be transferred in the same mechanism as set out in Objective HS6.
- HS8** To require all new social and / or affordable housing development (whether Local Authority / Voluntary or Part V schemes) to provide a minimum of 50% of the units at a size of 3 bedrooms or greater.
- HS9** To require all applicants for permission that will include social and / or affordable housing to engage in meaningful pre-planning discussions with both the Housing and Planning Authorities, in order to establish at the outset the location, house size and house design requirements of both Authorities.
- HS10** To require the highest standard of design in all new social / affordable development or development containing an element of social / affordable housing, in accordance with the development standards set out in the County Development Plan and the DoEHLG social housing guidelines.
- HS11** To encourage proposals from developers to satisfy Part V obligations which are directed toward special need categories – namely, elderly accommodation, travellers accommodation, specialised accommodation for the homeless and specially adapted accommodation for persons with disabilities – where the proposal is related to an identified local need and is consistent with other policies of the Development Plan.

Submissions received

Sub No.	Name	Submission
1	DoEHLG	<p>1. It is recommended that</p> <ul style="list-style-type: none"> (a) the data on the amount of zoned (serviced and unserviced) residential land in the County be maintained; (b) a detailed breakdown on the location of all zoned (serviced and unserviced) residential land be provided for each of the settlements in the context of the County's settlement hierarchy; (c) the plan should show clearly the allocation of housing development lands to be prioritised for development over the period of the plan across each of the settlements, which shall be shown to be in line with the housing land requirements for Wicklow as set out in the Regional Planning Guidelines for the Greater Dublin Area <p>It is also advised that this data must be accompanied by a statement outlining how the table will be reflected and implemented within future review of the relevant town and local development plans.</p> <p>2. Proposed amendments to the settlement hierarchy with regard to Rathdrum and Baltinglass should be reflected in Maps 04.01 and 04.02</p>
6	National Transport Authority (NTA)	<p>1. The NTA is concerned about the inclusion of a 'headroom in towns' factor in the population allocation strategy. It is considered likely that such a factor would not result in a distribution of population weighted towards the large growth towns as required by the RPGs. It is considered that it could also result in the over zoning of land in lower order settlements, again contrary to the provisions of the RPGs which requires <i>'towns and lands outside of key priority location shall be managed through phasing policies...to ensure that limited amounts over a longer time period are developed to allow for natural increase and local needs'</i>.</p> <p>To illustrate this point, the NTA points out that the draft plan distributes a 'significant quantity' of the 2006-2016 population growth to towns such as Dunlavin, Rathdrum and Roundwood. It is suggested that it is highly improbable that the population growth targets for any of these towns could be achieved through natural increase and local needs up to 2016.</p> <p>It is recommended that the headroom figure be omitted and the distribution of population recalculated downwards with the downward adjustment focused on lower order settlements and rural areas.</p> <p>2. The Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas state that <i>'the development plan should identify where practicable the sequential and coordinated manner in which zoned lands will be development...with undeveloped lands closest to the core and public transport routes being given preference'</i> (p8, 2.3). The Wicklow draft plan does not include any objective to this effect. The NTA would emphasise the linking of the phasing of zoned land to public transport, walking and cycling accessibility and proximity to local services.</p>

Manager's Opinion

A number of these issues are addressed under Proposed Amendment 1 above. In particular, the submission of DoEHLG relates to both the 'Core Strategy' and the section of the plan

underpinning the population and housing element of the strategy, which are set out in this chapter, Chapter 4.

In this regard, a number of modifications to Chapter 3 have been proposed above and the corresponding changes are hereby proposed to Chapter 4.

With regard to the NTA submission:

- With regard to 'headroom in towns', the population target for the 21 'towns' in the settlement hierarchy for 2022 is 164,750. However, this includes 'headroom' of 23% i.e. the total population target for these 21 towns when added together is actually 23% higher than is required. This is because it is extremely unlikely and considered in fact statistically impossible that all towns would meet their individual targets. However, the analysis for the amount of zoned land required (as set out under proposed Amendment 1 above) is based on the true target of 133,798 persons in 2022;
- The NTA is not correct in its analysis that a 'significant quantity' of the population allocation up to 2016 has been allocated to the smaller town such as Dunlavin, Rathdrum and Roundwood. The maximum growth allowed for in the 3 towns combined 2006-2016 is 3,104 persons which equates to 8% of the total County growth allowed in the RPGs up to 2016 (38,084 persons). Again, bearing in mind the unlikelihood of all 3 towns reaching the maximum target allowed, particularly given the water services restrictions in all 3 towns, it is very unlikely that these towns would absorb even 8% of the total allocation. Furthermore, it should be noted that there are 'local need' restrictions included in the plan for the three towns mentioned, and similar towns in the hierarchy;
- The comments regarding phasing of zoned land are noted and are proposed to be addressed through modification.

With regard to Chapter 4 in general:

The analysis set out in Chapter 4 (as proposed to be amended) is considered robust with regard to demographic analysis and compliance with the NSS/RPGs.

In particular:

- The RPGs allocate a total County population of 164,280 in 2016 and 176,800 in 2022.
The plan accords with these targets.
- The RPGs allocate housing growth in Wicklow from c. 49,088 units in 2006 to c.68,351 units in 2016 and c. 82,012 units in 2022.
The plan accords with these targets.
- The RPGs require that 42% of the housing growth shall be located in the Metropolitan Area and the majority of the remainder located in the growth towns in the Hinterland Area.
Taking the full headroom population for Bray and Greystones i.e. growth to 45,000 and 24,000 respectively, this equates to c. 50% of the growth allocation and meets the distribution target of the RPGs. In implementing development management, preference will be given to the development of these two settlements, should there be no constraints to their development.

Manager's Recommendation

Modify Proposed Amendment 2 as set out in Appendix 2

Amendment 3

CHAPTER 5 URBAN DEVELOPMENT

Amend Chapter 5 as follows:

5.1 Introduction

This chapter of the plan deals with development strategies, objectives and standards for the urban settlements of the County, that is, those settlements in Levels 1-5 of the County Settlement Hierarchy.

5.2 Vision for towns

While a high proportion of Wicklow residents live outside towns, the County's towns are the lifeblood of the County, meeting all or some of the employment, retail, cultural and social needs of all residents. The County settlement strategy sets out a hierarchy of towns from 'metropolitan' to 'small' but they will all fulfill similar functions depending on their size and catchment, and services on offer. Investment in towns and urban settlements gives the highest return to society, as economies of scale can be achieved and the highest standards of environmental protection can be achieved.

Strategic Objective For towns to be or to become the heart of the community, the principal area for communities to meet, interact, shop and recreate. The viability and vitality of centres is paramount, and all other objectives in the Plan affecting urban centres must be assessed in this context.

Objectives

UD1 To maintain the future viability of existing urban centres in the County by directing new development into designated towns and settlements.

UD2 To ensure the continued vibrancy and life of urban centres, the provision of business, retail, leisure, entertainment and cultural uses will be encouraged. In urban redevelopment proposals, the provision, retention or replacement of such uses may be required. In addition, existing residential uses should be retained wherever practical and new residential development will be encouraged.

UD3 It is an objective of the Council to:-

- To require the creation and maintenance of a high quality urban and suburban environment;
- Encourage higher residential densities in urban centres, and to reflect this in local area and town plans;
- To allow a relaxation in certain development standards in urban centres in the interest of achieving the best development possible, both visually and functionally;
- To seek to address dereliction and urban / suburban decay by supporting urban / suburban regeneration projects;
- Ensure that businesses and services with a high potential for public transport utilisation by employees and visitors are sited in locations which are easily accessible or which can be made easily accessible by public transport;
- Encourage the provision of a wide range of employment opportunities;
- Direct all new retail activities into existing urban centres, in accordance with the County Retail Strategy (as set out in Chapter 10).

5.3 The role of towns & development policies

The County settlement strategy sets out five different designations of towns in the County – metropolitan consolidation town, large growth towns (Types 1 and 2), moderate growth towns and small growth towns. These designations closely match the Regional Planning Guidelines for the Greater Dublin Area 2004-2016.

5.3.1 Metropolitan Consolidation Towns & Large Growth Towns (Levels 1, 2 & 3)

These are the main settlements in the County, that have the highest order economic and social functions, the highest potential for sustainable growth and good transport links to the Dublin Metropolitan Area.

The RPGs advise that the locations closest to Dublin City should be developed to a relatively large scale as part of the strategy for the consolidation of the Metropolitan Area. The Metropolitan Consolidation Towns are located within the Metropolitan Area and include the existing significant urban centres of Bray, Swords, Blanchardstown, Lucan, Clondalkin, Tallaght, Dun Laoghaire and Dundrum.

It is envisaged that, principally, the Large Growth Towns are most likely to be successful in attracting a concentration of major employment-generating investment and should have the high accessibility/connectivity and will therefore require a location on a main radial / orbital road intersection and high quality rail service. These centres should be economically self-sustaining, with a population, including its catchment, which is able to support facilities such as a high quality secondary (and sometimes tertiary) education service, a small hospital or polyclinic-type facility of sufficient size to provide non-specialised medical care and a comparison retail centre.

A distinction is made between Large Growth Towns I and Large Growth Towns II on grounds such as population size, accessibility, location on principal modal corridors and range of facilities. Large Growth Towns I are identified as Navan, Naas, and Wicklow, while the Large Towns II are Balbriggan, Newbridge, Greystones/Delgany and Arklow.

UD4 The settlements in Levels 1, 2 & 3 shall be prioritised for growth and investment and shall absorb regional demand for new housing from inside and outside the County.

5.3.2 Moderate Growth Towns (Level 4)

Towns of this scale in the GDA are also generally located on or near the transportation corridors radiating from Dublin and are relatively close to the larger urban areas. While large growth towns will be the main focus for responding to future growth in the GDA hinterland, these smaller towns cater for local growth in residential, employment and service functions through enhancing the built environment, water services, public transport links and capacity for development in these centres. Accommodating such additional functions must however be balanced with protecting the character and quality of these towns.

The Moderate Growth Towns that are located within the Hinterland Area include Lusk, Rush, Trim, Kells, Ashbourne, Kildare, Monasterevin, Kilcullen, Athy, Blessington and Newtownmountkennedy.

A number of these towns are envisaged as having an interacting and supporting role to their adjacent Large Town, and in both Kildare and Meath, a number of Moderate Growth Towns form part of 'dynamic clusters' with adjacent Large and Metropolitan Growth Towns. However, no such 'clusters' have been identified for the Moderate Growth Towns in Wicklow, although it would seem logical that Blessington could be clustered with Naas or Tallaght in the

Metropolitan area given proximity, road links and strong interaction for services and Newtownmountkennedy could be clustered with Greystones.

~~Rathdrum and Baltinglass are also designated as 'moderate growth towns' in the Wicklow settlement strategy, which is a deviation from the current RPGs.~~

- UD5** The settlements in Levels 4 (moderate growth towns) shall be prioritised for moderate growth and investment and shall absorb demand for new housing from inside and outside the County subject to the following controls
- in any new multi-house development, a minimum of 20% of new houses shall be sold to persons that have been living and/or working in County Wicklow for at least 1 year. There are no restrictions on the remaining 80%.
 - Any new single house developments shall be restricted to those living and/or working in the County for 1 year.

5.3.3 Small Growth Towns (Level 5)

The classification of Small Growth Towns is largely synonymous with the centres identified by the NSS as yielding a population of between 1,500 and 5,000 persons. It is envisaged that major employment-generating investment companies will seek to locate in Large Growth or possibly Moderate Growth Towns, and not necessarily in these locations. Relatively small and locally financed businesses are expected to locate in Small Growth Towns; however, other economic investment could be ~~permitted~~ **supported where sustainable and in keeping with the size and services of the town**. 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 Regional Planning Guidelines identify a range of small town 'types' including 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 inthe 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.

- Objective UD6** The settlements in Levels 5 shall be re-inforced as attractors for more indigenous growth and investment and shall absorb demand for new housing from inside and outside the County subject to the following controls
- In any new multi-house development, a minimum of 50% of new houses shall be sold to persons that have been living and/or working in County

Wicklow for at least 1 year. There are no restrictions of the remaining 50%.

- Any new single house developments shall be restricted to those living and/or working in the County for 1 year.

5.4 Urban design standards

Urban design considers the relationship of buildings to one another and to the spaces around them. This section sets out the principal standards that Wicklow County Council will apply to all new developments in urban areas, but with particular emphasis on the standards applicable to developments that include residential use⁹. There have been a number of guidance documents published by the Department of the Environment, Heritage and Local Government on urban design and all applicants for permission in urban areas are advised to consult these documents, as they will also be utilised as a tool in the assessment of planning applications¹⁰.

5.4.2 Appropriate consideration of local setting and context

Any proposed development must consider both its site and its surroundings and respond to them in a positive way. All of Wicklow's larger settlements still have at their core a traditional two - three storey 'main street' where most economic activity is concentrated, with the larger settlements having developed 'satellite' economic centres, normally in the form of new neighbourhood retail centres in housing expansion areas.

Core town centre area

The core town centre area, which is usually the historic core, will normally be zoned 'town centre', which allows for a wide range and mix of uses. New development in such areas will normally comprise infill or brownfield sites, or redevelopment opportunity sites put together through acquisition of a number of underperforming or derelict sites. Regardless of the type of site, new development shall generally follow the pattern of development in that area, with regard to building form, massing, height and design features, unless the relevant local plan specifies otherwise. In particular:-

- new developments will require to be 'integrated' with the existing built fabric, in the sense that it will knit together, both physically and visually with the surrounding buildings;;
- new developments will be required to form new street frontage or to bridge existing gaps in the streetscape. Where an access point is required, this should be in the form of a tunnel or arch. Where appropriate or necessary, buildings may however be stepped backwards or forwards, to add visual interest and variety to the town, subject always to this not undermining or interfering with an established streetscape;
- the development of new streets and squares will be encouraged, as well as the opening up of new links between sites or from backlands to the street front;
- where the plot width of the site is considerably wider than the prevailing plot width along the street, the new building's facade will be required to be broken into visually distinguishable elements, to allow for a more seamless transition between existing and new;
- in town centres that are designated Architectural Conservation Areas, applications for new development shall pay due regard to the features of the area that warranted that designation and shall identify key elements of the existing townscape that are to be carried forward into the new development;
- while intensification of development in town centres is encouraged, excessive height shall not be utilised as the principal mechanism for achieving this. Heights more than 1-

⁹ For development standards relating to employment generating development, namely industry, office, small-medium sized business etc please refer to Chapter 7; for shopfront design standards refer to Chapter 10.

¹⁰ 'Sustainable Residential Development in Urban Areas' (DoEHLG 2008), Urban Design Manual, 'Sustainable Urban Housing: Design Standards for New Apartments' (DoEHLG 2007), 'Quality Housing for Sustainable Communities' (DoEHLG 2007), *Recommendations for Site Development Works for Housing Areas* (DoEHLG 1998)

storey above adjoining buildings will not normally be accepted, unless the individual town plan has set a height standard. Any application for heights in excess of this shall submit detailed justification and visual assessment of the proposal, including rendered drawings / photomontages and day and sunlight analysis;

- As internal ceiling height in older buildings may not meet modern needs, necessary deviations from the prevailing 'storey line' shall be mitigated by design for example, through the use of fenestration;

Greenfield developments

New developments on greenfield sites may need to establish their own identity, as some may be of such a scale and distance from the core town centre area as to render analysis of existing 'context' meaningless. In this regard, it is considered appropriate to consider two forms of greenfield development – the large-scale planned expansion area and small to medium scaled housing developments.

Large-scale expansion areas

Large-scale expansion areas are considered to be those developments that would add 10% or more to the existing housing stock of a town (e.g. the development of Charlesland in Greystones which added around 30% to the existing housing stock in Greystones / Delgany) or comprise more than 200 residential units. Normally the local area or town plan will set out the detailed design parameters for large-scale planned expansion areas.

Unless otherwise specific in a local plan, the following shall apply:-

- at the outset, a vision for the area shall be established and agreed with the Planning Authority. This shall set out the 'type' of place that is envisaged, the design ethos and the influences on form and design emerging;
- an evaluation of the existing surroundings of the site, as well as future proposals / zoning for lands in proximity, shall be carried out to determine how the new development will integrate with the area and allow for maximum connectivity and permeability;
- the development shall include distinctive and / or landmark type buildings and a series of new spaces that allow for the development of a sense of place and identity;
- new roads / streets shall be laid out in a legible hierarchy from distributor to local roads;
- the retail, employment and community needs of the new area shall be met at a scale appropriate to the development, having regard to the availability of such facilities in the settlement and their proximity to the site in question.

Small-medium scale housing developments

These developments would not normally be of scale that warrants the establishment of a new neighbourhood 'identity', but rather are intended to 'fit' into the existing built fabric of the settlement. These developments will normally be within or adjacent to existing developed areas or at the very edge of the settlements. Again the local area or town plan will often set out the specific design parameters for new housing estates and unless otherwise specific in a local plan, the following shall apply:-

- Visual integration and physical connectivity with the area surrounding the site will be required to be at the fore of any design model;
- While the format and design should complement the prevailing pattern of development in the area and should not degrade the residential or visual amenities already enjoyed in the area, new developments shall meet the highest standards of modern layout and design even if this means a development that is very different from its surroundings;
- Where such a small to medium scale development is to form part of a future larger development, the developer will be required to show possible future development zones / layouts in the area and compliance with the principle set out for large scale developments (above)
- Where such a small to medium scale 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.

5.4.3 Intensity of development (density)

In urban settlements and particularly in the core area of urban settlements, measures such as 'units per hectare' are problematic as they do not allow meaningful measurement of the quantum of development permissible on mixed-use sites and do not reflect the range in unit sizes that may be proposed. Therefore plot ratio, which is the ratio of development floor area to site area, will apply in such areas. Often local area and town plans will set out the minimum or maximum density permissible at that location, as this is likely to vary from town to town, depending on local characteristics. Unless otherwise specified, the following standards will apply:-

Location	Maximum plot ratio
Commercial, housing or mixed use core town centre area (zoned TC)	2 (20,000sqm of development per hectare)
Commercial, housing or mixed use edge of centre (zoned TC)	1 (10,000sqm of development per hectare)
Housing only edge of centre	0.5 (5,000sqm of development per hectare)
Housing only greenfield	0.35 (3,500sqm of development per hectare)

- All planning applications shall provide a table of data showing site area, development area, building footprint, total building floor area and a calculation of plot ratio;
- 'Density' will only be allowed to be generated from land that is capable of being built upon; land which is ultimately unsuitable for such purposes (e.g. due to excessive slope) will not be considered to be part of the density equation even if it forms part of the overall site. Any such areas should be clearly shown on planning applications drawings;
- The density that can be achieved on any site will ultimately depend on compliance with 'qualitative' standards such as fit with surroundings, height, open space provision, adequate privacy, car parking etc and the density ultimately proposed should be the outcome of the design process rather than the starting point;
- In certain circumstances, such as brownfield sites in urban areas or sites in very close proximity to a high quality, reliable public transport network, departures from the maximum density standards specified may be considered, subject to the highest quality of design;
- Where a new 'neighbourhood' centre forms part of a large-scale greenfield expansion area, plot ratio in the neighbourhood hub (i.e. only that area forming an integrated part of the shopping / community facilities provided) may be allowed to increase to 1:1.
- A plot ratio of 0.5:1 or 5,000sqm per hectare would be the equivalent of 40 houses of 125sqm to the hectare or 16 houses to the acre. Expressing the density allowable in terms of sqm per hectare allows for density to be adjusted where houses are larger or smaller than 125sqm (for example, if all houses were 100sqm, 50/ha would be allowable whereas only 25/ha would be possible if all houses were 200sqm)
- A plot ratio of 0.35:1 or 3,500sqm per hectare would be the equivalent of 28 houses of 125sqm to the hectare or 11 houses to the acre.

5.4.4 Suitability of the proposed use at that location

- The uses allowable in any zone in an urban centre will normally be set out in the local area or town plan applicable. However, while a particular use may be allowable, it does not imply that it is desirable or acceptable at all locations;
- In particular, in core town centre areas, active uses will normally be required at ground floor level i.e. retail, commercial, community or leisure uses. All non-residential floors will be required to be designed to be suitable to a range of users. The mix and balance of different type of uses (including retail and retail services) is important to attract people to core town centre areas and to ensure town centres remain the main meeting point for the community. Too many of certain types of outlet can destroy the balance of the town centre, and accordingly the Planning Authority will control the number of bookmakers,

- off-licences (including off-licences in convenience stores), financial institutions, and other uses that can adversely affect the character of a town centre;
- 'Living over the shop' i.e. residential use over ground or first level commercial use will be specifically encouraged by allowing a relaxation in development standards such as car parking and open space;
 - At edge of centre locations, even where a local area or town plan allows for commercial or mixed uses, these will only be considered where there are either no better sites available in the town centre core or there is some impediment to the development of available town centre core sites and it can be shown that trade or activity will not be drawn away from the core;
 - At greenfield locations separated from the town core, where a local area or town plan does not specify otherwise, any significant new residential developments will be required to be accompanied by that quantum of retail, commercial and social / community development necessary to meet the needs of that community.

5.4.5 Accessibility

Town centre locations will normally be well serviced by a good road network and some of the larger urban centres will also have public transport infrastructure. Departures from the maximum density standards specified may be considered where the site is in very close proximity to a high quality, reliable public transport network (subject to the highest quality of design). New development may also be required to include services and formats that facilitate penetration of public transport into the development / site.

New entry / exit points off the 'main street' will be strictly controlled in order to maintain free movement of vehicles and pedestrians along the street. Where no other option is available, new / expanded entry / exit points will be allowed subject to no adverse traffic congestion or pedestrian safety problems being created. Where new entrances are allowed, they may be required to be so located and designed to allow for access to other sites.

At edge of centre or greenfield locations, good connectivity to the town centre area will be required and where access roads or pedestrian / cycle links do not exist, these will be required to be provided or financed by the developer.

New developments will be required to place a high emphasis on **permeability** and **legibility** of access routes. A permeable layout is one that is well connected and offers a choice of direct routes to all local destinations, thereby encouraging walking and cycling, facilitating public transport penetration and generating higher levels of pedestrian activity, casual social interaction, informal supervision and thus security. A legible development is one that is structured in a way that creates distinctive places and spaces that may be easily 'read' and that are easy to find one's way around. A legible layout is based on designing at a human scale in response to the positive features of a site and how it relates to the wider area, rather than technical demands of traffic or the internal logic of the individual site.

Relaxation in car parking standards in town centres may be considered where

- Good public transport is available;
- the applicant can provide 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;
- there is a parking enforcement system in place in the town concerned or 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.

(Car parking standards are set out in Chapter 11, Table 11.2)

5.4.6 Design quality

5.4.6.1 Layout

- New urban developments shall be so laid out to have a 'relationship' with the public realm, with windows / balconies overlooking existing or proposed streets / open spaces. Buildings backing onto public areas, whether they are streets or public open spaces, will not be permitted.
- A variety in set backs and building lines shall be provided to provide for visual interest and to create interesting spaces. As set out in Section 5.4.5.4 to follow, car parking does not always have to be located uniformly along the front of houses;
- Notwithstanding established separation 'rules' that may be applied to maximise privacy for dwellings (see below), traditional back-to-back rows of 2-storey houses, exactly 22m apart should be avoided and more imaginative layouts and building forms provided, subject always to adequate privacy being provided;
- Layouts shall ensure adequate sunlight and daylight, in accordance with "*Site layout planning for daylight and sunlight: a guide to best practice*", (BRE 1991);
- Roads should be designed in a hierarchical manner, so that the bulk of traffic moves around distributor roads, with the majority of residences located on lightly trafficked routes (this of course should be balanced with the need to maximise permeability within the development). Roads, footpaths and car parking areas shall be located and designed so that obstructive on street parking or parking on kerbs is not necessary;
- Greenfield developments shall be so laid out as to maximise retention and integration of natural features, such as mature trees, hedgerows, water courses etc into the site layout;
- The maximum size of any greenfield housing development will depend on the size of the town and the requirements of the town plan / local area plan, but shall not be greater than 100 units where only traditional houses are proposed or 200 units where there is a mix of houses and apartments. Any development exceeding this number shall be broken up into a number of distinct 'estates', even if accessed from a shared road, with materially different architectural styles.

5.4.5.2 Building design

New buildings shall be attractive, safe and secure and provide a high quality living environment. In particular, the design of new buildings shall accord with the following requirements:-

External appearance

- Good modern architecture with a building language that is varied and forward-looking rather than repetitive and retrospective will be required; however, reference and 'clues' must be drawn from surroundings, particularly in traditional or protected town centre areas;
- Variation in external materials will be expected, again subject to 'fit' with surrounding buildings. Care shall be taken in excessive use of contrasting materials and generally no more than two contrasting materials shall be utilised on any façade;
- The possibility of providing roof mounted communal satellite dishes in town centre commercial and apartment developments will be required to be considered, to avoid demands for numerous individual dishes.
- Where a development takes the form of more than one structure (i.e. a number of apartment blocks or a multitude of individual houses), adequate variety in form, height, materials etc shall be employed, within an overall unified theme, to provide for visual diversity;

Unit sizes & formats

- All planning applications shall be accompanied by a data table setting out number and floor area of all commercial and residential units;
- New apartment developments¹¹ will be required to include a range of unit sizes to cater for different housing needs, while new greenfield housing areas shall also include a range of unit types including apartments, duplexes, townhouses, semi – detached and detached houses, including single storey dwellings;
- The minimum size apartment allowed will be 45sqm¹². No more than 20% of the units in any single development shall be under 50sqm. At least 50% of the units in any development shall be 73sqm or larger.
- The minimum room size and storage space standards set out in *Sustainable Urban Housing: Design Standards for New Apartments*’ (DoEHLG 2007) shall be adhered to;
- Single aspect residential units will only be permitted where the main living rooms face south, west or east;
- In the design of new residences, cognisance shall be had of the changing space demand of households over time. For example, apartment formats should allow for either the future subdivision of larger units or the merging of two or more smaller units (either horizontally or vertically) and houses should have attics capable of conversion to habitable rooms;
- In ‘edge of centre’ or ‘out of centre’ new residential development, the quantum of apartments allowable will be regulated, as this dense format of development is more suited to urban core locations, where direct access to services is available. In this regard the maximum quantum of floor space that may be devoted to apartments in ‘edge-of-centre’ locations shall be 40% of the development and 20% in ‘out-of-centre’ locations.

Privacy

- Residential developments shall be so designed and constructed to ensure maximum privacy for residents.
- Windows and balconies shall be positioned and designed such that direct intrusion into private living areas from other dwelling units or from the public realm is avoided. In this regard, the design of ground levels units with little or no separation from footpaths or other public areas shall be carefully considered and mitigation measures applied.
- A separation of 22m will normally be required above ground level between opposing windows serving private living areas (particularly bedrooms and living rooms). However, this rule shall be applied flexibly: the careful positioning and detailed design of opposing windows can prevent invasion of privacy even with short back-to-back distances. Windows serving halls and landings do not require the same degree of privacy as say balconies and living rooms;
- The degree of ‘overlooking’ afforded by different windows types shall be considered appropriately; for example, an angled roof light will not have the same impact as a traditional ‘flat’ window on the same elevation;
- In ‘traditional’ housing developments, with side-to-side and back-to-back housing, the following standards will be applied for boundary walls
 - all walls bounding the private (usually rear) garden shall be 2m in height
 - side boundaries between houses shall be provided at a height of 2m at shall extend from the front façade of the house to the rear wall of the house.
 - All boundaries shall be of solid construction i.e. they form a complete screen barrier with no gaps
 - Walls bounding any public areas shall be rendered and capped on the outside
 - If timber boundaries are utilised, they must be bonded and supported by concrete posts. Concrete post and plank walls will not be permitted for any boundary visible from the public domain.

¹¹ Apartments are residential units in a multi-unit building with grouped or common access and single-storey own door units that form part of a ‘duplex’ unit

¹² Measurements are internal wall-to-wall dimensions and apply to units on one floor.

Green issues

- ~~All new buildings will be required to incorporate energy saving technology or be designed in such a manner that allows an Building Energy Rating (BER) of B1 or above (as set out in Chapter 14).~~ 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. 666 of 2006 European Communities (Energy Performance of Buildings) Regulations 2006
- All new buildings will be required to incorporate water saving measures, as set out in Chapter 12. This may include rain water harvesting for internal service uses. In particular, all new dwellings with individual surface water collection systems will be required to be provided with water butts;
- All buildings will be required to be provided with a suitable area on site for the keeping of waste storage receptacles for mixed dry recyclables, organic waste (composters) and residual waste. In apartment developments, this may be in the form of grouped individual bins in car parking areas or a designated waste building; for individual houses with no side or rear lane from the garden to the public road (e.g. mid terrace houses), this may entail a designated, appropriately designed / screened / enclosed area to the front of the house;
- Consideration should be given in the design of new buildings to the provision of green roofs or walls (i.e. roof gardens / planted balconies etc), to aid in both water absorption but also to contribute positively to the environment and visual amenity.

5.4.5.3 Open space

- Open space shall be provided in all new developments, the scale of which shall be dependent of the use of the building/site. In commercial developments, this may be limited to a small area utilised by employees for passive use, such as small courtyard area or roof garden. While the provision of such space may not always be possible in built up urban locations, new developments shall endeavour to provide a minimum area equivalent to 5% of the building gross floor area.
- All residential units shall be provided with private open space, either in the form of private balconies, terraces or rear / side gardens. Where necessary to make up for a shortfall in private open space, communal private space, for example, in the form of internal courtyards or roof gardens, shall be provided. Care shall be taken to ensure such spaces receive adequate sunlight and meet the highest safety standards.
- All apartments shall be provided with a minimum area of 30sqm private open space, which shall be at least partially made up of a private balcony or terrace. The front wall of balconies should be made from an opaque material and be at least 1m in height. The minimum balcony / terrace sizes shall be:

Apartment size	Minimum balcony / terrace size
One bedroom	5sqm
Two bedrooms	7sqm
Three bedrooms	9sqm

- Dwellings (including own door duplexes) shall be provided with private open space at a rate of 0.64sqm per 1sqm house floor area (for the first 150sqm), with the minimum garden size allowable being 48sqm.
- Public open space shall be provided in accordance with the standards set out in Chapter 15. In particular,
 - Public open space will normally be required at a rate of 15% of the site area – areas within the site that are not suitable for development or for recreational use must be excluded before the calculation is made;
 - The need to provide public open space in town centre developments may be waived if the development specifically achieves other overriding aims of this Plan,

- particularly where public amenity space such as a town park or beach is in close proximity;
 - In greenfield developments, a hierarchy of open spaces shall be provided to provide for the different play needs of different age groups and all efforts shall be taken to ensure that all houses are in visual range of one open area;
 - Spaces less than 10m in width or 200sqm in area will not be counted as useable public open space; nor will space that is excessively sloping or otherwise unsuitable for usage;
- New organised sports areas shall be located in proximity to existing or planned community or neighbourhood facilities such as neighbourhood retail centres, schools etc

5.4.5.3 Car parking

- 2 off street car parking spaces shall normally be required for all dwelling units over 2 bedrooms in size. For every 5 residential units provided with only 1 space, 1 visitor space shall be provided. Parking for non-residential uses shall be provided in accordance with the standards set out in Table 11.2 (Chapter 11) except where a deviation from the standard has been justified (in accordance with Section 11.5 of Chapter 11);
- In new housing areas, car parking has traditionally been located on site, to the front of houses resulting in a regular 6-10m set back and regular buildings lines. Alternative parking arrangements that avoid this format will be encouraged; however, parking will always be required to be proximate to the dwelling served. In cases where the front door of a residential unit is directly onto a road that is not suitable for on-street parking (e.g. a main distributor road), car parking shall be located adjacent to a back or side door;
- Communal car parking areas shall be conveniently located for residents and suitably lit at night-time;
- Adequate provision shall be made for visitor and disabled car parking;
- Designated sheltered and secure bicycle parking will be required in apartment developments.

5.4.5.4 Social & community facilities

In accordance with the Objective CD5 (Chapter 15), all applications for large-scale residential expansion areas shall include a community facilities audit and where facilities are found to be inadequate, proposals to address these deficiencies will be required.

5.4.6 Other issues

5.4.6.1 Infill / backland development in existing housing areas

Many older housing areas were built at densities and in such formats that resulted in particularly large plot sizes. Where opportunities arise for infill or backland type development, the following standards shall apply:

- The site / plot must be capable of being developed in accordance with the density limit set for that area in the local area or town plan, or in any case in keeping with the prevailing density of the immediate area. Where no density limit is set (for example, in areas zoned 'existing residential'), the quantum of development that will be permissible will flow as a result of adherence to best development standards as set out in this chapter;
- The design of a new house should complement the area. Where an area has an established unique or valuable character worthy of preservation, particular care should be taken to match the style and materials of the area; however, where an area is a 'mixed-bag' of styles and periods, more flexibility can be applied;
- Particular attention will be required to be paid to the design and location of new windows, in order to ensure that the privacy of either the existing house on the plot or adjacent houses is not diminished;

- Gable walls abutting public areas (e.g. footpaths, car parking areas and open spaces) will not be permitted and a minimum separation of 0.9m will be required between the house gable and the side wall of the plot;
- Where the access route to a proposed development site is proposed to run alongside the external walls of the existing dwelling on the development plot or the external walls of a dwelling on an adjoining plot, there must be adequate separation available to facilitate the required driveway (normally 3m) and allow a 0.5m 'buffer' area alongside any existing dwelling. Any deviation from this standard must be evaluated on traffic safety and residential amenity grounds.
- The re-design of access and car parking arrangements for the existing dwelling on the plot must be clearly detailed, and permission included for same where required; developments accessed from a long narrow driveway must provide for the turning of vehicles within the site;
- Cognisance will be required to be taken of the potential of adjacent rear / side plots to be developed in a similar manner and separation between site boundaries, location of windows etc must not prejudice development options on the adjacent plot;
- New apartment developments dependent on access through existing established areas of predominantly single family homes, will not be permitted.

5.4.6.2 Sub-division of dwellings

In established areas of predominantly single family homes, the subdivision of a dwelling into apartments or bedsits will generally not be permitted, except in exceptional circumstances. Where sub-division is permissible, normal qualitative standards with regard to internal space, private open space, privacy and car parking will required to be complied with.

5.4.6.3 House extensions

The construction of extensions to existing houses will be encouraged generally as it usually provides a less resource intensive method of expanding living space than building a new structure. Given the range of site layouts prevailing, it is not possible to set out a set of 'rules' that can be applied to all extensions, but the following basic principles shall be applied

- The extension should be sensitive to the existing dwelling and should not adversely distort the scale or mass of the structure
- The extension shall not provide for new overlooking of the private area of an adjacent residence where no such overlooking previously existed;
- In an existing developed area, where a degree of overlooking is already present, the new extension must not significantly increase overlooking possibilities. If for example a two-storey dwelling already directly overlooks a neighbours rear garden, a third storey extension with the same view will normally be considered acceptable;
- New extensions should not overshadow adjacent dwellings to the degree that a significant decrease in day or sunlight entering into the house comes about. In this regard, extensions directly abutting property boundaries should be avoided;
- While the form, size and appearance of an extension should complement the area, unless the area has an established unique or valuable character worthy of preservation, a flexible approach will be taken to the assessment of alternative design concepts.

5.4.6.4 Independent living units ('Granny-flats')

A 'granny flat' or 'independent living unit' is a separate living unit on an existing house site, used to accommodate a member of the immediate family, often an elderly parent, for a temporary period. The construction or conversion of part of an existing dwelling into a 'family flat' will only be permitted where the development complies with the following requirements

- The need for the unit has been justified and is for the use of a close family member;
- The unit forms an integrated part of the structure of the main house – in exceptional circumstances, the conversion of an existing detached garage / store etc may be considered subject to the structure being in very close proximity to the main house;
- The unit is modest in size and in particular, it shall not exceed 45sqm and shall not have more than 1 bedroom;

- The unit shall not be sold or let as an independent living unit and the existing garden shall not be sub-divided
- The structure must be capable of being functionally re-integrated into the main house when its usefulness has ceased. Permission for such units shall be restricted to a period of 7 years, after which it must revert to a use ancillary to the main house (e.g. garage, store, hobby room) unless permission has been secured for its continuation as an independent unit for another period.

5.4.6.5 Temporary residential structures

Temporary residential structures (e.g. mobile homes, caravans, 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.

5.4.6.6 Naming of developments

It shall be a condition of a planning permission for new housing schemes that the developer will submit a scheme for the naming and numbering of the estate prior to the commencement of the development. The naming of housing estates shall reflect in as far as possible the local context in which it is located. The names of new estates in as far as possible should be in bilingual format or in Irish alone. On approval of the naming of the scheme, the developer will be required to provide nameplates and numbers, as required by the Council.

5.4.6.7 Taking in charge

New developments shall be taken in charge in accordance with the adopted 'Taking in Charge Policy' of Wicklow County Council (2007), as may be varied over the life of the plan.

5.4.6.8 Entrances to developments

The name of the development shall be clearly identified at the entrance. Measures shall be put in place to ensure parking is restricted for sufficient distance at the start of the development to eliminate potential traffic hazard on the public road. Gated developments will not be permitted, except in exceptional circumstances.

5.4.6.9 Flood routing

Chapter 12 of this plan specifically deals with the assessment of flood risk and the techniques to be applied to avoid or minimise flood risk. One of these methods is the manipulation of the layout and design of a development to provide flood 'routes' i.e. in the event of surface water sewers, or a nearby culverted stream failing, the development shall be so laid out that the resultant flood waters can take a natural route through the site without having to flow through people's homes.

Submissions received

Sub No.	Name	Submission
5	EPA	Green issues – consideration should be given to the inclusion of a new bullet point with regard to SUDS technologies

Manager's Opinion

This stage of the plan making process can only address the proposed amendment and it cannot therefore add new objectives or standards which aren't in the draft plan or the proposed amendments. However, the strategies and objectives set out in Chapter 12 of the draft plan and in particular Section 12.5, fully address issues with regard to surface water drainage and SUDS

Manager's Recommendation

Adopt Proposed Amendment 3

Amendment 4

CHAPTER 6 RURAL HOUSING & DEVELOPMENT

Section 6.3.1 Rural settlements (Levels 6-9 in the County settlement hierarchy) Rural Towns (Level 6)

Rural Towns (Level 6)

These are strong rural towns, with a good range of infrastructural services and 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. 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.

Table 6.2 Historical and projected population for rural towns 1996-2022

Settlement Level	Settlement	1996	2002	2006	2011	2016	2022
Rural Towns	Avoca	490	564	622	700	800	900
	Donard	162	201	182	200	300	400
	Dunlavin	693	914	897	1,000	2,000	2,500
	Kilmacanogue	818	834	839	915	1,000	1,100
	Newcastle	763	851	938	1,000	1,500	1,750
	Roundwood	446	518	571	700	1,100	1,300
	Shillelagh	324	278	311	450	600	750

RH9 The settlements in Level 6 shall be prioritised for moderate growth and investment and shall absorb demand for new housing from inside and outside the County subject to the following controls:-

Multi-house development	50% Regional Growth 50% County Growth, excluding those living / working in Levels 1-3 of the hierarchy
Single house development	County Growth, excluding those living / working in Levels 1-3 of the hierarchy

RH10 To have up to date local plans (either Local Area Plans or Town Plans) in place for all settlements in Level 6 of the settlement hierarchy and in particular, to prepare local plans for Avoca, Donard and Kilmacanogue during the lifetime of this plan.

Submissions received

No submissions received.

Manager's Opinion

The proposed amendment would allow for increased 'urban generated' housing in these rural settlements, contrary to the principles set out in the RPGs and the Sustainable Rural Housing Guidelines for Planning Authorities (DoEHLG 2005).

Manager's Recommendation

Do not adopt the proposed amendment

Amendment 5

CHAPTER 6 RURAL HOUSING & DEVELOPMENT

Section 6.3.1 Rural settlements (Levels 6-9 in the County settlement hierarchy) Large Villages (Level 7)

Large Villages (Level 7)

These are the settlements 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. Such large villages generally have a population of less than 500, with many considerably smaller.

Table 6.3 Indicative growth targets for large villages (number of houses) up to 2016

Settlement Level	Settlement	2006	2016	Increase
Large villages	Barndarrig	80	120	+40
	Ballinaclash	100	140	+40
	Coolboy	56	76	+20
	Glenealy	89	119	+30
	Hollywood	25	45	+20
	Johnstown/ Thomastown	50	70	+20
	Kilpedder / Willowgrove	166	196	+30
	Kiltegan	54	74	+20
	Knockananna	42	62	+20
	Laragh - Glendalough	130	180	+50
	Manor Kilbride	74	84	+10
	Redcross	68	88	+20
	Stratford	56	96	+40
	Total growth			

RH11 The settlements in Level 7 shall be considered suitable for limited growth and investment and shall absorb demand for new housing from inside and outside the County subject to the following controls:-

Multi-house development	25% Regional Growth 50% County Growth, <i>excluding those living / working in Levels 1-4 of the hierarchy</i> 25% Local Growth
Single house development	Local Growth

Submissions received

No submissions received.

Manager's Opinion

The proposed amendment would allow for increased 'urban generated' housing in these rural settlements, contrary to the principles set out in the RPGs and the Sustainable Rural Housing Guidelines for Planning Authorities (DoEHLG 2005).

Manager's Recommendation

Do not adopt the proposed amendment

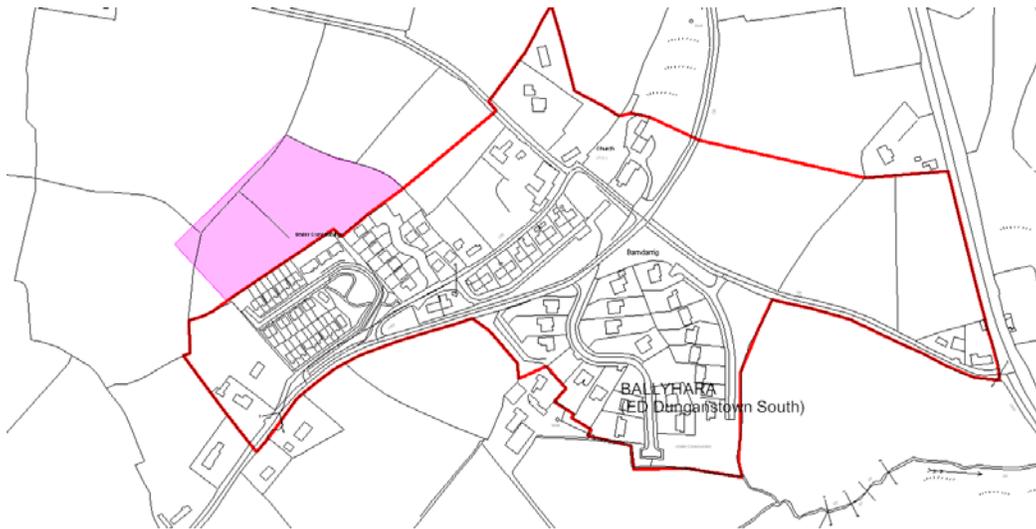
Amendment 6

CHAPTER 6 RURAL HOUSING & DEVELOPMENT

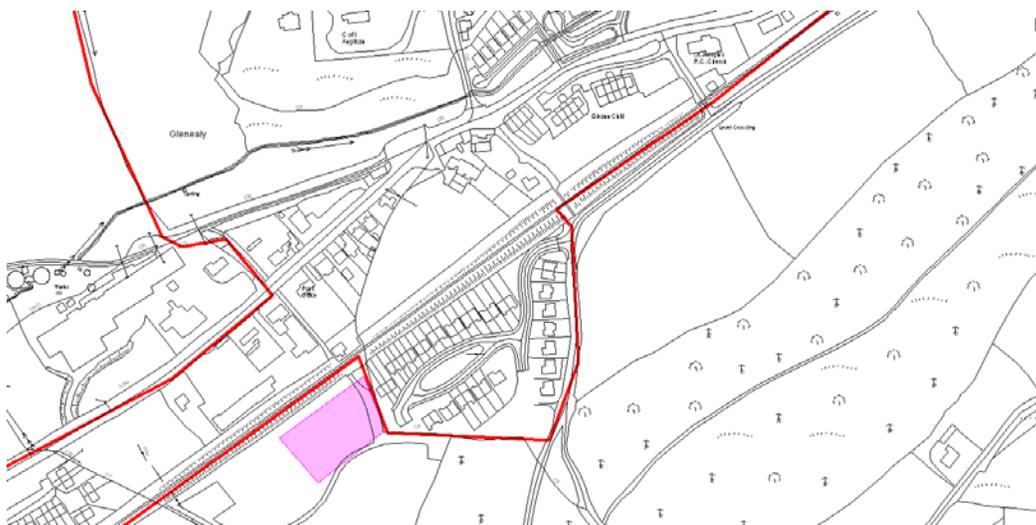
Section 6.3.1 Rural settlements (Levels 6-9 in the County settlement hierarchy) Large Villages (Level 7)

Amend large village boundaries as follows:-

Barndarrig Extend boundary by 1.77ha / 4.4 acres



Glenealy Extend boundary by 0.4ha / 1 acre



Submissions received

Sub No.	Name	Submission
1	DoEHLG	It is strongly recommended that the proposed amendment is omitted for the following reason: The proposed amendment will result in the designation of additional land for residential development. Planning Authorities should ensure that plans meet anticipated housing need for development in an evidence based and coherent manner. No evidence or plan-led justification has been made in relation to this zoning.
6	EPA	In light of the determination in Chapter 4 that there is an excess of zoned residential land in the County, additional residential zoning is hard to justify and this surplus of zoned land should be taken into consideration when making a decision on the proposed amendment
91	R. Gaffney & J. McDonald	Barndarrig Having regard to the steeply sloping nature of the site, located at a higher contour level than the existing settlement and the lack of road frontage to the site, it is contended that this land is not appropriate for development. This submission also includes a request for alternative lands in this settlement be designated instead for development. However, this request cannot be considered as it does not relate to the proposed amendment.

Manager's Opinion

The proposed amendment will result in the designation of additional land for development, where no need for same has been shown. There is already sufficient land available in the development boundaries of Glenealy and Barndarrig to meet the growth needs up to 2016.

Therefore this amendment is not recommended.

Manager's Recommendation

Do not adopt Proposed Amendment 6

Amendment 7

CHAPTER 6 RURAL HOUSING & DEVELOPMENT

Section 6.3.1 Rural settlements (Levels 6-9 in the County settlement hierarchy) Small Villages (Level 8)

Small Villages (Level 8)

Small villages are generally existing smaller scale settlements with very limited infrastructure that can accommodate lesser levels of growth. These settlements tend to have populations of less than 100 and for the most part have few facilities, other than perhaps a public house, a primary school and a church.

Table 6.4 Indicative growth targets for small villages (number of houses) up to 2016

Settlement Level	Settlement	2006	2016	Increase
Small villages	Annacurragh	11	21	+10
	Annamoe	38	48	+10
	Askanagap	14	19	+5
	Ballyconnell	17	27	+10
	Ballycoog	13	33	+20
	Ballyknockan	37	47	+10
	Ballynacarrig (Brittas Bay)	32	52	+20
	Connary	18	28	+10
	Coolafancy	15	25	+10
	Coolkenno	17	27	+10
	Donaghmore	10	15	+5
	Grangecon	50	65	+15
	Greenan	4	9	+5
	Kirikee	12	17	+5
	Knockanarrigan	13	23	+10
Lackan	19	24	+5	
Moneystown	3	13	+10	
Rathdangan	33	48	+15	
Valleymount	24	34	+10	
Total growth				195

RH12 The settlements in Level 8 shall be considered suitable for restricted growth and investment and shall absorb only local or rural generated housing demand subject to the following controls:-

Multi-house development	Proven Need for new housing, and 25% 50% County Growth , excluding those living / working in Levels 1-4 of the hierarchy 75% 50% Local Growth
Single house development	Proven Need for new housing and compliance with Local Growth criteria

Submissions received

No submissions received.

Manager's Opinion

The proposed amendment would allow for increased 'urban generated' housing in these rural settlements, contrary to the principles set out in the RPGs and the Sustainable Rural Housing Guidelines for Planning Authorities (DoEHLG 2005) and therefore this amendment is not recommended.

Manager's Recommendation

Do not adopt the Proposed Amendment 7

Amendment 8

CHAPTER 6 RURAL HOUSING & DEVELOPMENT

Section 6.3.1 Rural settlements (Levels 6-9 in the County settlement hierarchy) Rural Clusters (Level 9)

Rural Clusters (Level 9)

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. The population projections for the County allocate limited growth to these clusters, in the order of 80 houses between 2006 and 2016. 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.

RH13 The settlements in Level 9 shall be considered suitable for limited growth and shall absorb only local or rural generated housing demand subject to the following controls:-

Multi-house development	Not permissible
Single house development	Proven Need for new housing, and Meet Local Growth criteria, with the following limitation: Residents of Level 6 & 7 Levels 1- 8 will only be eligible for permission in Level 9 if the applicant is a son/daughter of a parent that was born and raised and resided for a period of not less than 10 years in that rural cluster or its surrounding rural area.

Submissions received

No submissions received.

Manager's Opinion

The proposed amendment does not comprise any fundamental alteration to that set out in the draft plan and therefore there are no objections.

Manager's Recommendation

Adopt Proposed Amendment 8

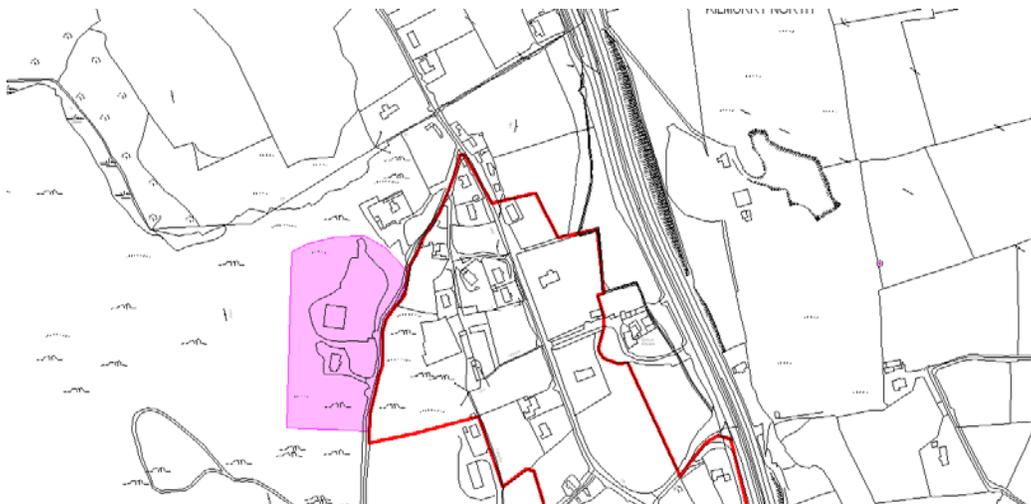
Amendment 9

CHAPTER 6 RURAL HOUSING & DEVELOPMENT

Section 6.3.1 Rural settlements (Levels 6-9 in the County settlement hierarchy) Rural Clusters (Level 9)

Amend rural cluster boundary as follows:-

Kilmurray (Kilmacanogue) Extend boundary by 3.042ha



Submissions received

Sub No.	Name	Submission
1	DoEHLG	It is strongly recommended that the proposed amendment is omitted for the following reason: The proposed amendment will result in the designation of additional land for residential development. Planning Authorities should ensure that plans meet anticipated housing need for development in an evidence based and coherent manner. No evidence or plan-led justification has been made in relation to this zoning.
5	EPA	In light of the determination in Chapter 4 that there is an excess of zoned residential land in the County, additional residential zoning is hard to justify and this surplus of zoned land should be taken into consideration when making a decision on the proposed amendment.

Manager's Opinion

The proposed amendment will result in the designation of additional land for development, where no need for same has been shown. There is already sufficient land available in the development boundary of Kilmurray to meet the growth needs up to 2016. Furthermore, this land is elevated and exposed, on the lower slopes of the great Sugarloaf and any development here would be highly intrusive in the landscape. Therefore this amendment is not recommended.

Manager's Recommendation

Do not adopt the Proposed Amendment 9

Amendment 10

CHAPTER 6 RURAL HOUSING & DEVELOPMENT

Section 6.3.2 Houses in the open countryside (Level 10)

~~RH14~~ The Planning Authority will support proposals for necessary individual dwellings on suitable sites in the open countryside (i.e. areas outside of any designated settlement) where the applicant can clearly demonstrate a genuine social or economic need for a rural dwelling (as defined in this section) and a housing need, having regard to their existing housing situation.

~~Where permission is granted, 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 other such persons that the Planning Authority may agree to in writing.~~

ECONOMIC NEED

Involvement in agriculture

~~The Planning Authority will positively consider applications from those who are significantly involved in agriculture. In such cases, it will be necessary for the applicant to satisfy the Planning Authority with supporting documents that the nature of the agricultural activity, by reference to the area of land and or / the intensity of the usage, is sufficient to support full time or significant part time occupation. Where the applicant has no previous experience in agriculture and/or is establishing a new or alternative agricultural enterprise, the Planning Authority shall require the applicant to establish the activity in question a minimum of three years prior to the application for permission for a dwelling, and provide evidence that the enterprise and the applicant have been successful during that period.~~

Involvement in non-agricultural rural enterprise

~~The Planning Authority will support applications from those whose full time employment is intrinsically linked to the rural area, that can demonstrate a need to live in the immediate vicinity of their employment in order to carry out their employment. 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. As above, where the applicant has no previous experience in the rural activity in question and/or is establishing a new or alternative rural enterprise, the Planning Authority shall require the applicant to establish the activity in question for a minimum of three years prior to the application for permission for a dwelling, and provide evidence that the enterprise and the applicant have been successful during that period.~~

SOCIAL NEED

Permanent native residents and returning emigrants

~~The Planning Authority recognises the need of persons local to or intrinsically linked to rural areas that are not engaged in significant agricultural or rural based occupations to live in rural areas. In this regard, persons local to or intrinsically linked to a rural area are considered to include:-~~

- ~~— permanent native residents of that rural area i.e. a person who was either born and reared in the family home in the same rural area as the proposed development site, or resided in that same rural area for at least 10 consecutive years prior to the application for planning permission;~~

- permanent native residents who have not resided in that rural area for many years due to emigration, but were born and reared in the same rural area as the proposed development site, and now wishes to return to their local area;

Consideration for rural housing will also be given to those persons who were permanent native residents of a rural area but due to the expansion of an adjacent town / village, the family homeplace is now located within the development boundary of the town / village. A person whose lands have been zoned or designated as development lands in the extension of the development boundary shall not benefit from such consideration in this regard. This shall relate to lands subsumed within individual development boundaries of Local Area Plans and Town Plans adopted in the previous 6 years.

Inheritance of a rural holding

Persons who are not native to an area but have inherited / been gifted a rural holding from a close relative (father, mother, grandfather, grandmother or uncle/aunt with no children of their own) may be considered for rural housing where

- the land has been in family ownership since before October 1994
- the proposed dwelling and the holding are to be held as a single property and not subdivided;
- the applicant can show a social or economic need to live in the rural area in question.

REPLACING OR RENOVATING AN EXISTING RURAL STRUCTURE

Applications for a new rural dwelling will be positively considered where the new dwelling is replacing an existing rural dwelling that has become obsolete or is not suited to modern accommodation needs. It will be necessary for the applicant to demonstrate that the structure being replaced is in fact a 'dwelling' and its residential use has not been abandoned.

Where the existing dwelling is not proposed for demolition, the applicant shall include proposals for the existing house, including permission for any change of use. Any alternative use proposed e.g. tourism, storage etc must be consistent with the policies for that use set out elsewhere in this Plan. It will be a requirement of any grant of permission that the existing and new houses be held in single ownership.

Permission may in certain circumstances be considered for the conversion of non-residential rural structures to residential use and/or the renovation and extension of abandoned rural dwellings, where the building is of architectural, local, visual or historical interest to justify retention and conservation. Compliance with the following criteria shall be necessary:

- the original walls and roof must be substantially intact; buildings of a ruinous nature will not be considered;
- buildings must be physically capable of undergoing conversion and their original appearance must be substantially retained. A structural survey to this effect by a suitably qualified professional must be submitted as part of a planning application;
- works must be executed in a sensitive manner and retain architecturally important features whenever possible and make use of existing buildings and traditional and complementary building materials, techniques and specifications.

One off rural housing refers to the development of single houses in the countryside outside of any settlement. The need for residential development to house those who are indigenous to and/or have a bona fide necessity to live in the rural area, is recognised.

Given Wicklow's location and proximity to Dublin, the rural areas outside of the towns and villages are subject to development pressure from urban generated housing. The principles of sustainability support the development of sites in urban areas, with greater opportunity to redevelop sites which are accessible and already serviced, in preference to the development of greenfield sites in rural areas and the loss of valuable agricultural land and land or sites of ecological or landscape value.

The principles of the National Spatial Strategy promote rural living in particular, the regeneration of declining marginal rural areas, with the aim of sustaining and strengthening existing rural villages and settlements. The objectives of the NSS allow for the development of rural housing within established rural communities, subject to good planning practice. In line with these principles, the Development Plan has identified Large / Small Villages and rural clusters in County Wicklow. These settlements allow for rural living in an environmentally sustainable manner.

All applications for one off housing development in rural areas, will be subject to all normal planning considerations including: traffic safety; sanitation; heritage, design and siting.

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.

In the event of conflict of any other settlement strategy objective or Landscape Zones and Categories (as defined in Schedule 17.09), or conformity to Design and Development (as set out Section 6.4.3), Objective RH14 shall be supreme, except where the proposed development would be a likely traffic hazard or public health hazard.

Objective RH14

Residential development will be considered in the countryside only when it is for the provision of a necessary dwelling 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 was either born and reared in the family home in the immediate vicinity of the proposed site (including permanent native residents of levels 8 and 9 i.e. small villages and rural clusters), or resided in the immediate environs of the proposed site for at least 10 consecutive years 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 principle occupation is in agriculture and who owns and farms substantial lands in the immediate vicinity of the site.
6. An immediate family member (i.e. son or daughter) of a person described in 5, who is occupied in agriculture in the immediate vicinity.
7. A person whose principle occupation is in a rural resource based activity (i.e.: agriculture, forestry, mariculture, agri-tourism etc.) and who can demonstrate a need to live in the immediate vicinity of this activity.
8. Renovation or conversion of existing dilapidated buildings of substance, in a scale,

density and manner appropriate to the rural area and its scenic amenities. Any such developments shall be in accordance with the Rural Design Standards set out in Section 6.4).

9. 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.
10. 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.
11. An emigrant, returning to their local area, seeking to build a house for his/her own use not as speculation.
12. Persons whose work is intrinsically linked to the rural area and who can prove a definable social and economic need to live in the rural area and who has resided in the immediate area for at least 10 consecutive years prior to the application.
13. A permanent native resident who has to dispose of their dwelling, on foot of a court order, following divorce or a legal separation.
14. Permanent native residents of moderate and small growth towns, seeking to build a house in their native town or village within the 50kmph / 30 mph speed limit on the non national radial roads, for their own use and not as speculation as of 11th October 2004.
15. 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.
16. 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

Previous ownership of a house in County Wicklow will not be used as a reason for refusal of a rural planning.

Consideration for rural housing will also be given to those persons who were permanent native residents of a rural area but due to the expansion of an adjacent town / village, the family homeplace is now located within the development boundary of the town / village. A person whose lands have been zoned or designated as development lands in the extension of the development boundary shall not benefit from such consideration in this regard. This shall relate to lands subsumed within individual development boundaries of Local Area Plans and Town Plans adopted in the previous 12 years.

Where a permanent native resident cannot secure an appropriate site in their native rural area, consideration will be given to permission for a rural house in an alternative rural area, so long as the proposed development site is not located in a landscape zone higher up in the landscape hierarchy than the applicant's homeplace.

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 fulfill the criteria set out in Objective RH14 or to other such persons as the Planning Authority may agree to in writing.

Submissions received

Sub No.	Name	Submission
1	DoEHLG	<ol style="list-style-type: none">1. The proposed amendment would allow an individual to obtain multiple planning permissions in rural areas. This proposed amendment is unacceptable in principle as it is contrary to the '<i>Sustainable Rural Housing Guidelines for Planning Authorities</i>' issued by the Minister in April 2005.2. It is recommended that the Council revert to the original wording of this section as set out in the draft County Development Plan
2	An Taisce	Any amendment that serves to ease constraints on building one off houses in the countryside, with all the negative social, economic and environmental impacts that these houses have, is not ultimately in the interests of County Wicklow residents. It is unfortunate that the Council has not introduced clear sustainable criteria for the assessment of applications in the countryside but those proposed in these amendments will not serve the same purpose and cannot ensure that proposed housing will not have a negative impact on the area.
3	NRA	The NRA requests that this proposed new text is cross referenced with Section 11.7.2 indicating that direct access for residential development to a national road network outside areas to which a 50kph urban speed limit applies is restricted in accordance with official policy.

Manager's Opinion

The wording in the draft plan published was revised simply to make the text more understandable and to remove repetition, and is more transparent than the amendment returning the wording based on the old SS9.

The amendment allowing for consideration to be given for those who show that their existing home cannot be adapted to meet their particular needs fills a need not allowed for in either the draft or amended wording of this section.

The amendment (*'Previous ownership of a house in County Wicklow will not be used as a reason for refusal of a rural planning'*) allowing any applicant to build multiple houses will encourage speculation and contradicts the approach in the plan to aid genuine applicants to fulfil their housing needs, and will inevitably put pressure on the price of sites and discriminate against those genuine applicants the plan seeks to accommodate.

The amendment (*"Where a permanent native resident cannot secure an appropriate site in their native rural area, consideration will be given to permission for a rural house in an alternative rural area, so long as the proposed development site is not located in a landscape zone higher up in the landscape hierarchy than the applicant's homeplace"*) clarifying that an applicant can apply for permission away from their immediate area provided it is not in a higher landscape zone, is considered an improvement that adds transparency to the plan.

With regard to the NRA submission, it is not considered necessary to cross reference all sections of the plan to each other – all applications for development will be bound by the policies and objectives regarding access onto national routes as set out in Section 11.7.2.

Manager's Recommendation

Revert to the original text in the draft plan, but include the following proposed additional text:

a) 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

b) Where a permanent native resident cannot secure an appropriate site in their native rural area, consideration will be given to permission for a rural house in an alternative rural area, so long as the proposed development site is not located in a landscape zone higher up in the landscape hierarchy than the applicant's homeplace.

Amendment 11

CHAPTER 6 RURAL HOUSING & DEVELOPMENT

Section 6.3 Rural Development Objectives

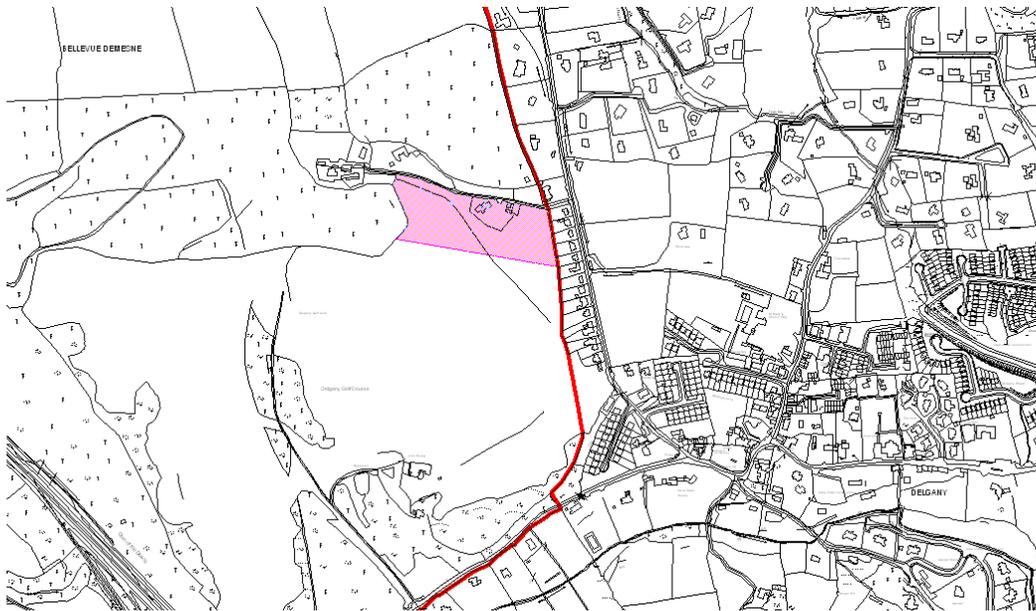
Add new Section 6.3.3

Section 6.3.3 Rural Housing Zoning

RZ1 To provide for rural residential development, with no restrictions on purchasing and occupation at the following location:

- Grounds of Delgany Golf Club (as shown on map 06.05A) – for a maximum of 4 units

Map 06.05A Delgany Golf Club



Submissions received

Sub No.	Name	Submission
1	DoEHLG	It is strongly recommended that the proposed amendment is omitted for the following reason: The proposed amendment will result in the designation of additional land for residential development. Planning Authorities should ensure that plans meet anticipated housing need for development in an evidence based and coherent manner. No evidence or plan-led justification has been made in relation to this zoning.
2	An Taisce	The draft plan already fails to consolidate population in the four key development centres. This amendment would exacerbate this trend and therefore An Taisce does not support this zoning.
5	EPA	In light of the determination in Chapter 4 that there is an excess of zoned residential land in the County, additional residential zoning is hard to justify and this surplus of zoned land should be taken into consideration when making a decision on the proposed amendment

Manager's Opinion

The land proposed for zoning is located adjacent to the Greystones – Delgany LAP boundary. It is considered that the LAP process would be the more appropriate process to consider such a proposal. As this LAP will be one of the first to be reviewed following the adoption of the County Development Plan, it is premature to consider this proposed zoning.

Manager's Recommendation

Do not adopt Proposed Amendment 11

Amendment 12

CHAPTER 6 RURAL HOUSING & DEVELOPMENT

Section 6.4 Rural design development standards

6.4.3 Houses in the open countryside

6.4.3 Houses in the open countryside

The key parameter in designing a house in the countryside is to limit its impact on the landscape. The landscape includes both the natural and existing built environment. The overriding objective when considering a planning application is to protect and conserve the beautiful landscape we have inherited from other generations. The key to this is site selection and site layout, and the house should be absorbed as much as possible by the landscape, and this should be helped by landscaping, and if necessary by landscape mounding. The house type and design also has an important impact. Thus houses that do not fit into the landscape due to their scale, unusual design features, colour, or materials that are non-traditional to that particular area will tend to stand out in close up and far distant views. Likewise boundary features and site entrances can add to the visual intrusion, and even landscaping with non-native species will cause a development to stick out in the general landscape. The following paragraphs are to give guidance, but should always be read in the context that the overall design and siting should leave as small a trace on the landscape.

Site selection

Above all else, it is important to acknowledge that some sites, for a variety of reasons, may not be suitable for house building and even a well considered and designed house may not be permissible. Therefore site selection is the most critical step in rural house design. While it is accepted that some bona fide applicants will have no choice in site, a large proportion of those seeking to build in rural areas will be building on family farms or buying a site from a landholder who may have a number of sites available for possible purchase.

Where such choice is available, the sites must be evaluated according to the following criteria:

- The openness and visibility of the site in the surrounding landscape, the sensitivity or vulnerability of the landscape to new development and the existence of protected views or prospects in the area. In these regards, prominent and exposed sites should be avoided as well as those that would impinge on a protected landscape or view. Applications in an Area of Outstanding Natural Beauty will be required to be accompanied by a Visual Impact Assessment;
- The suitability of the road access available to the site. The road serving the site must be capable of accommodating the additional traffic that will result from the proposed development — this includes not only domestic movements, but necessary service, delivery and construction vehicles that will need to access the site, as well as cyclists living in existing houses and the proposed house. It will not always be possible or desirable to carry out large scale road re-alignment or widening in a rural area to address the problem of a deficient road;
- The site drainage characteristics. Where the development would be dependent on an on-site effluent disposal system, it must be suitable to accommodate such a system, without adverse impacts to the ground or surface water regime, to other properties or to existing water supplies;
- Impacts on any other properties or dwellings — cognisance must be taken of potential impacts on existing proximate dwellings, particularly overlooking / overshadowing, noise and traffic.

- ~~The possibility of clustering the new development with other houses or manmade structures. While isolated rural sites should be avoided, care needs to be taken to avoid over-development in any location or 'ribbon development'⁴³;~~
- ~~The existence of heritage features on or near the site, such as protected habitats or archaeological features. A buffer zone between such features and any new development will be required, the extent of which will depend of the feature to be protected;~~
- ~~The proximity to local services. All efforts should be made to locate a home in good proximity to local facilities, to reduce the need for excessive travel and to maximise social ties to the community.~~

~~Where no site choice is available, it cannot be assumed that permission will be granted solely on the grounds that the applicant has a bona fide necessity to live at that location.~~

House position & siting

~~New houses shall be suitably positioned on site to make maximum use of screening available either from the land form itself or from existing tree cover. Positioning in a sheltered location not only aids visual integration in the landscape, but also provides benefits to the house in terms of protection from the elements and improved privacy. The location of any required effluent disposal system must also be taken into account, as drainage will normally be by gravity flow.~~

- ~~Houses located in the middle of sites / fields, distant from boundaries will not be considered acceptable—houses should be 'tucked into' existing field boundaries;~~
- ~~Houses shall not be above a ridgeline or so position to break the skyline or to appear highly visible or dominant in the landscape;~~
- ~~The house should be positioned to maximise daylight and solar gain—30% energy savings can be achieved if the house is oriented within 15° of south, providing its main living areas are arranged to avail of passive solar gains (refer to Chapter 14);~~
- ~~The principle axis of the house should follow the site contours.~~

~~On sloping sites, houses will normally be required to be built into the slope of the site, so that the finished floor level of the house is not more than 0.15m above the existing ground level to the front of the house. However, deep excavations should also be avoided as these in themselves can cause a scar on the landscape. Where steeply sloping sites cannot be avoided, design solutions must be considered to minimise the impact, including for example the use of stepped or split level housing.~~

~~Where the proposed development site currently forms part of the site of an existing dwelling (i.e. it is proposed to subdivide an existing plot), the following considerations must be taken on board:~~

- ~~the site must be large enough to conformably accommodate the existing and additional house(s) and their associated facilities such as gardens, car parking, effluent disposal facilities etc.~~
- ~~the new house(s) should be so positioned on site to have a 'relationship' with the existing structures. In this regard, the end result should not be two (or more) distinct houses sitting at the opposite ends of the same site or a new house directly behind an existing one. Consideration must be given to clustering or the creation of courtyard type development, reminiscent of a vernacular farmstead layout.~~

House design

~~High quality design will be required for all sites and the design of any house will be required to be developed taking cognisance of the site location and characteristics; however, this does not mean that a poor house design will be considered because similar inappropriate designs have been permitted in the same area in the past. Designs lifted from another site and from a formulaic 'pattern book' will not be accepted, nor will historical imitations. Unusual or modern designs will be considered where the site can accommodate and suitably absorb the design.~~

⁴³ Ribbon development is defined as almost continuous road frontage type development, where 5 or more houses exist on any one side of a given 250 metres of road frontage.

All applications will be required to be accompanied by a statement from the designer setting out how the design resulted from the assessment of the site.

Dwelling scale: As a result of modern demands for larger houses and Building Regulations which require higher ceiling height, rural dwellings have become larger in scale. However, insufficient care has been taken in mitigating the impact of this larger scale and many new dwellings appear very out of scale with surrounding traditional buildings and with the landscape itself. In this regard, dwellings should be sized according to the current and future needs of the occupant.

A large dwelling will require a large site and needs to be set within a 'large scale' landscape. An area characterised by small field patterns and low level vegetation is unlikely to be suitable for a large dwelling which will dominate the area. However, where existing vegetation is mature and abundant and views are long, there may be more scope for a larger dwelling.

Where family demands necessitate a large house but the site or landscape cannot support it, consideration must be given to reducing the scale and mass of the house, to that appropriate to the area. This will entail the use of a well thought out and considered dwelling format and shape.

Consideration must also be paid to other dwellings that may be in close proximity to the proposed development site. A new dwelling that does not respect the existing scale and vernacular in an area or results in impacts on surrounding dwellings with regard to overlooking or overshadowing will not be permitted.

Dwelling format / shape: The key requirement for rural houses is that they be absorbed by the landscape. Dwellings should thus blend in and not dominate the local landscape, or stick out by reason of scale, form, or detail. Dwellings should be simple in format and shape and an excessive number of block shapes and heights, roof pitches and shapes, add-ons, wings, protruding windows (such as bay windows), porches, conservatories etc should be avoided. The main body of the house should be the dominant element and be clearly distinguishable, and if necessary, one or a number of smaller, suitably designed projections attached to the main house may be provided to break up the overall mass of the structure.

'Deep plan' houses (i.e. houses that are two rooms 'deep' with a central dividing corridor) should be avoided, as this format overly constrains the options for the format, design, roof style and glazing layout of the house and also results in poor use of natural lighting.

While symmetry is not required, houses should be well 'balanced'. This will mean that any projections to the main body of the house will require to be sensitively designed and located and not cause the house to look 'lop sided'.

Generally, the following characteristics should be integrated into a new dwelling

- low eaves
- narrow plan
- 35-55 degree roof pitch
- vertical emphasis to gables
- sturdy and solid
- flat fronted

Dwelling height: There is no presumption against the development of dormer or 2-storey dwellings at any location in the County — the key consideration will be the quality of the design, its compatibility with the surrounding traditional architecture and the ability of the site to successfully absorb the dwelling.

Roof style: House formats should be avoided that require excessive roofing — i.e. the ratio of 'roof to wall' needs careful consideration. Where an appropriate building format is used, this problem should not arise; however, deep plan bungalows or bungalows with large dormer spaces tend to have excessively large roofs and therefore appear 'unbalanced'. This should be addressed by breaking up the roof mass, for example, by creating a 'valley roof' that will effectively halve the size of the roof.

Modern houses tend to include roof edges that significantly 'oversail' the external walls, a feature which gives the roof more 'dominance' over the main structure of the house, thereby weakening its appearance and rendering the appearance out of keeping with traditional Irish rural house features. Eaves overhang should be minimised or mitigated by good design.

To make new rural houses as unobtrusive as possible and in keeping with traditional rural houses, roofs will normally be required to be tiled or slated in dark colours such as blue / black or dark brown.

Dormers: Where a dormer style house is selected as the best option, this should be in the format of a 1 ½ storey dwelling, with dormer windows extending upwards out of the main walls of the house, rather than the provision of a number of 'break through' type dormer windows, as these tend to require a larger mass of roof. The use of rooflights to mid-roof dormers will be preferred and these should be so constructed to sit flush with the roof slates.

Windows & doors: Careful consideration must be given to the 'solid-to-void' relationship on a dwelling façade i.e. the relationship of solid wall to openings. The arrangement of openings should be kept simple and should be normally of the same size and style across the entire façade. Openings should be placed around the 'central' axis of the façade and should normally be symmetrical unless a high quality design allows otherwise.

Windows should generally be vertical in emphasis and in proportion to the rest of the house. Oversized feature windows to certain living spaces are permissible, but only where the length to width ratio is appropriate and the integrity of the overall design and balance of the house is not compromised.

Over-elaborate door styles should be avoided e.g. overly glazed panels or fan lights, as should large and fussy porches or canopies, particularly those including mock classical detailing and pillars.

Materials: Rural houses in County Wicklow are typically render finished and painted white / off white and this will be the normal finish required for new rural houses. Dashing with a coloured chip / pebble will not be permitted.

Brick, timber and metal finishes are not common and have only appeared in the last 30 years. The use of stone in domestic scale buildings would have been uncommon, although there are some localised exceptions, for example, areas surrounding quarries e.g. Ballyknockan. New houses will be required to utilise finishes common to and suited to the area. However, in locations where alternatives to painted render are typical or where a site is highly screened, alternative materials may be considered.

The use at an appropriately scale of timber, metal or stone features on a mainly rendered house to provide visual interest is welcomed, subject to correct positioning of the feature element and the use of the highest quality and appropriate materials. Brick will not normally be considered in any rural location but as set out above, where the site is well screened or very unobtrusive, flexibility in materials permitted will be afforded.

The use of plastic should be avoided in all cases, whether for use in rainwater gutters and pipes, windows or doors. Required external pipework and cabling associated with modern technology should be subtly located and should be coloured or painted to allow it to blend in with the façade.

Ornate fascias, patterned metal work, reconstituted stone / cladding or pre-cast features shall not be permitted.

Ancillaries

Walls / boundaries: The design of walls and boundaries, particularly those along public road frontages, shall be suitable to the rural location. In the first instance, existing hedges and trees lining boundaries should be maintained. However, where they require to be removed for sightline or other reasons, they shall be replaced by a similar hedge of native species interspersed with suitable native trees. Long stretches of solid walls or railings will not be permitted, notwithstanding their perceived design quality. Sod and stone banks and dense hedges behind roadside drainage ditches are the prevalent traditional roadside boundary in County Wicklow — it will be a normal requirement of permission that such boundaries be provided or reinstated.

Existing side or rear boundaries, particularly mature field boundaries, should be maintained. Where new boundaries are required, they should not comprise solid walls or long straight, dense lines of evergreen trees. Instead clusters of trees at strategic locations around the site, which will appear more natural in time, will be preferred.

Entrance design: House entrances shall be modest and suitable to the rural context and grandiose entrances with high wing walls, pillars and elaborate gates will not be permitted. Entrance gates should be recessed a minimum of 5m from the public road carriageway and the recessed space shall be splayed with wing walls, timber fences or stone banks not exceeding 0.8m in height (including any pillars), splayed to provide an overall width of 6 – 8m along the roadside boundary.

The splayed entrance space shall be appropriately surfaced—unbonded loose materials will not be permitted, as it may be drawn onto the public road.

The entrance shall be installed in such a manner so that the existing profile of the grass verge is maintained and that surface water can continue to flow freely off the public road. Existing drainage inlets from the public road onto the site shall be preserved and any roadside drains interfered with shall be fully re-instated and shall where necessary be culverted with pipes of adequate size and strength.

Driveways and hard surfaced areas: Driveways shall be of suitable gradient (1:40 for first 6m from the public road and not exceeding 1:10 thereafter) and length should be kept to the minimum necessary to avoid scarring the landscape. In highly scenic locations, applicants may be required to leave driveways only roughly surfaced to give a natural appearance. All driveways shall provide sufficient area for car parking and turning on site. However, large hard paved car parking / turning areas, particularly to the front of the site, should be avoided. Completely circling the house with hard surfaced areas / paths should be avoided—where possible, the garden should be brought right up to the house.

Out buildings / garages / sheds: The number of detached out-buildings on a rural site shall be kept to the minimum necessary and permission may be refused for additional garages or stores where the need for same cannot be clearly demonstrated. Out buildings should be located close to the main house and should be positioned to replicate a rural vernacular / farmyard format. Two-storey garages or garages in excess of 40sqm will not normally be permitted.

Services:

- All surface water run off from roofs, entrances, driveways, parking areas etc. shall be collected and disposed of within the site to soakpits, drains, water butts or adjacent watercourses. In particular, no such surface water run off shall be allowed to flow onto the public roadway or adjoining properties, nor to discharge to the effluent disposal system or public foul sewer;
- The effluent disposal system shall be designed and constructed to the relevant EPA specification. It will be a normal requirement of permission that photographic evidence of the installation of the effluent disposal system (including percolation trenches and pipes) be submitted on completion of the system and that a certificate from a Chartered Engineer, Environmental Health Officer, or Hydrogeologist, (with professional indemnity insurance) stating that the effluent disposal system has been installed in accordance with the relevant standard be submitted to the Planning Authority before the development is occupied. When sizing the effluent disposal system, it is prudent to allow for any extensions that might be envisaged, as to add capacity at a later stage can be very disruptive, and expensive;
- The house developer shall normally be required to enter into an annual maintenance and servicing contract with regard to the effluent disposal system. This contract shall also include for a guarantee of continual effective treatment of the effluent and for periodic de-sludging;
- Where there is an issue with water quality in an area, an applicant may be requested to have the proposed water supply source tested for compliance with the Drinking Water Regulations 2000 (SI 439 of 2000) at the planning application stage. Normally however it will be sufficient to submit such results upon completion of the dwelling. Where deficiencies are identified in either case, the developer shall submit proposals to rectify the problem;
- External lighting shall be sensitively positioned so as to avoid light pollution or glare to road users—all external lights shall be cowled and directed away from sensitive receptors. Lighting should be kept to the minimum required for security, safety and working purposes.

Landscaping

~~All applicants for rural dwellings will be required to submit landscaping proposals. A mixture of native hedge species (such as whitethorn, blackthorn, whitebeam, holly and gorse) and deciduous and evergreen tree species should be used. Deciduous trees should be planted not less than 2m high and evergreen species planted when not more than 900mm high. Tree species planted shall include mountain ash, silver birch, willow, oak, sycamore, larch, spruce and pine.~~

~~In visually problematic sites, the use of landscaping mounds may be required.~~

~~Landscaping including tree planting brought close to the house can reduce its impact and assist in integrating the house into the site. Planting should cut across the path of the wind and should be sited to make use of and improve natural shelter features such as ridges and rocky outcrops.~~

Introduction

The Rural Design Development Guidelines aim to assist those planning on building a house in rural County Wicklow, placing emphasis on the need for sensitive development in rural areas, in the siting and design of one off housing. The guidelines relate to new build one-off rural houses, proposed extensions or conversions to existing properties in the countryside.

“One Off Housing” refers to houses, which are to be built outside of any town or village boundary. Development in these rural areas must be properly planned, sited and designed, and yet retain local character, in order to protect and enhance the rural landscape.

New build

Design may either be in keeping with traditional design and construction techniques or may utilise new design, materials and techniques. It is Council policy to promote and encourage the use of indigenous stone products for all new residential and commercial developments.

Location

The location of a rural dwelling should be considered taking into account the following:

Landscape categorisations

- Area of Outstanding Natural Beauty
- Area of Special Amenity
- Rural Area
- Corridor Zone

Designations

- Proposed Natural Heritage Areas
- Nature Reserves
- Special Protection Areas
- Proposed and Candidate Special Areas of Conservation
- Areas of Geological and Geomorphological Interest
- Views and Prospects of Special Amenity Value or Interest
- Amenity Trees and Woodlands
- Trees, Groups of Trees subject to Tree Preservation Orders
- Record of Protected Structures
- Vulnerable Aquifers

Road Access

The proposed site should be located taking account of an appropriate and safe access, the design of which shall be in accordance with Section 11.7 of this plan.

Energy

A determinant of location should be energy savings that are naturally inherent to the site. Using such on site features as the slope of the land, existing walls and vegetation for shelter from the prevailing winds. When cutting into a hillside, grade the excavated material gently and carefully, to blend in with contours. (See also Section 14.5 of this plan)

Orientation

Houses should be positioned to collect the maximum amount of light throughout the day. (See also Section 14.5 of this plan)

Siting of the dwelling

- Buildings should be nestled into the landscape and not be located above a ridgeline or in an elevated position on a site. New houses should be located sympathetically within their surroundings;
- Make use of local contours, avoid skylines where development interrupts the flow of the landform. Avoid open field or exposed locations that prevent the development being integrated within its surroundings;
- The type of landscape should be identified e.g. hilly, coastal, flat, inland, to determine the final location of the house;
- It is important to respect the existing landscape zones;
- Houses should be set back from the road and be staggered from surrounding dwellings to appear closer to traditional development;
- Avoid sites directly along the main roads where this would result in problems of public safety;
- Houses should complement local traditional building styles within close proximity including ridge orientation and pitch of roofs door and porch styles and the use of materials where appropriate.

Locating driveways

- Off street car parking must be provided;
- The entrance gate should announce the building suitably; entrances shall be visibly unobtrusive;
- Gateways should be constructed using local materials and styles indigenous to the area;
- Access roads should cut across contours gently;
- The entrance to the road should provide safe access without having to remove large amounts of hedgerow or existing stone wall;
- An adequate surface water runoff system must be provided.

Design

- Include safe, less formal and unobtrusive forms of access and kerbing.
- Good, modern and innovative house design is encouraged provided it is in sympathy with the surrounding landscape and does not dominate nor clash with surrounding buildings. House designs more suitable to suburban areas are not acceptable in rural areas.
- Ensure outbuildings, garages, liquid gas tanks are designed or appropriately located or screened so as not to detract from the overall appearance of the development.
- Incorporate boundary treatments integral to the development and its setting, with preference given to stonewalling, and the use of hedging plants which are indigenous or characteristic of the area, and the avoidance of ranch or palisade fencing, concrete block walls and fast growing conifers.

Extension design

Extensions and conversions shall be designed in such a way as to be sensitive to the structures existing character and scale.

Conversion

Proposals for the conversion or re-use of existing buildings of substance in the countryside that are deemed worthy of retention by the Council will be considered favourably, providing they satisfy the following criteria:

- The original walls must be substantially intact. Buildings of a ruinous nature will not be appropriate.
- Buildings should be of local, visual or historical interest and be constructed in traditional materials to justify retention and conservation;

- Buildings must be physically capable of undergoing conversion and their original appearance must be substantially retained. A structural survey by a qualified engineer must be submitted as part of a planning application;
- Access must be appropriate in scale and height to a rural context;
- Works must be executed in a sensitive manner and retain architecturally important features whenever possible and make use of existing buildings and traditional and complementary building materials, techniques and specifications;
- There is a specific locational need for the use and that there are no available and more suitable alternative and less sensitive sites.

Extensions

Extensions to existing dwellings should be unobtrusive, for example an extension to a single storey cottage would be best designed to incorporate a single storey extension in such a way which does not distort the existing scale and mass of the development.

Extensions to conversion schemes will only be accepted when deemed necessary to secure the restoration of the existing building(s) and where they would not alter the character of the building(s).

If the existing house is served by an on-site wastewater disposal system it will be necessary to show that this system is adequate to accept any additional wastewater generated by the proposed extension (in addition to any previous extensions that may have been constructed after the installation of the original effluent disposal system). Generally, if the extension will increase the number of bedrooms by more than 50% and / or entails an increase in the size of the house by 33% or more, the Planning Authority is likely to require the applicant to submit full details of the existing system. If it is clear that the existing system will not meet the needs of the enlarged house, it will be necessary to submit detailed proposals to upgrade the system, in accordance with current EPA standards.

Planting and landscaping

Planting and landscaping can be used to harmonise new buildings with their surroundings and provide privacy between dwellings. New planting should consist of local plant types indigenous to the area and be incorporated in an organic pattern throughout the entire site. Under no circumstances are Leylandii to be planted.

Wastewater Treatment Systems

Where it is proposed to build a new house in an area that is not served by a public sewer, but is otherwise acceptable, the Council will require an effluent treatment system that is in compliance with the current EPA Wastewater Treatment Manual and the Wicklow Groundwater Protection Scheme 2003, and the system chosen shall:

- Protect public health
- Protect the environment
- Be economical
- Operate without minimal maintenance from the owner; and
- Have a life span of over 20 years.

Light pollution

Developments can have a negative impact upon the quality of rural areas at night-time through excessive lighting, leading to light pollution. The Council shall discourage such excessive and unsustainable use of lighting.

The Council may request submission of details of external lighting scheme as part of the development control process where developments are likely to cause light pollution. Applicants will be required to demonstrate that the lighting scheme proposed is the minimum required for security, safety and working purposes.

Submissions received

Sub No.	Name	Submission
1	DoEHLG	It is considered that the Rural Design development standards set out in the draft County Development Plan 2010-2016 are an improvement to those standards set out in the 2004 Plan as they provide clarity for both applicants and practitioners. It is recommended that the Council revert to the wording in the original draft plan.
5	EPA	Reference should be made to the Code of Practice: Wastewater Treatment and Disposal Systems serving Single Houses (p.e. ≤ 10) EPA 2009

Manager's Opinion

When making a decision in relation to a planning application, the planning authority is restricted to considering the proper planning and sustainable development of the area, regard being had to the provisions of the County Development Plan. Considerable effort went in to drafting the rural design development standards contained in the draft plan so that applicants would have as much information as possible as to what proper planning and sustainable development is, and what standards their application would be judged against. By reverting to the guidelines published in the light of circumstances of 6 years ago, this plan will just be less transparent than it could be, and provide less clarity to potential applicants.

While the wording of both the original and amended text refer to 'current' or 'relevant' EPA standards, it would be clearer if the plan referred explicitly to the latest EPA Code of practice.

Manager's Recommendation

Do not adopt Proposed Amendment 12, and revert to the text in the draft plan.

Amend the text (in either version) to explicitly refer to "The Code of Practice: Wastewater Treatment and Disposal Systems serving Single Houses (p.e. ≤ 10) EPA 2009".

Amendment 13

CHAPTER 7 ENTERPRISE & EMPLOYMENT

Section 7.1 Introduction

Add new text as follows:

Section 7.1 Introduction

This chapter will set out the strategy and objectives of the Council for enterprise and employment that are relevant to and implementable through a land-use plan. The strategies and objectives of this plan aim to complement and enhance the strategies of the County Development Board (CDB) and County Enterprise Board, both of which have a wider remit than the County Development Plan in the area of economic development.

Strategy

To promote the successful economic development and growth in employment of the County by:

- Providing the infrastructure and zoned land necessary to attract inward investment and growth in indigenous industry;
- Supporting the development of new employment opportunities in the right locations in the County, in particular, by promoting development in the designated growth towns, where access to the market can be maximised;
- Fostering entrepreneurial activity by providing opportunities for training and education, and business start-up and incubator facilities;
- Supporting and facilitating to the highest degree possible (subject to environmental and other relevant planning considerations) all forms of employment generation.
- **The Council will strive to obtain funding available from central government for infrastructure and any other business promotion and that all spending will give value for money**

Submissions received

No submissions received.

Manager's Opinion

This is not a 'land use' issue, but relates to the operation of the Local Authority and therefore is not considered appropriate for inclusion in the County Development Plan.

Manager's Recommendation

Do not adopt Proposed Amendment 13

Amendment 14

CHAPTER 7 ENTERPRISE & EMPLOYMENT

Section 7.4.2 Objectives for Enterprise & Employment Development

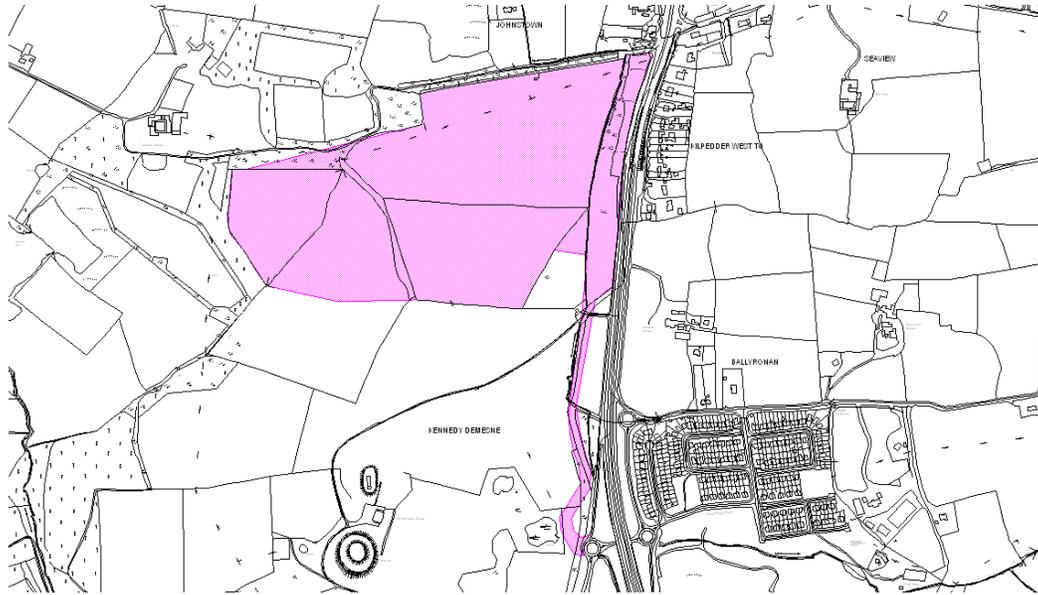
Add new Objective EMP 13

EMP 13 To provide for employment development at the following locations as shown on Maps 7.01 – 7.12):

Location	Map No.	Size	Zoning
Mountkennedy Demesne, Kilpedder	7.01	34.7	To provide for a data centre facility ¹⁴ 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, Tullow	7.02	4.4ha	To provide for a light industrial development
Kilmurray South	7.03	0.76ha	To provide for transport purposes development
Kilmurray North	7.04	0.8ha	To provide for a warehousing / storage / distribution and commercial vehicle park
Scratenagh crossroads	7.05	8.09ha	To provide for light industrial uses/business park uses with extensive landscaping and a high architectural standard of layout and building design.
Kilmurray South	7.06	2ha	To provide for an arts and crafts development with studio and workshops with a maximum total gross floor area of 400m ² (in one or two blocks) to be divided into units of 40 m ² , 60 m ² or 100 m ² with one dwelling only for a centre manager for the development.
Kilpedder Interchange	7.07	27.7	To provide for Employment uses including industrial, transport, distribution, warehouse or retail warehouse developments of good architectural design, layout and landscaping including substantial screening from N11. The provision of transport and retail facilities will not be at the expense of facilities in existing settlements.
Rathmore, Ashford	7.08	10.53	To provide for Employment uses
Ballybeg, Rathnew	7.09	4	To provide for Commercial use. Any development shall be subject to an EIS and shall be set back 100 metres from the N11 in accordance with County Development Plan policy on building lines.

¹⁴ 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.

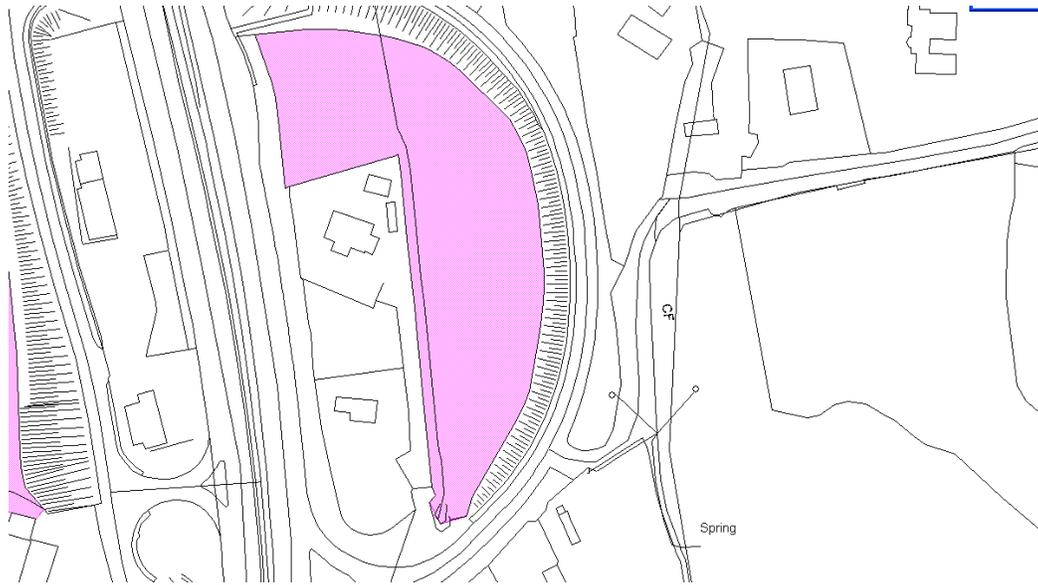
MAP 7.01 Mountkennedy Demesne, Kilpedder



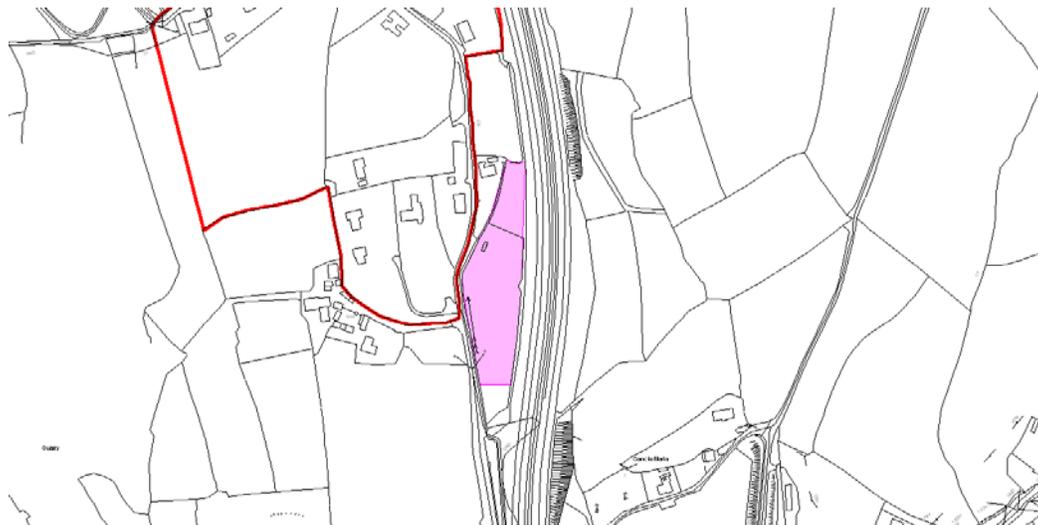
MAP 7.02 Rath East / Knockloe, Tullow



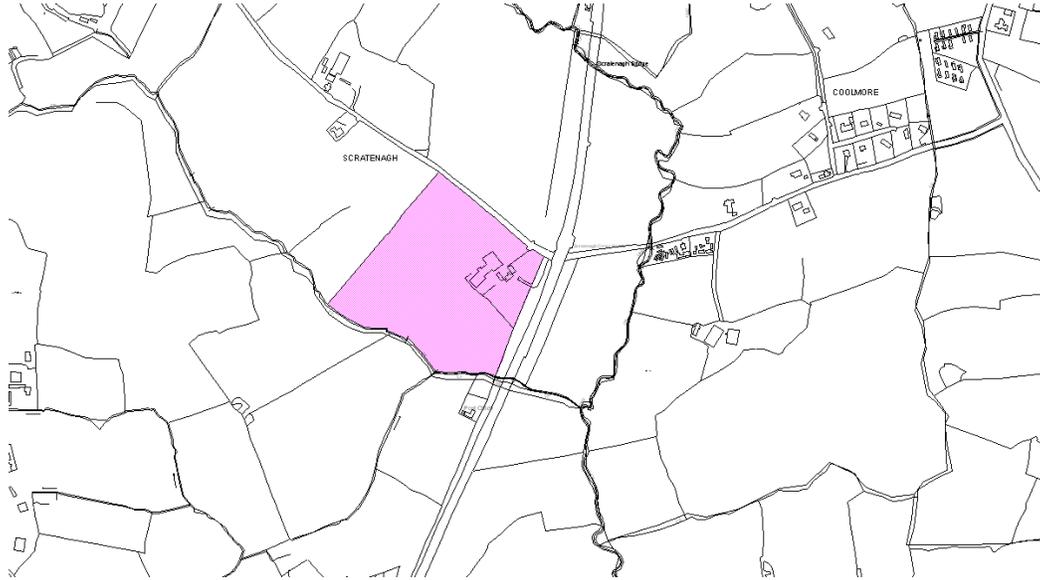
MAP 7.03 Kilmurray South



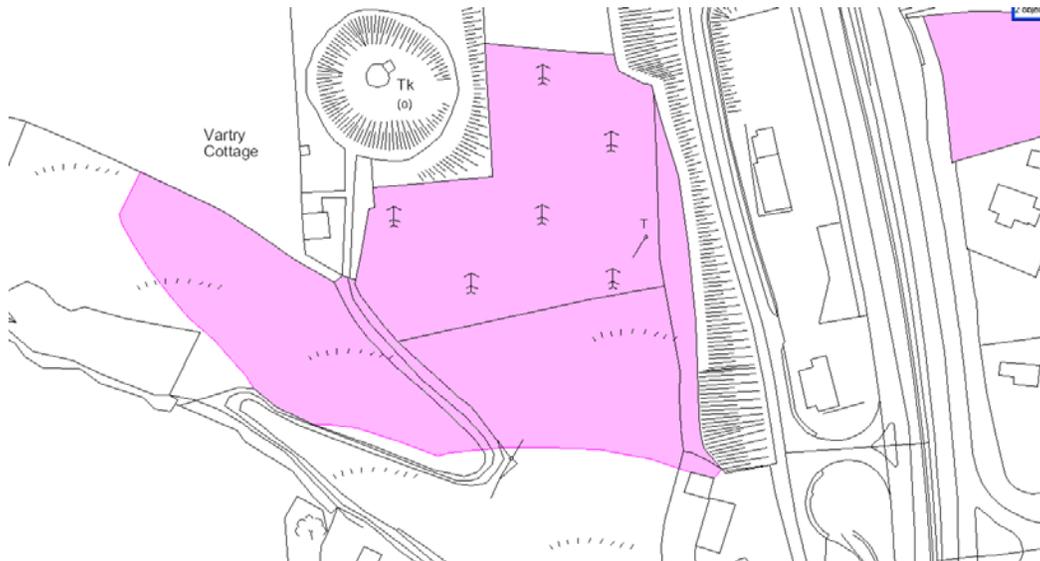
MAP 7.04 Kilmurray North



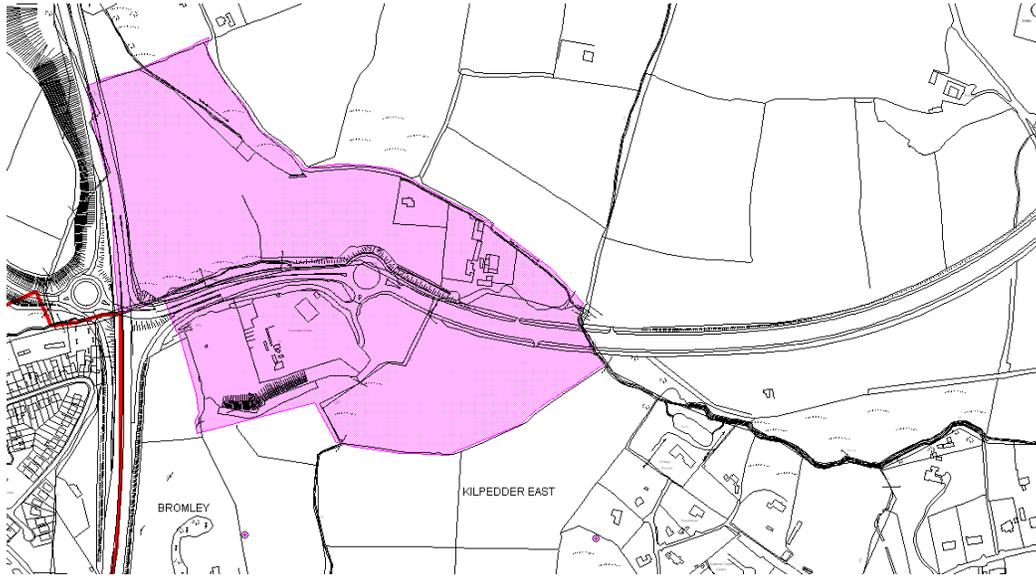
MAP 7.05 Scratenagh Crossroads



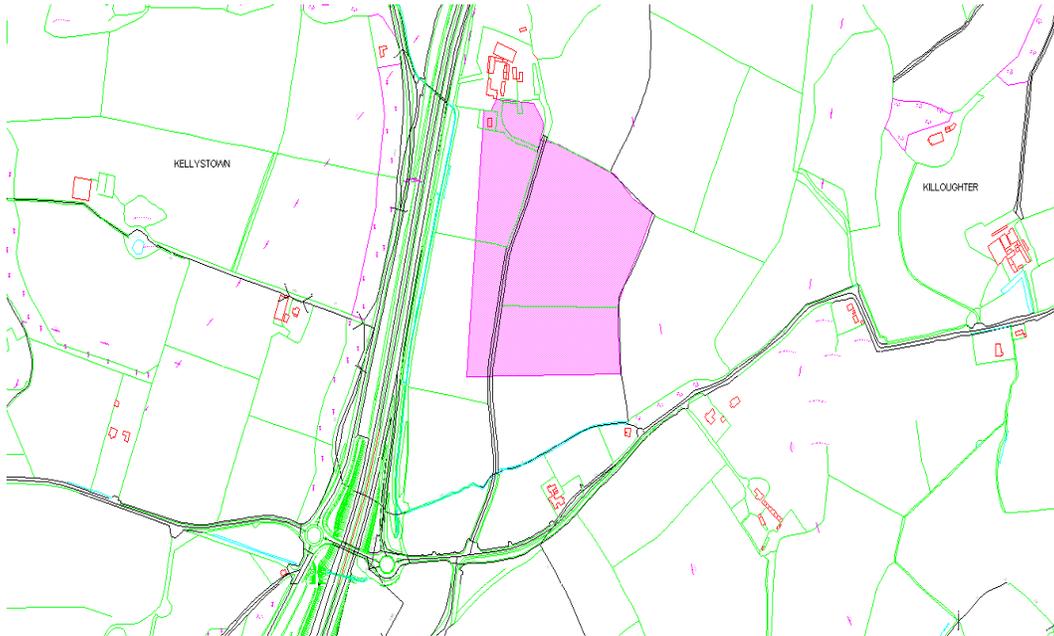
Map 7.06 Kilmurray South



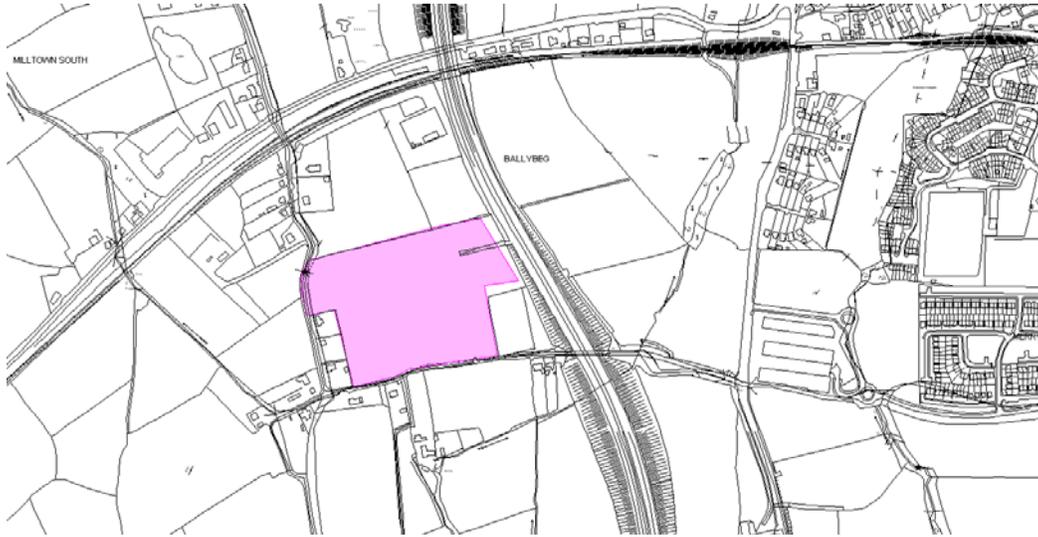
Map 7.07 Kilpedder Interchange (Drummin East, Kilpedder East, Bromley)



Map 7.08 Rathmore, Ashford



Map 7.09 Ballybeg, Rathnew



Submissions received

The following 6 submissions listed under 'All Zonings' relate to the entirety of Proposed Amendment 14 i.e. all 9 proposed sites. Where any of these submitters had more specific issues to raise in relation to any of these sites, such comments are listed to follow.

All zonings

Sub No.	Name	Submission
1	DoEHLG	<p>1. The DoEHLG notes that the draft plan indicates that there is sufficient zoned land in the urban settlements in Wicklow to meet job creation needs up to and beyond 2019.</p> <p>2. The proposed zonings along or adjacent to the N11 and associated junctions are contrary to National Policy as set out in draft '<i>Guidelines on Spatial Planning and National Roads</i>' (June 2010). In view of these guidelines, a decision to zone these lands is premature pending the outcome of satisfactory traffic and transport assessment of the proposed zonings, which has been subject to consultation and agreement with the NRA.</p> <p>The DoEHLG requests that the Planning Authority not to proceed with these amendments but instead to consult with the NRA with regard to any appropriate future use of the lands.</p>
2	An Taisce	<p>An Taisce requests that these zonings not be adopted for the following reasons:</p> <ul style="list-style-type: none"> - to include employment zones outside of settlement areas is unnecessary and counterproductive; - most of these zonings are developer led and run in a strip along the N11 creating unplanned for pressure on the road infrastructure; - the visual impact of warehousing etc close to the road will also damage the significant amenity of the main road from Dublin to Wexford which is currently a major asset to the tourism sector in the County; - the subject sites do not fit the criteria for successful sustainable locations for employment development and will undermine good planning.
6	NRA	<p>The NRA is seriously concerned with the proposed zoning amendments in relation to potential impacts of safety and efficiency of the national road network and respectfully requests that this Proposed Amendment not be adopted.</p>
7	NTA	<p>The NTA recommends against the zoning of these lands for the following reasons:</p> <ol style="list-style-type: none"> 1. All locations are outside of areas specified as growth centres in the draft plan and therefore could undermine the role of the higher order centres in the County as the preferred location for employment growth; 2. The NTA does not support the provision of large scale development on lands adjacent to strategic road interchanges, and therefore would oppose the employment zonings at Killoughter, Kilpedder and Kilmurray; 3. The development of these lands would be contrary to the RPG objective of '<i>consolidated and sustainable...towns</i>' and '<i>supporting high quality public transport</i>', it would be highly car dependent and would be contrary to the policy direction of 'Smarter Travel' which states that 'the integration of existing and future business parks with public transport and their locations within walking and cycling distance of residential areas is an important element of the Government's industrial property strategy'; 4. The zoning comprises development in rural areas outside of the specific growth area for non-rural based industries.
182	D Walsh	<p>This submission is opposed to this amendment because the proposed zonings appear to serve to facilitate developments already seeking planning permission</p>

190	Wicklow Green Party	The environmental, tourist and traffic impact of these and other proposed large scale developments in proximity to a major road network (N11) needs further investigation. With half empty business parks in places such as Newtownmountkennedy and Kilcoole these zonings are not justified. Enterprise and employment developments need to be located nearer Town Centres where services are available. There is no need to target out of town greenfield sites
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Manager's Opinion

The Enterprise & Employment Chapter in the draft County Development Plan 2010-2016 has built on the previous plan and has endeavoured to continue successful strategies and to revise less successful strategies. The new chapter has also been crafted taking increased regard to the national and regional policy, in particular the principals of the NSS and the RPGs to consolidate development into designated settlements and to appropriately manage rural development. In this regard, a full review of all the above employment zonings was carried out as part of the plan review process and it was determined that a significant amount of zoned land is available in the towns of the County and that there is no need for additional ex-urban employment zoning.

Such zoning is unsustainable on many fronts, but in particular

- the distance from population bases, markets and town centres results in almost complete car dependency, which is a particular issue given the location of these employment zones at N11 junctions;
- the distance to settlement results in a lack of infrastructure including mains water and sewerage;
- the landscape impacts can be significant.

Furthermore, the majority of these sites zoned in the 2004 CDP have already secured planning permission for development, while a number have also already been refused by either Wicklow County Council or on appeal to An Bord Pleanala. The removal of the zoning for those with planning will have no effect on the planning permission, which can still be implemented.

Manager's Recommendation

Do not adopt Proposed Amendment 14

Mountkenedy Demesne, Kilpedder (Map 7.01)

The DoEHLG, An Taisce, NTA, and D. Walsh oppose this zoning (for the reasons set out above under 'All Zonings')

Sub No.	Name	Submission
6	NRA	<p>1. The NRA is opposed to the proposed zoning as it is considered premature pending resolution of the following matters:</p> <ul style="list-style-type: none"> - The impact on any development on the lands on the capacity, safety and operational efficiency of the national road network - The impact of development on the carrying capacity of the N11 including Ballyronan interchange, which has been shown would be operating at or above capacity as a result of the development of these lands and other zoned lands in the Newtownmountkenedy LAP area - Funding arrangements for the improvement of Ballyronan interchange that would be required by this and other developments - Designs for the upgrading of the Ballyronan interchange <p>2. The NRA highlights that the subject lands are removed from the established development centre of Newtownmountkenedy and are remote from public transport options, which results in a car dependent location. It is therefore difficult to rationalise the proposed amendment with Government key goals set out in 'Smarter travel – A Sustainable Transport Future' which seeks to reduce overall travel demand and commuting distances travelled by private car.</p> <p>3. It is noted that the subject lands, although zoned in the current County Development Plan, were associated with an objective that the zoning designation would expire with the current plan.</p>
131	Michel, C, I & M	<p>This submission opposes the zoning of these lands for the following reasons:</p> <ol style="list-style-type: none"> 1. The proposed zoning would be contrary to the provisions of the Regional Planning Guidelines as it would lead to the expansion of employment zoned lands which are of a scale where they are more appropriately located in the Metropolitan area and the subject site would contribute to increased levels of commuting; 2. The zoning of these lands do not provide sufficient protection to buildings which are on the protected structure register and that are listed in the National Inventory for Architectural Heritage. It is contended that the subject site is "sandwiched" between Tinnapark House and Mountkenedy House. 3. It is contended that the greenbelt between Newtownmountkenedy and Kilpedder would be destroyed as a result of the development proceeding. 4. Lack of public infrastructure in place and the proposed temporary treatment system is unsuitable for a large multi-ownership development. 5. It is contended that the proposed development and zoning does not pass the sequential test, which requires the lands closest to the town centre and public services be zoned first and phased for development prior to the development of any peripheral lands. 6. It is contended that the proposed development of a data centre due to its scale and proposed means of vehicular access to and from the site would create a traffic hazard and lead to increased levels of commuting.
190	Wicklow Green Party	<p>It is contended that the size of the development is excessive for the proposed Data Centre zoning. It is also suggested that the proposed set back from the N11</p>

		of 20m would be detrimental (this relates specifically to Amendment 42). In addition it is suggested that there are empty units in Newtownmountkennedy Business Park, which could be utilised for the proposed data centre.
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Manager's Opinion

These lands are zoned in the 2004 County Development Plan for 'agricultural uses, with an option for the life of the plan to provide for a business, office, science and technology park set in open parkland with extensive landscaping, a high architectural standard of layout and building design and low site coverage'.

Permission sought for such a development in 2003 (PRR 03/9406) was refused on the following grounds:

1. Having regard to:

- (a) the nature and size of the proposed development and its potential catchment area,
- (b) the dependence on the car as the primary mode of transportation,
- (c) the separation of the site from public transport nodes, and
- (d) the location of the site outside a development area,

it is considered that the proposed development would be contrary to the principles of sustainable development as set out in the Regional Planning Guidelines for the Greater Dublin Area. The site is located within the hinterland area and development of the type proposed would be contrary to the land use/transportation planning principles of the Regional Planning Guidelines. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. Having regard to:

- (a) the nature and scale of the proposed development,
- (b) its location alongside an existing junction on the N11 National Primary Route, and
- (c) its reliance on the N11 for access/egress,

it is considered that the additional traffic movements generated by the proposed development would seriously prejudice the level of service and carrying capacity of the N11, would reduce the effectiveness of public investment in this National Primary Route and adversely affect the use of the national road by traffic.

3. It is considered that the proposed development would be premature by reference to an existing deficiency in the provision of public piped water supplies to serve the area and the period within which the proposed Regional Water Supply Scheme to serve the area can be provided.

4. It is considered that the proposed development would be premature by reference to an existing deficiency in the provision of public piped sewerage facilities to serve the proposed development and the period within which the proposed Leamore Wastewater Treatment Plant is available to serve the proposed development.

5. The site of the proposed development is within the attendant grounds of a protected structure, Mount Kennedy House. These attendant grounds constitute demesne lands, the subject of protection, and contain important trees which are also the subject of protection in the current Wicklow County Development Plan. It is therefore considered that the proposed large scale industrial development, including an access roadway, the provision of which would result in the loss of protected trees, would be contrary to the proper planning and sustainable development of the area and result in a serious injury to the visual amenity of Mount Kennedy demesne.

The Proposed Amendment entails a modification to the uses that would be allowable on these lands to 'Data Centre' use, which it is believed will address these issues, having regard to the fact that such uses have a low traffic demand and low employment density.

Nevertheless, the proposed zoning is not recommended as such zoning is considered contrary to the provisions of higher order land use and transportation and planning strategic documents of the Government.

Manager's Recommendation

Do not adopt Proposed Amendment 14

Rath East / Knockloe, Tullow (Map 7.02)

Submissions received

The DoEHLG, An Taisce, NTA, D. Walsh and the Wicklow Green Party oppose this zoning (for the reasons set out above under 'All Zonings')

Manager's Opinion

The lands in question are located at Knockloe and Rath East on the north side of the regional road R725, a designated 'rural' landscape zone. While there is an established sawmill usage on this site, unauthorised change of use of some of the site appears to have taken place and the site is subject to ongoing enforcement action. Furthermore a number of applications for permission have been refused on the site, principally because of the rural nature of the site which is unsuitable for intensive industrial activities and because of services issues, there being no mains services to the site. It is considered that the policies and objectives set out in Chapter 7 'Enterprise and Employment' and Chapter 8 'The Rural Economy' are considered to provide sufficient scope to facilitate and guide any future development of such a site. It is therefore considered that to designate the lands for employment purposes would not be appropriate.

Manager's Recommendation

Do not adopt Proposed Amendment 14

Kilmurray South (Map 7.03)

Submissions received

The DoEHLG, An Taisce, NTA, and the Wicklow Green Party oppose this zoning (for the reasons set out above under 'All Zonings')

Sub No.	Name	Submission
6	NRA	<p>The NRA is opposed to the proposed zoning for the following reasons:</p> <ol style="list-style-type: none">1. The proposal appears to be progressed in the absence of any basic transport assessment;2. The lands are remote from any established settlement and appear almost completely reliant on access by private car;3. Identifying such lands in proximity to the N11 and associated junctions is not considered as practice consistent with the requirements to provide future upgrades to the N11 or this junction. <p>The development of this site (in conjunction with other sites designated or proposed to be designated in this immediate area) could have impacts on the safety and efficiency of the national road network in the area</p>
182	D Walsh	<p>This submission is opposed to this zoning for the following reasons:</p> <ol style="list-style-type: none">1. This proposed zoning appears to serve to facilitate development already seeking planning permission2. This site is located in an area identified as a future SAO

Manager's Opinion

The lands in question are located immediately south of Sextons, to the south of the N11 overbridge and are bounded on all sides by roads or existing houses. This is a scenic rural location in the Glen of the Downs, a designated Nature Reserve. These lands are identified in the draft County Development Plan as lands to be considered for SAO designation.

Permission has previously been refused for commercial / transport use of this site (07/1013 Nov 2007 & 09/867 June 2010), for the following reasons:-

- the commercial / transport use of this land would endanger public safety by reason of traffic hazard due to conflicting and increased traffic turning movements which would be generated;
- the commercial / transport use of this land would impact on the carrying capacity of the national road and associated junctions given the proximity to the interchange;
- having regard to the location for the site in a AONB, in close proximity to Glen of the Down Nature Reserve, the design and scale would be an inappropriate and intrusive form of development, would be highly visual from surrounding road network, therefore would detract from scenic qualities of the area;
- employment development at this rural location would be unsustainable and inappropriate given the distance to any critical mass of population, and would be more appropriately located in an urban area where zoned and serviced land is available;
- Having regard to drainage characteristics of the site, the site may not be suitable for disposal of effluent.

This proposed zoning is therefore not recommended.

Manager's Recommendation

Do not adopt Proposed Amendment 14

Kilmurray North (Map 7.04)

Submissions received

The DoEHLG, An Taisce, NTA, D. Walsh and the Wicklow Green Party oppose this zoning (for the reasons set out above under 'All Zonings')

Sub No.	Name	Submission
6	NRA	The NRA is opposed to the proposed zoning for the following reasons: <ol style="list-style-type: none">1. In addition to the reasons set out above for 7.03 and 7.06, the NRA is concerned that the nature of the development proposed has the potential to compromise the level of services and safety on the N112. Direct access from this site onto the national road would be at variance with official policy

Manager's Opinion

The site is located in the rural zone between Kilmacanogue and Glen Of The Downs, adjoining the west side of the N11. The site was previously used as a depot for the road improvement programme in the area. While there may be some services connections via private mains to Kilmacanogue, these services are not adequate to accommodate any scale of employment development.

Any development on these lands would be clearly open and visible to the N11 and would be directly adjoining a number of residences in the rural area. Access to the site is via the N11 Glen of the Down interchange, but the linkage from this interchange to the site is unlikely to be adequate in width and alignment to accommodate employment traffic. Therefore it is not recommended for employment designation.

Manager's Recommendation

Do not adopt Proposed Amendment 14

Scratenagh crossroads (Map 7.05)

Submissions received

The DoEHLG, An Taisce, NTA, D. Walsh and the Wicklow Green Party oppose this zoning (for the reasons set out above under 'All Zonings')

Sub No.	Name	Submission
6	NRA	The NRA is opposed to the proposed zoning for the following reasons: <ol style="list-style-type: none">1. The subject lands are remote from any established settlement and adjoin the national road network where a speed limit of 100kph applies2. The zoning may be premature in the context of the N11 Arklow – Rathnew Scheme

Manager's Opinion

The subject lands are situated at Scratenagh Crossroads, c. 4.5km to the north of the Arklow Environs Local Area Plan boundary in an unserved rural area. While there is an existing light industrial business operating from the site, intensification of this use as would be allowed by this zoning may have adverse impacts on the national road.

The site is distant from any settlement and is remote from public transport options, which results in a car dependent location. Therefore the development of this site is unlikely to meet the objectives of Government policy as set out in '*Smarter travel – A Sustainable Transport Future*' which seeks to reduce overall travel demand and commuting distances travelled by private car.

The proposed N11 Arklow – Rathnew involves the creation of a side road parallel to the proposed realigned N11 directly along the eastern boundary of this site.

Manager's Recommendation

Do not adopt Proposed Amendment 14

Kilmurray South (Map 7.06)

Submissions received

The DoEHLG, An Taisce, NTA, D. Walsh and the Wicklow Green Party oppose this zoning (for the reasons set out above under 'All Zonings')

Sub No.	Name	Submission
6	NRA	<p>The NRA is opposed to the proposed zoning for the following reasons:</p> <ol style="list-style-type: none">1. The proposal appears to be progressed in the absence of any basic transport assessment;2. The lands are remote from any established settlement and appear almost completely reliant on access by private car;3. Identifying such lands in proximity to the N11 and associated junctions is not considered as practice consistent with the requirements to provide future upgrades to the N11 or this junction. <p>The development of this sites (in conjunction with other sites designated or proposed to be designated in this immediate area) could have impacts on the safety and efficiency of the national road network in the area</p>

Manager's Opinion

The lands in question are located to the northwest of the N11 overbridge at the Glen Of The Downs and comprise steeply sloping and elevated lands around Vartry Cottage and trunk main pressure release valve. This is a scenic rural location in close proximity to the Glen of the Downs, a designated Nature Reserve.

Any development of these lands would be likely to give rise to significant visual impacts and could impact negatively on the N11 junction in proximity. This zoning has been in place for a number of years with no applications for permission.

This zoning is therefore not recommended.

Manager's Recommendation

Do not adopt Proposed Amendment 14

Kilpedder Interchange (Map 7.07)

Submissions received

The DoEHLG, An Taisce, NTA, and D. Walsh oppose this zoning (for the reasons set out above under 'All Zonings')

Sub No.	Name	Submission
6	NRA	The NRA is opposed to the proposed zoning for the following reasons: <ol style="list-style-type: none">1. The location of the zoning adjacent to the N11 and associated junction is considered at variance with official policy to protect the carrying capacity, efficiency and safety of the national road network2. The subject lands are remote from any established settlement and are at a location where travel patterns will be dominated by private car, which is inconsistent with Government targets to reduce overall travel demand and commuting distance by private car as outlined in 'Smarter travel'3. There is a specific presumption in the Retail Planning Guidelines (2005) against the locating of large retail development at locations adjacent or close to existing, new or planned national roads / motorways4. The proposed zoning extends across the mainline N11.
190	Wicklow Green Party	It is contended that the size of development is excessive for the proposed zoning, and that such a proposal should be accompanied by an independent assessment of the effect of traffic from such a development on the N11.

Manager's Opinion

Having regard to the quantity and availability of zoned employment lands in both Greystones and Kilcoole, (c.90ha) there is no justification for such large-scale zoning. Furthermore, the zoning proposed would

- unsustainably encroach into the 'greenbelt' between Greystones/Delgany and Kilcoole / Kilpedder and result in urbanisation of this rural area;
- undermine the viability of existing zoned employment areas such as the IDA lands at Greystones and Fassaroe, Bray;
- be car dependent given the distance to population and the market, contrary to the principles of sustainable employment planning which recommended that 'people' dense developments be located on public transport routes;
- potentially impact on the use of the N11 and associated junctions;
- place additional demands on water and sewerage infrastructure to the detriment of the settlement of Greystones and surroundings settlements

Therefore the proposed zoning is not recommended.

Manager's Recommendation

Do not adopt Proposed Amendment 14

Rathmore, Ashford (Map 7.08)

Submissions in favour of the proposed zoning at Rathmore:

Sub No.	Name	Submission
10, 11, 12, 13, 14, 15, 16, 17, 19, 20, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 37, 38, 39, 40, 41, 42, 43, 44, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 57, 58, 60, 61, 63, 64, 65, 66, 67, 68, 69, 70, 73, 74, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 93, 94, 95, 96, 97, 98, 99, 101, 102, 104, 105, 107, 108, 109, 110, 111, 112, 114, 118, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 148, 149, 150, 151, 152, 153, 156, 157, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 171, 172, 173, 174, 177, 183, 184, 185, 186, 187, 188, 189, 191, 192, 193, 194 (149) submissions)	Various see index	These submissions (which include a number of standard or 'pro forma' letters) all support this proposed amendment for some or all of the following reasons: <ol style="list-style-type: none"> 1. The zoning will provide opportunities for much needed job creation in the area and spin off benefits for local businesses and enterprises such as Rathmore Country House and Holiday Village 2. The site is strategically located adjacent to and accessible from the N11 3. The site is easily serviceable, in particular water and electricity is available and wastewater treatment facilities could be facilitated within the Rathmore County Village lands 4. This is an area of Wicklow targeted as an area with strong growth potential 5. Careful planning, design and landscaping would make it possible for the proposed development to be easily integrated into the landscape

Submissions opposed to the proposed zoning at Rathmore:

The DoEHLG, An Taisce, NTA, D. Walsh and the Wicklow Green Party oppose this zoning (for the reasons set out above under 'All Zonings')

Sub No.	Name	Submission
6	NRA	The NRA is opposed to the proposed zoning for the following reasons: <ol style="list-style-type: none"> 1. The location of the zoning adjacent to the N11 and associated junction is considered at variance with official policy to protect the carrying capacity, efficiency and safety of the national road network 2. The subject lands are remote from any established settlement and are at a location where travel patterns will be dominated by private car, which is inconsistent with Government targets to reduce overall travel demand and commuting distance by private car as outlined in 'Smarter travel'
30, 31, 39, 62,	Various	Oppose the proposed zoning for the following reasons: <ol style="list-style-type: none"> 1. The proposed zoning would be contrary to the vision statement set out in the

170, 178, 190	see index	<p>draft plan and the provisions of the National Spatial Strategy, which aims to attract such business to urban centres;</p> <ol style="list-style-type: none"> 2. There are sufficient fully serviced lands available throughout the County which would be more suitable for this type of development. 3. The location of the subject site in a scenic rural area would negatively impact on the overall character of the area. 4. The subject lands are situated in a rural area where traffic increases arising from the proposed development would be likely to cause serious health and safety issues; 5. The designation of these lands for employment purposes would be at conflict with Section 4.1.2 objective EMP3 which states - The Council will require that new industrial/employment development locate on suitability zoned lands within settlements or their environs. 6. The proposed zoning would conflict with Objective RUR relating to employment development along national routes and Objective RUR5 which relates to development leading to the creation of significant traffic hazard and carrying capacity of the road network. 7. The proposed zoning is at conflict with Sections 5.1 and 5.2 of the current County Development Plan 2004 which states that “New Industrial employment development will be required to locate on suitably zoned lands in towns and their environs where appropriate. The industrial/employment development within the environs area should not seriously interfere with existing or proposed land use in the area. Town Environs are defined as lands generally within 1km of the development boundary of growth centres. The Council will seek to optimise the use of existing industrial lands and factory space in towns and villages” and “Employment Generating Development in Rural Areas “ 8. The term to "provide for employment uses" is not considered to be appropriate control criteria and should be much more specific and restrictive; 9. The lack of design criteria for these lands is considered to be a significant issue should these lands be developed and should be addressed; 10. It is contended that the topography of the land and the potential difficulties in drainage render the lands inappropriate for employment development. 11. The proposed zoning would contribute negatively the environment, potential wetlands and local wildlife. 12. The development of an employment zoning would result in a negative impact on the local tourist industry namely the local Guest House and Holiday village.
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Manager’s Opinion

These lands are located in a rural area between Ashford and Newcastle, directly south of the existing Rathmore Holiday Village. The lands measure 10.53ha (c. 26 acres) and comprise open farmlands. The lands do not adjoin any public road and access is via a private driveway to Rathmore Holiday Village. Access to the site is dependent on the use of the N11 and its interchanges, the Killoughter interchange being immediately adjacent to the lands. While there may be a local water supply available, there is no main sewerage in this area.

The 2004 County Development Plan zoned these lands for “Employment” with no accompanying use definition or design criteria. No application for permission has been received for these lands during the course of the current County Development Plan.

These lands are considered inappropriate for employment zoning for the following reasons:

- The location of the zoning adjacent to the N11 and associated junction is considered at variance with official policy to protect the carrying capacity, efficiency and safety of the national road network;

- The subject lands are remote from any established settlement and are at a location where travel patterns will be dominated by private car, which is inconsistent with Government targets to reduce overall travel demand and commuting distance by private car as outlined in 'Smarter travel';
- Any development on these lands would seriously impact on the scenic rural character of this area, both in terms of landscape / visual impacts and increased traffic / noise / lighting
- This zoning would serve to undermine the viability of existing zoned employment lands in nearby settlements, in particular in Ashford, only 1.1km south of the site (where there is over 42 acres of zoned employment land) and in Wicklow Town, the primary growth centre in the County.
- The development of these lands would potentially give rise to environmental impacts with regard to water demand, wastewater disposal, waste disposal and impacts on habitats.

With regard to some of the specific issues raised:

- there is no evidence that the maintenance of this zoning will result in job creation, given the lack of activity with regard to securing planning permission since 2004
- this rural area is not targeted for growth; in fact the opposite is true
- this zoning would conflict with a number of higher order strategies and with the overall vision of the draft plan and its associated 'core strategy'
- intensive employment development on these lands would potentially seriously damage the tourism potential of the area, in particular the holiday development immediately adjoining the site.

Manager's Recommendation

Do not adopt Proposed Amendment 14

Ballybeg, Rathnew (Map 7.09)

Submissions received

The DoEHLG, An Taisce, NTA, D. Walsh and the Wicklow Green Party oppose this zoning (for the reasons set out above under 'All Zonings')

Sub No.	Name	Submission
6	NRA	<p>The NRA is opposed to the proposed zoning for the following reasons:</p> <ol style="list-style-type: none">1. The location of the zoning adjacent to the N11 and associated junction is considered at variance with official policy to protect the carrying capacity, efficiency and safety of the national road network2. The subject lands are remote from any established settlement and are at a location where travel patterns will be dominated by private car, which is inconsistent with Government targets to reduce overall travel demand and commuting distance by private car as outlined in 'Smarter Travel' <p>It is further noted that the proposed zoning designations are at variance with Strategic Goal No. 3 of the plan, that is to integrate land use planning with transportation planning with the dual aim of reducing the distance people need to travel to work, shops, schools and places of recreation and social interaction and facilitating the delivery of improved public transport.</p>
36	R & E Byrne	<p>The Byrne family currently own lands within Action Area 10 of the Wicklow Environs and Rathnew Local Area Plan which is situated to the east of the lands considered under Amendment 14 for employment purposes. This submission seeks clarification that the addition of these lands to the west of the N11 / Action Area 10 will be in addition to the zoned lands within Action Area 10 where it is stated that the landowners have progressed proposals for the development of these lands within the Local Area Plan.</p>

Manager's Opinion

These lands are located to the west side of the N11, beyond the boundaries of the Wicklow – Rathnew LAP. The lands have no direct access to the N11, being served by an underpass to the old N11 at Ballybeg. Access is also available to the Rathnew – Glenealy road via Cuckoo Corner and a railway crossing. The roads serving these lands are narrow country roads, used mainly for the needs of locals and farming activities. The lands are very open and exposed from the N11 and in the wider landscape to the north.

The 2004 County Development Plan zoned these lands for "Employment" with the following development criteria

- 10 acres for commercial use
- 100m set back from the N11
- Any development shall be subject to EIS

No application for permission has been made on foot of this zoning.

These lands are considered inappropriate for employment zoning for the following reasons:

- This zoning would serve to undermine the viability of existing zoned employment lands nearby in Wicklow – Rathnew, potentially including the landowners' own land zoned in the Wicklow - Rathnew LAP;
- Any development on these lands would seriously impact on the scenic rural character of this area, both in terms of landscape / visual impacts and increased traffic / noise / lighting;

- Suitable road access is not available to these lands and any increase in traffic movements on this local road network would have serious impacts on road safety and residential amenity in this area.
- The development of these lands would potentially give rise to environmental impacts with regard to water demand, wastewater disposal, waste disposal and impacts on habitats.

With regard to some of the specific issues raised:

- This proposal has no current bearing on lands zoned in the Wicklow - Rathnew LAP. However, with the coming into effect of the new Planning Act, there will be a requirement for Planning Authority to justify the quantum of zoning in the County and in each settlement. This raises the possibility of down zoning of existing zoned land, particular lands at the periphery of settlements, not serviced by infrastructure and public transport services.

Manager's Recommendation

Do not adopt Proposed Amendment 14

Amendment 15

CHAPTER 7 ENTERPRISE & EMPLOYMENT

Section 7.4.3 Specific Objectives for Employment types

Amend Objective EMP 14

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 developments, at appropriate locations **generally** on suitably zoned land within settlements. Large-scale development should be located in appropriate settlements, having regard to the scale of the development and the settlement's place within the identified tiers of the County Settlement Hierarchy.

Planning applications for large-scale employment generating developments should be accompanied by a Mobility Management Plan. Regard should be paid to the design standards for employment generating developments set out in Section 7.5 of this chapter."

Amend Objective EMP 21

Wicklow County Campus, Clermont House

It is the objective of the Council to **promote 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.

Submissions received

Sub No.	Name	Submission
62	M Cronin & M Spencer	It is suggested that the proposed word "generally" be removed from EMP14. It is considered that the word "generally" before the phrase 'suitably zoned land within settlements' would increase the likelihood of adverse effects on all environmental components as a result of implementation.

Manager's Opinion

The word 'generally' is considered appropriate as it would allow for flexibility to consider all suitable employment opportunities which may arise during the lifetime of the plan. Application of the other policies and objectives of the plan will ensure that any proposals not on zoned land will be rigorously assessed and 'proofed' for sustainability and compliance with the overall principles of the plan and higher order strategic documents.

No submissions were received with regard to EMP21. This amendment was proposed by the Manager in his previous report and is still recommended.

Manager's Recommendation

Adopt Proposed Amendment to Objective EMP 14

Adopt Proposed Amendment to Objective EMP 21

Amendment 16

CHAPTER 7 ENTERPRISE & EMPLOYMENT

Section 7.5.10 Car Parking & Loading

Amend as follows:-

Section 7.5.10 Car Parking & Loading

Functional parking provision (car parking for staff/visitors, loading/unloading area etc) shall be in accordance with the Planning Authority's vehicle parking standards (see Table 11.2, Chapter 11).

The following minimum car parking standards shall apply:

Use	Car parking requirement
Offices	4-5 car spaces per 100m ² gross floor area 1 car space per 25m² gross floor space
Manufacturing (incl science and technology based)	3 car spaces per 100m ² gross floor area 1 car space per 50m² gross floor space
Distribution Warehousing	1 car space per 100m ² gross floor space
Retail warehousing	2 car spaces per 100m ² gross floor area 1 car space per 20m² gross floor space

- Parking should be provided in proximity to the main access points of the building;
- Adequate soft landscaping should be provided to soften the appearance of parking areas that are in the view of the general public;
- Parking areas that are visible from public roads should be screened from view by landscaping or walls;
- It is essential that each industrial / warehousing unit be provided with adequate space for loading and unloading goods, including fuels, in an area clear of the public road and preferably behind the building line.

Submissions received

No submission received

Manager's Opinion

This proposed amendment aims to ensure consistency throughout the plan relating to car parking standards and is considered to be acceptable.

Manager's Recommendation

Adopt Proposed Amendment 16 as proposed

Amendment 17

CHAPTER 8 THE RURAL ECONOMY

Section 8.3.1 Commercial & Industrial Development in a rural area

Amend Objectives RUR3 and RUR6 as follows:

RUR3 To permit the development of commercial / industrial developments in rural areas, where it is proven that the proposed development requires to be located in the rural area **and will have a positive impact on the location.** ~~due to its dependence on an existing local resource or source material that is required for the carrying out of the industrial process or commercial activity / service. The local resource or source of material that is essential to the industrial process or commercial activity shall be from a source that is in close proximity to the location of the proposed development.~~

RUR6 To encourage, where appropriate, home-based economic activity 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 proposal complies with the following:

- Requirements set out in RUR5;
- ~~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;~~
- ~~Permissions will be restricted to use by the applicant and shall be temporary, for a period of five years, to enable the Planning Authority to monitor the impact of the development;~~
- ~~The Planning Authority will determine the appropriate number of employees that will be permitted at the development. In certain cases, it may be appropriate that the development is restricted to owner operated 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 a development.~~

Add new objective RUR7

RUR7 The Council will promote improved broadband in rural areas to help the rural economy.

Submissions received

Sub No.	Name	Submission
6	NRA	For reasons of clarity, it is requested that it be made clear that commercial / industrial developments in rural areas would still be subject to normal principles of good planning practice and a cross reference be provided with proposed Objective NR7 and Section 11.7.2.
62	M Cronin & M Spencer	Oppose wording changes to RUR3 and RUR 6 as the Proposed Amendment would potentially conflict — both directly and cumulatively — with: <ul style="list-style-type: none">- the protection of biodiversity and flora and fauna; soils;- human health; water resources, the provision of appropriate water services;- cultural heritage; the landscape; and the minimisation of flood risk. Although other measures which have been integrated into the Plan — including those which have been integrated through the SEA process — would mitigate against these conflicts, residual effects — including cumulative effects — could occur.

Manager's Opinion

Chapter 8 'The Rural Economy' of the Draft County Development Plan aims to facilitate the development of employment and employment generating activities specifically related to rural areas while also preserving the amenity, character and scenic value of rural areas throughout the County.

Objectives RUR3 and RUR6 form part of this strategy facilitating the development of the rural economy within the County in a sustainable manner. It is therefore considered that the proposed amendment put forward to omit wording from these objectives considerably undermines the overarching strategy set out in the plan and should therefore be rejected.

It is considered that proposed objective RUR7 is acceptable.

Manager's Recommendation

Do not adopt Proposed Amendments to Objectives RUR3 and RUR6

Adopt proposed new Objective RUR7

Amendment 18

CHAPTER 8 THE RURAL ECONOMY

Section 8.3.2 Agriculture

Amend Objective AGR4 as follows:-

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.

Submissions received

No submission received

Manager's Opinion

This amendment was recommended by the Manager in his previous report on submissions to the Draft County Development Plan and is considered to be acceptable.

Manager's Recommendation

Adopt Proposed Amendment 18

Amendment 19

CHAPTER 8 THE RURAL ECONOMY

Section 8.3.2 Forestry

Amend Objectives FTY1 and FTY2 as follows:

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 Coillte and the Forest Service.

FTY2 To promote afforestation in co-operation with relevant agencies, including the Forest Service (Department of Agriculture, Fisheries and Food) and forestry operators Coillte, and to ensure that afforestation is undertaken in a manner that is consistent with the principle of 'sustainable forest management'.

Submissions received

No submission received.

Manager's Opinion

This amendment was recommended by the Manager in his previous report on submissions to the Draft County Development Plan and is considered to be acceptable.

Manager's Recommendation

Adopt Proposed Amendment 19

Amendment 20

CHAPTER 8 THE RURAL ECONOMY

Section 8.3.3 Extractive Industry

Amend Objective EX4 as follows:

- 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', DoEHLG 2004
 - '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
 - 'Wildlife, Habitats and the Extractive Industry – Guidelines for the protection of biodiversity within the extractive industry', NPWS 2009

Submissions received

No submission received.

Manager's Opinion

This amendment was recommended by the Manager in his previous report on submissions to the Draft County Development Plan and is considered to be acceptable.

Manager's Recommendation

Adopt Proposed Amendment 20

Amendment 21

CHAPTER 9 TOURISM

Section 9.3.1 General Objectives

Amend Objective TR6 as follows:

- TR6** 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'¹⁵ in all landscape areas:
- The following tourist uses will **not** be permitted in the Zone of Outstanding Natural Beauty (both the Mountain Uplands Zone and the Coastal Zone): Static caravans / mobile homes ~~and touring caravans~~¹⁶;
 - Holidays homes will not be permitted in any zone other than urban zones except where they comply with objectives TA4, TA5 and TA6 below;

Submissions received

No submission received

Manager's Opinion

The purpose of this objective is to ensure that tourism and recreation developments are appropriately located in order to ensure the preservation of the natural character and amenity of lands, which fall within the Area of Outstanding Natural Beauty landscape category.

It is considered acceptable to remove the wording 'Touring Caravans' from the wording of this objective as this may be over restrictive and conflict with the overall strategy of promoting and facilitating tourism throughout the County as set out in Chapter 9 of the Draft Plan.

Manager's Recommendation

Adopt Proposed Amendment 21

¹⁵ Uses that are 'open for consideration' are uses that will only be permitted in cases where the Council is satisfied that the use would not conflict with the general objectives for that zone / 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.

¹⁶ This refers to the development of any **new** static / ~~touring~~ 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.

Amendment 22

CHAPTER 9 TOURISM

Section 9.3.2 Accommodation

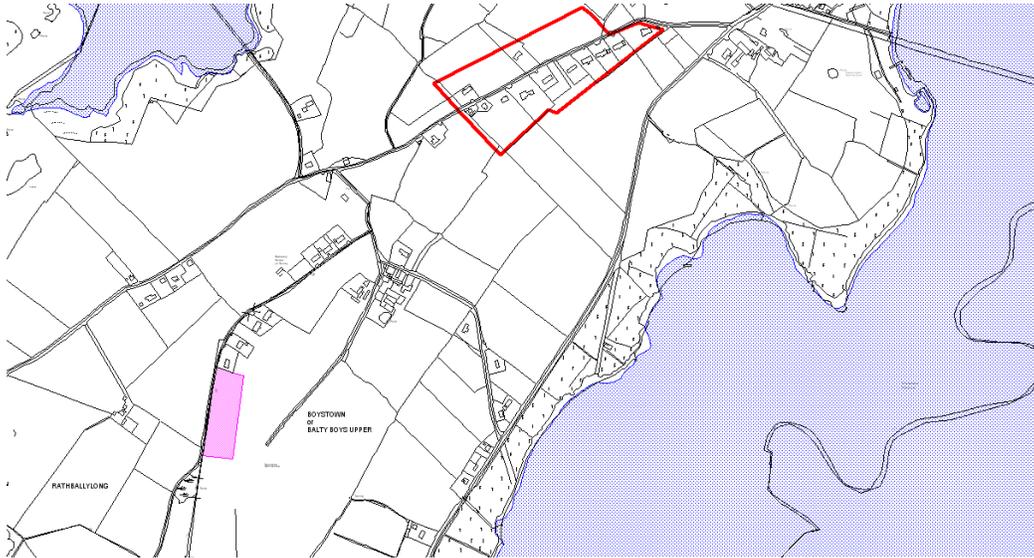
Amend objective TA5 as follows:

- TA5** 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, 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;
 - in the case of larger scale developments,
 - (a) all lands, including any on-site tourist facility shall be held ~~in single ownership~~ 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
 - (b) 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.

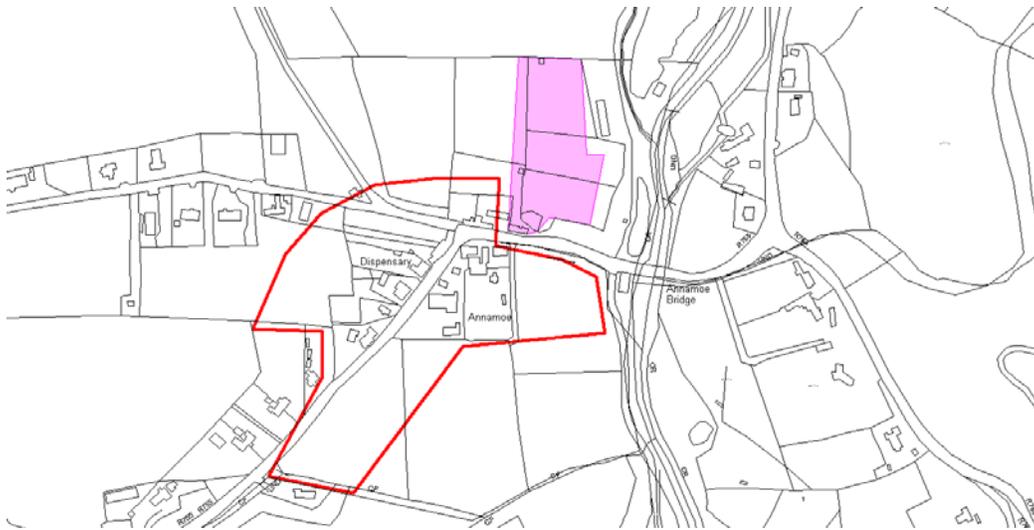
Add new Objective TA10

- TA10** To provide for a holiday home developments (subject to objective TA5) at the following locations:
- Baltyboys Golf Club, up to 4 units on a site of 1.3ha as shown on Map 9.09
 - Annamoe Fish Farm, on a site of 1.2ha as shown on Map 9.10

Map 9.09 Baltyboys Golf Club



Map 9.10 Annamoe Fish Farm



Submissions received

Sub No.	Name	Submission
1	DoEHLG	<p>It is strongly recommended that the proposed amendment is omitted for the following reason:</p> <p>The proposed amendment will result in the designation of additional land for residential development. Planning Authorities should ensure that plans meet anticipated housing need for development in an evidence based and coherent manner. No evidence or plan-led justification has been made in relation to this zoning.</p>

2	An Taisce	Amendment 22 (to facilitate the sale of individual houses in developments originally permitted on the specific condition that the development is intended as an integrated holiday venture) appears to undermine previous decisions and will undoubtedly further spread housing used for residential purposes outside of settlements. This specific situation has been dismissed when raised as a concern at the time of the original planning application and should not be facilitated now.
5	Environmental Protection Agency	Proposed Objective TA10 is identified in the Environmental Report Addendum as potentially being in conflict both directly and cumulatively with protection of biodiversity, flora and fauna, water resources, provision of appropriate waste services, cultural landscape and the landscape. It should be ensured that any proposed development does not conflict with Policies / Objectives which afford environmental protection. A justifiable need to increase holiday home developments should be established prior to approval being granted.

Manager's Opinion

In regard to Objective TA5, this amendment was recommended by the Manager in his previous report on submissions to the Draft County Development Plan and is considered to be acceptable. It is considered that the proposed wording would ensure that any such holiday units allowed would remain available for tourism purposes and could not be used as permanent rural homes.

With regard to the designation of lands at Baltyboys Golf Course and Annamoe Fish Farm, both of these sites are in unserviced and environmentally sensitive rural areas. The site at Annamoe is c. 200m from the Wicklow Mountains SPA (Natura 2000 site). The site at Baltyboys is in close proximity to the Poulaphuca Reservoir, a designated Natura 2000 site. The environmental assessment of this proposed amendment has revealed there is a hydrological link between the Baltyboys site and the Poulaphuca Reservoir. This has potential to lead to pollution of water courses during construction activities or discharge of waste water where inadequate treatment facilities exist

There is no justification for the inclusion of these zonings in the plan where adequate and more appropriate lands have been designated for residential and tourist related residential development and appropriate objectives are in place to guide such developments to the best locations.

Manager's Recommendation

Adopt proposed amendment to Objective TA5

Do not adopt proposed new Objective TA10

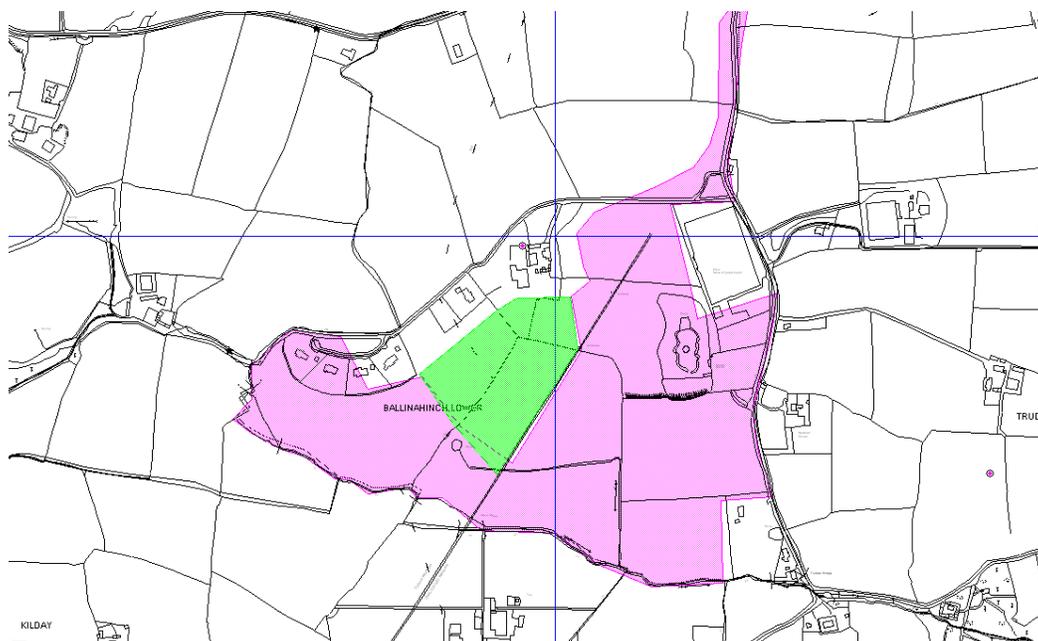
Amendment 23

CHAPTER 9 TOURISM

Section 9.3.3 Integrated Tourism / Leisure / Recreational Complexes

Amend Map 9.02 Norpark (ski slope) site, Newtownmountkennedy

Omit area shown in green from ITLR zoning (remainder shown pink)



Submissions received

Sub No.	Name	Submission
190	Wicklow Green Party	The purpose of this proposed amendment is queried.

Manager's Opinion

The purpose of this change is to facilitate nursing home development as proposed under amendment 56(A). The subject site has been designated as an Integrated Tourism, Leisure and Recreational Facility (ITLR) having regard to its strategic location and the existing permission on the site for the development of an ITLR facility, which includes the lands proposed to be removed from this zoning. It is considered that the removal of these lands from this zoning would reduce the feasibility of this site being developed as a state of the art ITLR facility.

The County Development Plan has designated a number of strategically located sites for the development of ITLR facilities in accordance with the provisions of Chapter 9 'Tourism'. It is therefore considered that to omit the subject lands from this ITLR zoning would be contrary to the provisions of the overall tourism strategy. These lands should not be removed from the ITLR zoning.

Manager's Recommendation

Do not adopt Proposed Amendment 23

Amendment 24

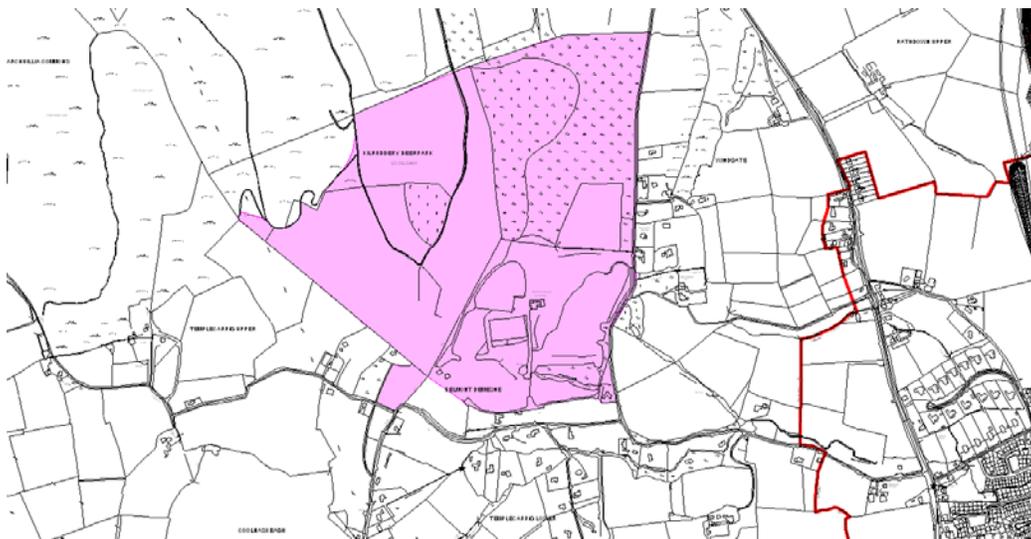
CHAPTER 9 TOURISM

Section 9.3.6 Tourism & Recreation Themes & Products

Amend Objective TTP2 as follows:

TTP2 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. **In particular, to consider the development of Belmont Demesne, Delgany (an area of 80.79ha, as shown on Map 9.07) as an outdoor adventure / equestrian centre.**

Map 9.07 Belmont Demesne, Delgany



Submissions received

No submission received.

Manager's Opinion

As set out in the Managers Report on submissions to the Draft Development Plan the lands in question are located within Bray Environs LAP boundary but not designated for development and therefore to consider designation would result in conflicting plans. It is considered that this proposed development is best pursued through the next review of the Bray environs LAP or through a planning application in accordance with the development objectives and standards as set out in the adopted Bray Environs LAP.

It should also be noted that the possibility of development at Belmont was investigated during the course of the Bray Environs LAP and through the Strategic Environmental Assessment process, development at this location was ruled out as being likely to result in significant adverse impacts on the environment.

Therefore this amendment is not recommended.

Manager's Recommendation

Do not adopt Proposed Amendment 24

Amendment 25

CHAPTER 9 TOURISM

Section 9.3.6 Tourism & Recreation Themes & Products

Amend Objectives TTP3 and TTP7 as follows:

TTP3 To support the development of new and existing walking, cycling and driving trails, including facilities ancillary to trails (such as car parks) and the development of linkages between trails in Wicklow and adjoining counties. In particular, to encourage hill walking trails in West Wicklow and to promote a walk around Blessington Lake, subject to consultation and agreement with landowners.

TTP7 To promote, in co-operation with landowners, recreational users and other relevant stakeholders, on the basis of 'agreed access' the various relevant organisations, 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.

Submissions received

Sub No.	Name	Submission
5	Environmental Protection Agency	TTP3 – consideration should also be given to consultation with the NPWS in relation to the location of hill walking paths near designated NHAs and Natura 2000 sites
106	Keep Ireland Open	a. It is requested that the wording "driving trails" be removed from the wording of objective TTP3 as it is felt that this may be misleading. b. TTP7 - a more detailed explanation is required of the term 'relevant stakeholders'

Manager's Opinion

- The point raised by the Environmental Protection Agency is addressed by Objectives BD1-4 and 7-9 in the draft Plan.
- The term 'driving trails' is not the subject of this proposed amendment and changes thereto cannot be considered at this stage of the plan making process.
- It is not considered appropriate to include in the County Development Plan a full list of 'stakeholders' (or indeed a 'definition') as the list is likely to be extensive (including landowners impacted) and different for every project contributing to the achievement of this objective. Wicklow County Council has an extensive database established of groups and individuals operating in the County and will identify who needs to be involved on a case by case basis.

Manager's Recommendation

Adopt Proposed Amendment 25

Amendment 26

CHAPTER 10 RETAIL

Section 10.3 Retail Strategy for County Wicklow

Amend as follows:

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 **in Levels 1-3 of the hierarchy**;
- 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;
- Identification of criteria for the assessment of retail developments.

Given the considerable research and analysis carried out for the GDA Regional Retail Strategy and the intention that the retail strategy for County Wicklow will be consistent with the Regional Retail Strategy, new local research has not been undertaken into existing retail floorspace, shopping patterns, expenditure estimates, turnover ratios etc. Instead quantitative analysis will generally be based on the findings of the research carried out for the Regional Retail Strategy. **The County Strategy is also generally consistent with the hierarchy adopted in the Regional Strategy. However, as that hierarchy was selected to be generally applicable across the entire Greater Dublin Area, it does not precisely cover all circumstances that arise in County Wicklow. This is particularly so in the sub core centres within Bray, Greystones, and Wicklow, and the County Strategy will include adjustments and flexibility to cater for these characteristics.**

10.3.1 Retail hierarchy & the role of centres

Retail hierarchy

The retail hierarchy for County Wicklow is set out in Table 10.2. This hierarchy is drawn from both the GDA Retail Strategy and the County settlement strategy.

Table 10.2 Retail hierarchy for County Wicklow

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	Tier 1 Towns serving a wide district Arklow, Blessington, Baltinglass Tier 2 Towns serving the immediate district Newtownmountkennedy, Rathdrum
LEVEL 4	NEIGHBOURHOOD CENTRES	LOCAL CENTRES – SMALL TOWNS
	Bray Area Boghall Road / Ballywaltrim, Vevay, Dargle Rd, Dublin Road / Little Bray, Albert Road & Walk, Fassaroe, Southern Cross Road Greystones Area Delgany, Blacklion, Charlesland, Killincarrig, Victoria Road	Ashford, Aughrim, Avoca, Carnew, Donard, Dunlavin, Enniskerry, Kilcoole, Kilmacanogue, Newcastle, Rathnew, Roundwood, Shillelagh, Tinahely
LEVEL 5	CORNER SHOPS	VILLAGES
		Barndarrig, Ballinacash, Coolboy, Glenealy, Hollywood, Johnstown / Thomastown, Kilpedder / Willowgrove, Kiltegan, Knockananna, Laragh – Glendalough, Manor Kilbride, Redcross, Stratford

The role of centres

Table 10.3 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 10.3 Retail formats in hierarchy levels

	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			√		√

Level 2 Major & County Town Centres

These centres will have 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. Such centres should be well connected and served by high quality public transport, particularly with the metropolitan area. For well-established centres with population

catchments in excess of 60,000 people it would be expected that the volume of lettable retail floorspace would exceed 40,000sqm.

Level 3 Town / District and Sub County Town Centres

These centres will vary both in the scale of provision and the size of catchment, due to proximity to a Major Town / County Town centre. Generally where the centre has a large catchment (e.g. market town in a rural area) and is not close to a larger centre, there will be a good range of comparison shopping though no large department stores or centres, with a mix of retail types 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 and Baltinglass, while being very different in size, are all similar in the sense that they serve a wide catchment and are sufficiently distant from major or county town so as to make them the principle shopping destination in their areas. **Arklow in particular has traditionally served as a market town for a wide area, and this traditional status has been reinforced by the development of the Bridgewater centre.** These towns are somewhat different from Rathdrum and Newtownmountkennedy, which are both within reasonable distance of the County town and which serve more localised catchments, but due to their planned growth, require a high level of retail provision.

Level 4 Neighbourhood Centres & Small Towns

While the GDA Retail Strategy generally considers that these centres will normally provide for one supermarket or discount foodstore ranging in size from 1,000-2,500 sqm 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 or 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.

Neighbourhood centres (i.e. locations providing retail and other community services outside of the core town centre area) generally only occur in the larger settlements of the County (Bray, Wicklow, Arklow and Greystones). Such centres would usually include a medium sized convenience shopping outlet (~~up to~~ **generally 500sqm**) and a number of smaller comparison and non-retail services premises. **However, a simple floor area rule cannot be simply applied.**

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 and Charlesland in the 800m² to 1,200m² range. The Bray Town Development Plan has designated land for a 2,500m² 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 10,000m² or 20,000m² in the Dublin Metropolitan Area. So in a limited number of sub town core sites in Bray, Greystones, 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 e.g. ~~Vevay in Bray and Charlesland in Greystones~~. 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.

In contrast, 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 and would not generally be considered suitable for discount foodstores.

Level 5 Corner Shops/Small Villages

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. Such centres will normally serve only an immediate catchment. 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 500 - 1,500sqm of lettable space.

Submissions received

Sub No.	Name	Submission
175	Tesco Ireland Ltd	<p>It is put forward that the Proposed Amendment, with regard to the more extensive role of some Neighbourhood Centres particularly in large towns such as Bray, does not provide sufficient clarity with regard to this role. It is suggested that the text be amended as follows:-</p> <p>The following text deleted: So in a limited number of sub town core sites in Bray, Greystones, 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.</p> <p>The following text inserted: A number of centres referred to as 'Level 4 Neighbourhood Centres' in Table 10.2, such as Vevay Road Bray and Bellevue Road Greystones, have an existing role significantly greater than that of their neighbourhood centre designation. In this regard, larger foodstores will be permitted, having regard for their historic role as significant weekly shopping destinations. As their current role is servicing considerable areas of urban and rural shopping population for weekly shopping trips, it is recognised that these facilities are outdated and require upgrading to properly respond to modern retail requirements. In this regard policy NC1 would not be applied.</p>
190	Wicklow Green Party	Opposes the development of out of town retail parks which would draw business away from town centres and create car dependency culture with associated environmental consequences.

Manager's Opinion

The submission from Tesco is similar to that made at the draft plan stage and again, would appear to have at its core the desire of Tesco to upgrade its stores in Bray and Greystones to hypermarket / superstore level.

As set out previously, the overall strategy in this plan is based on the Retail Planning Guidelines (DoEHLG 2005), and the key element of these Guidelines is the sequential approach of first developing the town centre, then edge of centre sites can be considered,

and only if none of these are available should other sites be considered. The Tesco stores in Bray and Greystones are neither in the core area or edge of centre. The principal aim of the sequential system is to consolidate the town centres to prevent blight in what are the showpieces of towns, and to make shopping as accessible as possible to all forms of transport and walking. To allow untrammelled expansion of other sites on the basis of historic consent for a supermarket in past times is the antithesis of planning, and would completely undermine the Government policy as expressed in the Retail Planning Guidelines.

The current planning status does allow these sites to enhance their properties, but this must be on the basis of improving the quality of the stores, which while it might entail a larger floor area for the comfort of their customers, it shouldn't significantly increase the floor sales area. However, this would not allow for the redevelopment of such stores to quasi department stores, directly competing with the comparison shopping role of the town centres.

It should also be noted that Proposed Amendment 30 relating to Objective NC1 includes a 'qualifier' with regard to neighbourhood centres in Bray, Greystones, Wicklow and Arklow, and therefore there would be no need to specifically state that Objective NC1 would not be applied in these locations.

As this Proposed Amendment does not relate to out of town shopping centres, the submission from the Green party is not relevant to the amendment.

Manager's Recommendation

Adopt Proposed Amendment 26

Amendment 27

CHAPTER 10 RETAIL

Section 10.3.4 Allocation

Amend as follows:

Convenience allocation - Convenience floorspace by its nature should be provided locally to meet the needs of communities. Provision of new convenience in a Council area may in particular circumstances exceed the figures projected by the GDA Strategy to reflect the needs of localised larger developments and/or qualitative revitalisation (incorporating the suitable and adequate provision of public facilities); whereas in other areas of population decline, such growth is often counterbalanced by either redevelopment of older declining centres to other uses or through reduced trading levels and changes of uses of units from retail to other services. Therefore, in the interests of proper sustainable planning, *due regard* shall be given to the estimates of need for convenience for each County; while the provision of new convenience shopping shall also be promoted and encouraged in areas of significant population growth, should that occur, or where there is a locally identified gap in provision and competition. Applications should detail, if justifiable, that their scheme(s) will meet local demand without damaging existing traders, and how it will promote more sustainable travel modes and shorter distances of travel.

Comparison allocation - In relation to comparison goods, reflecting the population growth expected and forecast for the GDA there is a material need for additional retail floorspace to be developed within both the Dublin and Mid East Regions. Provision of all future comparison retail floorspace should take place in accordance with the policy recommendations contained in the GDA Strategy so that new retail will support both the principles of sustainability and the settlement strategy of the Regional Planning Guidelines, as incorporated into the City, Town and County Developments Plans of the GDA. The figures presented are represented as a range - dependent on the volume (if any) of retail warehousing built during the period of the Strategy. Based on current predictions showing reduced demand for new retail warehouses over the coming years, it is expected that the actual figure will be within the higher end of the range shown.

In this context, the County Wicklow Retail Strategy allocates the calculated floorspace need from the GDA Strategy only to settlements in Levels 2 and 3 as levels below this are considered to only meet local shopping needs, the demand for which will be determined at a local level. Allocation is derived from both the data provided in the GDA Strategy and the County growth objectives for the various settlements, as set out in the County settlement strategy. In order to ensure that indicative floorspace need is not overly prescriptive, Table 10.4 below sets out a range of floorspace need for Levels 2 and 3. It is not expected that retail provision in all settlements will reach the upper end of the range and in fact, such a scenario would result in significant overprovision in the County. However, due to infrastructural constraints some settlements may not reach even the lower end of the range, and therefore it is considered appropriate to allow for the possibility of significant additional retail in the larger towns to make up for shortfall elsewhere.

Overall, the key planning objective of the Wicklow Strategy is to provide for adequate levels of new retail floorspace, without compromising the established retail core to the extent that such areas become blighted and degraded, devaluing not only the properties in these areas, but also the whole Main Street community function, and leaving the public purse to underwrite future regeneration. While this is the foremost aim, planning policy cannot be allowed to stifle innovation and competition. It is acknowledged that most innovation and competition is driven from the convenience sector. The consequences of blight in convenience properties are not as intractable as in comparison, as such sites are often outside the central core, and are generally large enough in their own right to be able to be redeveloped for other uses. Accordingly, the allocation figures for convenience floorspace will be interpreted in a manner to allow for adequate competition and innovation.

Submissions received

Sub No.	Name	Submission
175	Tesco Ireland Ltd	<p>It is requested that an additional sentence be added as follows:-</p> <p><i>'The allocation figures for comparison floorspace associated with large foodstores will be interpreted in a manner that is consistent with the retail categories set out in the Retail Planning Guidelines',</i></p> <p>for the following reasons:</p> <ul style="list-style-type: none"> - this statement will ensure that foodstore formats are permitted in line with the provisions of the Retail Planning Guidelines, (which recognise that foodstore developments often have non-food sections in-store). - it will acknowledge the distinction between the comparison element of a foodstore development and a comparison shopping centre type development. In acknowledging that foodstore developments are expected to have an element of comparison floorspace associated with them, the Council would be upholding the objectives of the Retail Planning Guidelines, as defined by the retail categories on page 42 of the Guidelines, whilst discouraging local policies that may undermine the retail strategy for the County. For example, the Draft Bray Town Plan (currently on display) proposes a cap of 20% on the comparison floorspace of all future foodstore developments. Such a policy, which is particular to one specific Council and jurisdiction, could lead to inconsistencies in terms of retail provision throughout the county and runs contrary to the Retail Planning Guidelines. - Providing a greater degree of flexibility with regard to the comparison floorspace associated with foodstore developments: <ul style="list-style-type: none"> ▪ Would reflect and acknowledge the fact that these goods do form part of the weekly shop for the average family. This is acknowledged in the Retail Planning Guidelines; ▪ Would not compete with the retail offer of traditional town centres. The nature and type of comparison items sold in large foodstores generally consist of low order goods, providing customers with the option of purchasing own brand and homeware products; ▪ Existing foodstore developments, such as the Tesco store in Bray, already have an element of comparison goods, which do not detract from the town centre. If there is a presumption against such a key aspect of modern foodstore retailing there will be a negative impact on the surrounding town area and the catchment will continue to lose out to neighbouring centres; ▪ Any proposals for foodstores that include comparison floorspace would not change the main role of the store; convenience shopping is, and will continue to be, the dominant role of Tesco foodstores. - by amending the text as recommended, the Council will encourage a consistent approach to foodstore retailing throughout the County, thus promoting development in an orderly manner. The amended text reflects the provisions of the Retail Planning Guidelines and will promote the development of modern and attractive retail facilities in County Wicklow.

Manager's Opinion

This request is misguided as it presupposes that the County Retail Strategy includes a specific allocation figures for comparison floorspace associated with large foodstores, out of the total allocation for comparison floorspace, which it does not. The allocation figures for both convenience and comparison shopping are made at both County level (derived from the

Retail Strategy for the GDA) and for the larger towns in the hierarchy, based on each town's characteristics (role, catchment and existing retail floorspace) but are not then split into different sub types within those two broad categories. While the strategy acknowledges and allows for an element of comparison shopping in supermarkets / foodstores etc, the overriding aim of the strategy is to reinvigorate town centres and to focus retail growth, especially the growth of comparison shopping, in the core retail district of towns. It is considered that the requested changes would not serve this goal and would in fact serve in the main to underpin Tesco's desire the considerable expansion the size and offer of their existing stores, which are in the main outside of the core retail areas of towns.

The wording of this section of draft plan and the proposed amendment thereto in no way control or restrict the scale of comparison floorspace in foodstores. This is addressed in Section 10.4.4 of the draft plan and Objective LF2.

Furthermore, the 20% restriction of comparison goods floorspace in foodstores is an objective of the County Retail Strategy also (Objective LF2) and therefore no inconsistency with the (draft) Bray Town Development plan 2010 arises – the draft Bray plan was drafted following adoption of the draft County Retail Strategy and is fully consistent with it.

Manager's Recommendation

Adopt Proposed Amendment 27

Amendment 28

CHAPTER 10 RETAIL

Section 10.3.4 part (c) Greystones

Amend as follows:

Greystones

This strategy allocates Greystones 7,000-10,000sqm growth on comparison floor space and 2,000-2,500sqm of convenience floorspace. Since the survey date, approximately 3,000sqm of new retail space has been constructed or is awaiting commencement / under construction. It is estimated that c. 1,000sqm of this floorspace may be devoted to convenience use and the remainder to comparison usage. Therefore there is only a need for a further c. 1,500sqm convenience floorspace and 8,000sqm comparison floorspace up to 2016.

While there is a site zoned in Charlesland for a district retail centre of up to 20,000sqm (net) retail floorspace and 16,000sqm (net) retail warehousing, an application for development of this scale in 2007 was rejected by An Bord Pleanála on the grounds of

- a) the out of centre location, distant from the core retail area
- b) the potential adverse impact on the vitality and viability of the existing town centre,
- c) the scale of the retail floor space would be excessive to the designation of Greystones as Level 3 town centre, to serve mainly local needs and would conflict with Retail Hierarchy for the Greater Dublin Area as set out in the Retail Strategy for the Greater Dublin Area 2008-2016
- d) the scale of the development would undermine the retail hierarchy and the designated role of Bray and Wicklow as Level 2 town centres.

In light of the above, the strategy for Greystones is:

1. To promote and encourage enhancement of retail floorspace and town centre activities in Greystones to enhance its role and importance as a Level 3 Town Centre in the GDA in accordance with the allocation set out in this strategy;
2. To direct larger scale new retail development into the identified core area and failing suitable sites being available, to edge of centre sites and identified village centres.
3. While there are 8 sites designated in the Greystones/Delgany Local Area Plan as 'village centres', it is not envisaged that all of these will be developed as a neighbourhood or local retail centre having regard to the potential market and their location vis-à-vis the established town centre and other retail sites. Whilst allowing for competition and innovation in the provision of convenience floor space as outlined in 10.3.4 above, assessment of retail proposals will be made on a case-by-case basis, following retail impact assessment.

Submissions received

Sub No.	Name	Submission
175	Tesco Ireland Ltd	Welcomes this amendment

Manager's Opinion

This amendment was recommended by the Manager in his previous report on foot of submissions received and is still recommended.

Manager's Recommendation

Adopt Proposed Amendment 28

Amendment 29

CHAPTER 10 RETAIL

Section 10.4 Retail objectives

Section 10.4.1 General

Add new Objective RT7

RT7 Any change of use of retail facilities from their current use to Health Shop / Head Shop or any similar activity will require a change of use planning permission prior to the use taking place

Submissions received

No submission received.

Manager's Opinion

A “shop” is defined in the Planning and Development Regulations 2001 as:

a structure used for any or all of the following purposes, where the sale, display or service is principally to visiting members of the public—

(a) for the retail sale of goods,

(b) as a post office,

(c) for the sale of tickets or as a travel agency,

(d) for the sale of sandwiches or other food for consumption off the premises, where the sale of such food is subsidiary to the main retail use,

(e) for hairdressing,

(f) for the display of goods for sale,

(g) for the hiring out of domestic or personal goods or articles,

(h) as a launderette or dry cleaners,

(i) for the reception of goods to be washed, cleaned or repaired,

but does not include any use associated with the provision of funeral services or as a funeral home, or as a hotel, a restaurant or a public house, or for the sale of hot food for consumption off the premises, except under paragraph (d) above, or any use to which class 2 or 3 of Part 4 of Schedule 2 applies;

In accordance with Schedule 2, Part 4 of the Planning and Development Regulations 2001, permission is not required for a change of use of one shop ‘type’ to another, so long as the proposed use is still consistent with the definition of a ‘shop’ as set out above.

Provisions such as the proposed objective cannot change this situation and therefore the proposed objective could not be implemented

A new Bill currently before the Oireachtas “*Criminal Justice (Psychoactive Substances) Bill 2010*”. This Bill entitles an Act to prevent the misuse of dangerous or otherwise harmful psychoactive substances; to provide for offences relating to the sale, importation, exportation or advertisement of those substances; to provide for offences relating to the sale and advertisement of certain objects for use in the cultivation of certain plants, fungi, natural organisms or substances in contravention of the Misuse of Drugs Act 1977; to provide for powers of the Garda Síochána in relation to the investigation of those offences; to make provision in relation to the issuing of prohibition notices by certain members of the Garda Síochána to certain persons in relation to activities that are prohibited; to provide for the making by the District Court of prohibition orders and closure orders in certain circumstances;

to amend the Customs and Excise (Miscellaneous Provisions) Act 1988; and to provide for related matters.

Manager's Recommendation

Do not adopt Proposed Amendment 29

Amendment 30

CHAPTER 10 RETAIL

Section 10.4.5 Neighbourhood centres

Amend as follows:

- NC1** New / **expanded** neighbourhood centres shall generally only be considered in areas of significant residential **development** / expansion on the edges of settlements in Levels 2 and 3 of the retail hierarchy. At such locations, the applicant will be required to show that;
- the scale of the **existing** / new residential development is such to sustain a neighbourhood centre;
 - the retail development is located and sized to meet the needs of the **existing** / new development without impacting on the viability of the existing town centre (total retail floorspace in excess of 500sqm shall not generally be considered **outside of the growth centres of Bray, Greystones, Wicklow and Arklow**);
 - the location of the development is sufficiently separated from the core retail area of the settlement as to warrant new retail facilities;
 - the range of retail and non-retail services to be provided is appropriate to the needs of the area;
 - 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.

Submissions received

Sub No.	Name	Submission
175	Tesco Ireland Ltd	Amend the text of NC1 as follows: 'Save for these centres referred to in Section 10.3.1, specifically Vevay Road Bray, and Bellevue Road Greystones, which have a role greater than neighbourhood centre'

Manager's Opinion

The request is unclear, and it is not stated where it would be inserted in Objective NC1. The proposed amendment objectives already include a 'qualifier' with regard to neighbourhood centres in Bray, Greystones, Wicklow and Arklow.

This amendment was recommended by the Manager in his previous report on foot of submissions received and is still recommended.

Manager's Recommendation

Adopt Proposed Amendment 30

Amendment 31

CHAPTER 10 RETAIL

Section 10.5.5 The qualitative aspects of the proposal, including scale

Amend as follows:

Section 10.5.5 The qualitative aspects of the proposal, including scale, ~~including scale~~

~~Chapter 5 of this plan sets out the requirements of the Council with regard to urban form, building scale, height and other qualitative parameters.~~

Town / village centre sites

New / expanding retail developments in town / village centres should have regard to the design standards set out in Chapter 5 of this plan.

Edge of centre / out of centre sites

Such sites by their nature often cannot draw design reference from their immediate surroundings, with the environs often comprising undeveloped land or lower density 'edge of centre' type housing developments. The key issue here is the provision of a new development that produces a high quality environment that fits with its surroundings, and does not detract from the established residential and visual amenities of the area. The following criteria will be required to be addressed in any such development:

- Notwithstanding the scale of development warranted with regard to any retail assessment carried out, the size of such development should reflect its surroundings and not appear monolithic or excessively bulky vis-à-vis the surroundings. In this regard, height, footprint and overall mass / bulk must be carefully considered;
- The impact of the building on its surroundings must be carefully considered, in particular possible overlooking and overshadowing of adjacent residences, excessive dominance in the (urban) landscape or other negative impacts on residential or visual amenity;
- The provision of a new retail structure at an 'edge of centre' or 'out of centre' location will result in the introduction of a new architectural form in the area and the design should be of the highest quality in recognition of this. Design should be innovative, interesting and should be informed by the place and time. Formulaic or 'pattern book' designs should be avoided and each development should be unique to its surroundings;
- The designs and building format should aim to incorporate as many 'active' facades as possible and blank facades should not be visible to public areas. Materials and finishes utilised should be appropriate to the location and buildings with an excessively industrial appearance i.e. metal / industrial panel finishes, lacking in fenestration etc will not normally be accepted;
- Sustainable or 'green' design principles should be employed that allow for a reduction in energy / water usage and waste in the development;
- Delivery / storage areas should not be located directly adjoining residential areas, due to potential impacts from lighting and noise. However, such areas should be located out of public view through appropriate positioning or acceptable screening treatment;
- The treatment of boundaries should address the surroundings and security / industrial type boundaries will generally not be accepted;
- Entrances (vehicular and pedestrian) should be attractive as well as functional and should provide for a high degree of permeability from the surrounding area;
- Signage should be appropriate to the location and scale of the development and overly large, excessively illuminated or inappropriately located signage will not be considered

Submissions received

Sub No.	Name	Submission
5	Environmental Protection Agency	Consideration should be given to full integration of traffic management into any retail strategies
6	NRA	While the NRA notes that this proposed amendment relates specifically to design criteria, it is requested that this section makes reference to paragraph 26 of the Retail Planning Guidelines (2005) with regard to the explicit presumption against locating large retail developments at locations adjacent or close to existing, new or planned national roads / motorways.
175	Tesco Ireland Ltd	<p>It is requested that the text be amended as follows:-</p> <ul style="list-style-type: none"> ▪ Such sites by their nature often cannot draw design reference from their immediate surroundings, with the environs often comprising undeveloped land or lower density 'edge of centre' type housing developments. The key issue here is the provision of a new development that produces a high quality environment that fits with its surroundings, and does not detract from the established residential and visual amenities of the area. The following criteria will be required to be addressed in any such development. Good design should be used to ensure the following criteria are reflected in the design solution, accepting that there are certain operational requirements for retail developments: ▪ The provision of a new retail structure at an 'edge of centre' or 'out of centre' location will result in the introduction of a new architectural form in the area and the design should be of the highest quality in recognition of this. Design should be innovative, interesting and should be informed by the place and time, <i>and informed by its context.</i> Formulaic or 'pattern book' designs should be avoided and each development should be unique to its surroundings; ▪ The designs and building format should aim to incorporate as many 'active' facades as possible and blank facades should not be visible to public areas. Materials and finishes utilised should be appropriate to the location and buildings with an excessively industrial appearance i.e. metal / industrial panel finishes, lacking in fenestration etc will not normally be accepted; ▪ <i>Where practical and appropriate delivery / storage areas directly adjoining residential areas, due to potential impacts from lighting and noise should be reduced. Existing operational circumstances and health and safety requirements will be taken into account, however if unavoidable, screening and mitigation measures should be incorporated into the scheme to reduce potential impacts on adjoining properties. Where possible, such areas should be located out of public view through appropriate positioning or acceptable screening treatment;</i> <p>Reasons:</p> <ul style="list-style-type: none"> - To provide a greater degree of flexibility, allowing for special circumstances that may hinder the applicants ability to fully meet each one. Such amendments would provide the applicant with the opportunity to overcome particular site constraints through good design practice, whilst acknowledging that each application shall be assessed on its own merits. - Retail developments have very specific functional requirements that must be incorporated into the overall design. These include health and safety requirements, access arrangements, storage areas and parking provisions. Each development should make every effort to be informed by its context and site characteristics in an original manner, however the policy fails to accept

		<p>that retail developments have very specific and accepted layouts, that are not subject to alteration in many cases.</p> <ul style="list-style-type: none"> - By inserting such prescriptive and subjective policies the Council are creating a negative framework for retail development that fails to acknowledge that retail formats have specific and accepted layouts (as described in the Retail Planning Guidelines), as such a greater degree of flexibility is required in design terms to allow for the development of modern retail schemes.
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Manager's Opinion

The issue of traffic management is at the core of any retail strategy, as the purpose of such a strategy is to direct retail development to the best locations, for a variety of sustainable planning reasons, including the management of traffic. A number of objectives in the Retail Strategy address traffic management directly, but the chapter on Roads & Transportation (Chapter 11) address all traffic management issues for the County, for all development types and are therefore applicable to retail developments.

The submission from the NRA has been noted however it is not considered necessary to re-state the contents of this strategic document within the County Development Plan as the contents of the plan must ultimately adhere to this guidance. In addition objective RT1 clearly sets out that "Applications for new retail development shall accord with 'Retail Planning Guidelines for Planning Authorities', (DoEHLG 2005) and any subsequent Ministerial guidelines or directives.

The wording of Amendment 30 aims to ensure that the highest standard in retail design is achieved throughout the County in keeping with the surroundings of each particular area. It is considered that the modifications suggested by Tesco would undermine this purpose and no modifications are therefore recommended.

Manager's Recommendation

Adopt Proposed Amendment 31

Amendment 32

CHAPTER 10 RETAIL

Section 10.6 Retail and shopfront design standards

Amend as follows:

Add new Section 10.6.9

10.6.9 Vacant retail units

Vacant properties have a very negative impact on our town centres - visitors and shoppers can be discouraged from return visits, the look and feel of the town centre is one of decline, the retail offer is weakened and investment stagnates. In this regard, it will be condition of the grant of permission for any new or extended / refurbished units that at all times that the retail unit is not in active use, the street front display area will be required to be provided with an attractive temporary display or professionally designed artwork affixed to the glass frontage. The temporary use of the retail space during such times for creative, cultural or community purposes will be encouraged; however, such change of use may require planning permission, and advice will be provided by the Council on a case by case basis in this regard.

Submissions received

Sub No.	Name	Submission
2	An Taisce	Welcomes this amendment

Manager's Opinion

This amendment was recommended by the Manager in his previous report on foot of submissions received and is still recommended.

Manager's Recommendation

Adopt Proposed Amendment 32

Amendment 33

CHAPTER 11 TRANSPORTATION

Section 11.1 Introduction

Amend as follows:

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. To achieve this aim, IFPLUT studies have and will be prepared, which will continue to inform future policy formulation;
- Promote the delivery of local public transport links within towns (such as feeder buses to train stations) and between towns;
- Promote the improvement of public transport services, in particular the upgrading of the Dublin – Rosslare train line, bringing the LUAS to Bray 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 our existing road network, to remove bottlenecks and increase free flow
- To improve facilities for pedestrians and access for people with special mobility needs

Submissions received

Sub No.	Name	Submission
33	Keep Ireland Open	It is suggested that the proposed amendment include the wording " <i>in line with the aims of the European Charter of Pedestrian Rights (1998)</i> " at the end of the sentence.

Manager's Opinion

As set out previously in the Managers Report on the submissions to the Draft Plan, Section 11.1 sets out the plan's overall strategy for Roads and Transportation throughout the County. While this does not include specific reference to the "European Charter of Pedestrian Rights" it is considered that the purpose and intentions of this charter have been carried forward in the plan through appropriate objectives as set out in Chapter 11.

Manager's Recommendation

Adopt Proposed Amendment 33

Amendment 34

CHAPTER 11 TRANSPORTATION

Change all references in chapter to the 'DTO' to the "NTA"

Include the wording "Covered Bicycle Parking" throughout the plan where reference is made to bicycle parking.

Submissions received

Sub No.	Name	Submission
7	NTA	The plan should also include reference to the role of the NTA and its strategy and should include an additional objective as follows:- <i>Review, and set out an implementation plan, for all road schemes as part of a 'local traffic plan' to be prepared following the publication of the NTA Transport Strategy for the GDA.</i>

Manager's Opinion

The submission from the NTA does not specifically refer to the actual Proposed Amendment and in fact is seeking a new amendment. This cannot be considered at this stage.

Manager's Recommendation

Adopt Proposed Amendment 34

Amendment 35

CHAPTER 11 TRANSPORTATION

Section 11.2 Public transport

Amend Objectives PT2 and PT7 as follows:

PT2 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**, ~~through the zoning of land and the tie-in of new facilities within the development of land, the delivery of park and ride facilities in Fassaroe, Wicklow Rathnew and Blessington;~~
- 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 to Bray DART;
- to promote integrated ticketing between transport types;
- 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;
- to allow for the construction of bus shelters, particularly where they incorporate bicycle parking facilities.

PT7 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-scale¹⁷ 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;
- In larger settlements that can sustain bus services, to require new housing estate road layouts to be designed to have permeable 'bus only' linkages between different housing estates.
- **To work with Bus Eireann to improve services in south and west Wicklow**

Submissions received

Sub No.	Name	Submission
6	NRA	The NRA requests that additional clarity be brought to proposed objective PT2 by including a requirement for the Council to prepare a 'park and ride' strategy in association with stakeholders.

¹⁷ Large-scale residential development is taken to be any single development that would increase the housing stock in the settlement by 10% or more and a large-scale employment development is taken to be one with a working population of 200 persons or more.

Manager's Opinion

This amendment was recommended by the Manager in his report on submissions to the draft plan and is still recommended.

It is not considered necessary to include a specific objective to carry out a 'park and ride' strategy relating to these sites. The purpose of this objective is to ensure that where such facilities can be developed that the plan will not hinder the progression of such projects. The identification of such sites will require a traffic and transportation study and public consultation to be carried out regarding the development of such lands during the project development stages. It is therefore not considered necessary to include such an objective.

Manager's Recommendation

Adopt Proposed Amendment 35

Amendment 36

CHAPTER 11 TRANSPORTATION

Section 11.4 Public roads

Amend Objective PR2 as follows:

PR2 Traffic Impact Assessments and Road Safety Audits will be required for new developments in accordance with the thresholds set out in the 'Design Manual for Roads & Bridges' and the 'Traffic & Transport Assessment Guidelines' (NRA 2007).

Submissions received

No submissions received.

Manager's Opinion

This amendment was recommended by the Manager in his report on submissions to the draft plan and is still recommended.

Manager's Recommendation

Adopt Proposed Amendment 36

Amendment 37

CHAPTER 11 TRANSPORTATION

Section 11.4.1 National Roads

Amend text as follows:

N81

The N81 has also been upgraded during the lifetime of the previous plan but not to the same extent as the N11. The NRA'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. However, a recent audit of the national roads has shown the N81 to be particularly deficient in overall safety and this has refocused attention back onto the improvement of this route. The NRA National Road Design Office in Naas has undertaken a constraints study of the N81 from Tallaght to Hollywood with a view to determining a range of possible improvements, including rerouting some of the existing road from the County boundary to Hollywood Cross.

Works Objectives for the N81 (see Map 11.01)

- Tallaght to Hollywood Cross upgrade (Road objective (C) Map 11.01);
- Upgrades at Deering's and Hangman's bends (Road objective (D) Map 11.01);
- Local alignment and width improvements south of Hollywood cross (Road objective (D) Map 11.01).

The Council will work to ensure the N81 receives much greater funding than received to date for improvements.

Add new objective

NR7 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.

Submissions received

Sub No.	Name	Submission
6	NRA	A wording modification is suggested to Objective NR7 as follows:- <i>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 the cumulative impact of other development and / or development lands 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.</i>

Manager's Opinion

This submission would have the effect of having to refuse applications (or otherwise make the applicant fund/design/ do land acquisition for improvements) where there was spare capacity at a junction, purely on the basis that all zoned lands (and indeed any other lands with any development potential) might be developed in the future. As we have a market factor on employment zoned lands, we would in effect be insisting on road improvements for lands that would never get permission in the first place on sustainability grounds. Such a requirement would militate against one of the overriding objectives of this plan to reverse the amount of commuting and to ensure employment for Wicklow people in Wicklow.

Manager's Recommendation

Do not adopt Proposed Amendment 37

Amendment 38

CHAPTER 11 TRANSPORTATION

Section 11.5 Parking

Amend text as follows:

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

PP1 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 Table 11.2 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 Table 11.2 shall be taken as *minimum standards*. ~~parking shall in accordance with Table 11.2 below.~~ 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;
~~Where a residential development is in close proximity to a transport interchange;~~
- 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.

Submissions received

Sub No.	Name	Submission
7	NTA	The NTA recommends that reference to 'minimum' car parking standards be completely deleted from the plan. The NTA would recommend that maximum standards be applied with varying degrees of constraint, on the basis of defined location characteristics such as centrality (for example, town centre locations), public transport accessibility (taking into account proximity and levels of service, interconnectivity between services/networks.) In locations where the highest intensity of development occurs (e.g. the town centres), an approach that restricts car parking to a maximum number of spaces on an area-wide basis may also need to be considered, in the interests of controlling congestion whilst continuing to maximise development potential.

Manager's Opinion

While the submission from the NTA is noted it is not considered appropriate to provide for County wide maximum car parking standards. While large settlement types may be served by adequate public transport where such standards may be functionally applicable a large number of settlements within the County do not have direct access to such facilities and rely heavily on car-based journeys where there is a greater need for car parking. To do away with minimum standards could result in congestion, which would have to be remedied by the public purse.

The parking standards set out in the draft plan acknowledge that car parking provision should be effectively managed where public transport is available, to discourage the use of the private car. It is considered that objective PP1, which sets out that deviations from the minimum car-parking requirement (which would include waiving the need to provide car parking) can be considered where the development is in close proximity to a transport interchange, provides sufficient flexibility for variations from the car parking standards set out in Table 11.2 on a case by case basis which is more appropriate to the needs of the entire County.

Manager's Recommendation

Adopt Proposed Amendment 38

Amendment 39

CHAPTER 11 TRANSPORTATION

Section 11.6 Ports, harbours, marinas

Amend text as follows:

Section 11.6 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. The potential for the future expansion of Wicklow port is to be facilitated through the Wicklow Port Access Road. The potential for the development of a new port at Arklow Rock is also recognised with connections to the N11 and possibly the Dublin Outer Orbital Route increasing the potential for the development of this area. 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 Objectives

PHM1 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 Port Access Roads at both locations.

PHM2 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.

PHM3 To facilitate the development of the aviation sector, in particular aerodromes, air strips and airports, 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.

Submissions received

Sub No.	Name	Submission
2	An Taisce	A widely dispersed population is not the ideal location for an airport and An Taisce would strongly recommend that the amendment to facilitate the development of the aviation sector not be adopted and support the conclusions of the environmental consultants in the SEA that such development would generate considerable noise and carbon emissions, and create a significant effect on the environment including use of oil.
5	Environmental Protection Agency	PHM3 – justification should be given for the need to provide further such development in the context of ensuring sustainable development and environmental protection

190	Wicklow Green Party	Do not support the development of aerodromes or airstrips in close proximity to environmentally sensitive locations, e.g. Newcastle Aerodrome.
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Manager's Opinion

The submissions are noted however it is considered that the purpose of Amendment 39 which provides opportunities for and aims to facilitate the development of aviation in the County ensures that a strong justification of the need for and viability of such a facility must be put forward in any application for the development of such a facility. Objective PHM3 also requires that any application must take into consideration the potential impacts of such development on the local environment and residences in the particular area.

Environmental protection in the context of developments, including any aviation developments, is addressed by various objectives in the draft Plan and other statutory requirements and legislation. These include Habitats Directive and EIA compliance.

It is considered that the wording proposed in Amendment 39 is acceptable.

Manager's Recommendation

Adopt Proposed Amendment 39

Amendment 40

CHAPTER 11 TRANSPORTATION

Section 11.7.2 Public Roads

Amend text as follows:

National Road Development Control Objectives

- i. Any works carried out on national roads shall comply with NRA 'Design Manual for Roads & Bridges', as may be amended and revised.
- ii. No development shall be permitted that would involve direct access to or from a motorway, in accordance with Section 46 of the Roads Act (1993).
- iii. A new means of access onto a national road will generally not be permitted, but may be considered if one of the following circumstances applies:
 - the national road passes through a designated settlement and a speed limit of less than 50km/h applies;
 - where the new access is intended to replace an existing deficient one.¹⁸
 - **where exceptional circumstances apply, as described in Section 3.2.6 of the NRA 'Policy Statement on Development Management and Access to National Roads' (NRA May 2006)**
- ~~iv. Permission for new rural houses with direct access onto a national road shall not be considered except where:
 - the applicant can show that it is essential to their livelihood to live at that location;
 - the site is on family owned land and does not comprise a single site purchased for the purpose of house building;
 - it is demonstrated that no other means of access is available to the land holding (this applies to the entire family holding, not just the house site in question);
 - in the first instance, any existing entrance onto the national road is utilised and brought up to the required standard, and where that is not possible, it may be replaced by a new entrance meeting a higher safety standard;
 - the existing or new entrance complies with the NRA traffic safety requirements as set out in the NRA 'Design Manual for Roads & Bridges'.~~
- ~~v. Permission will generally not be considered for new development adjoining the national road even where no vehicular access is created because hazardous situations often still arise due to unregulated parking and the opening of pedestrian routes.~~

Vulnerable Road users

- Particular design solutions will be called for in areas where vulnerable users might be present e.g. at or near schools / crèches, near youth or sports facilities or in 'home zones'. At these locations, vehicle traffic shall be required to be slowed appropriately or stopped to give priority to cyclists and pedestrians. Developers of such facilities may be required to fund such alterations as deemed necessary to accommodate their users; **The Council will complete the roll out of traffic calming at all primary schools;**
- Suitable measures shall be put in place at junctions and crossings for those with mobility or visual impairment, such as ramps and tactile pavements;
- Facilities such as crèches shall be located on or as close as possible to local collector roads and should be located as close as possible to district distributor roads to minimise traffic movements on local roads and to allow access by the greatest number.

¹⁸ This does not imply that permission will be granted for additional vehicular movements onto the national road on the basis that the existing access is being improved.

Submissions received

Sub No.	Name	Submission
6	NRA	The NRA notes the proposed amendment to 'National Road Development Control Objectives' welcomes this clarification and the deletion of the circumstances whereby rural housing accessing national roads is considered acceptable.

Manager's Opinion

This amendment was recommended by the Manager in his report on submissions to the draft plan and is still recommended.

Manager's Recommendation

Adopt Proposed Amendment 40

Amendment 41

CHAPTER 11 TRANSPORTATION

Section 11.7.3 Parking

Amend Tables 11.2 and 11.3 as follows:

Table 11.2 Car Parking Standards

Use Class	Parking spaces to be provided
Auditorium, Theatre, Cinema, Stadium	0.33 per seat
Church	0.33 per seat
Nursing Homes	0.5 per bed
Third Level Colleges	0.5 per student
Hotel (excluding function room)	1 per bedroom
School (primary)	1.2 per classroom
School (secondary)	2.0 per classroom
Hospital	1.5 per bed
Clinics & Group Medical Practices	2 per consultant
Dwelling	1-2 per unit
Warehousing	1 per 100 m ² gross floor area
Retail Warehousing & Factory / Outlet / Garden Centres	62 per 100 m ² gross floor area
Library	3 per 100 m ² gross floor area
Manufacturing	3 per 100 m ² gross floor area
Offices (ground floor)	5 per 100 m ² gross floor area
Offices (above ground floor)	4 per 100 m ² gross floor area
Bank or Financial Institution	7 per 100 m ² gross floor area
Restaurant dining room	10 per 100 m ² gross floor area
Ballroom, Private dance Clubs	15 per 100 m ² gross floor area
Bar, Lounges, Function Rooms	20 10 per 100 m ² gross floor area
Childcare facilities	0.5 spaces per staff member + 1 car parking space per 10 children
Allotments	1 space per plot in areas located outside towns or villages (within towns or villages a relaxation of this standard shall apply on a case by case basis).
Out of town / regional shopping centres	6 per 100sqm floor area
Other retail (town / village, district / neighbourhood centre, large / discount foodstore)	4 per 100sqm floor area

Table 11.3 Bicycle Parking Standards

Type of Development	Cycle Parking Standard
Apartments Residential units	1 space per bedroom + 1 visitor space per 2 units
Shops	1 space for every 200 m² of gross floor space car space
Supermarkets / large stores	1 space for every 200 m² of gross floor space 10% of total car spaces subject to a minimum provision of 50 spaces
Offices	1 space for every 500 m² of gross floor space 10% of employee numbers subject to minimum of 10 bicycle places or one bike space for every car space, whichever is the greatest.
Industry / warehousing	1 space for every 500 m² of gross floor space 20% of employee numbers
Warehousing	1 space for every 1000 m² of gross floor space
Theatre, cinema, church, stadium	1 space for every 100 seats
Hotels, guest houses	1 space per 50 bedrooms
Lounge bars	1 space for every 200 m² of public floor space 10% of total car spaces subject to a minimum of 10 spaces
Restaurants	1 space for every 200 m² of public floor space 10% of total car spaces subject to a minimum of 10 spaces
Function-room, dance halls, clubs	1 space for every 200 m² of public floor space 10% of total car spaces subject to a minimum of 10 spaces
Playing fields	4 spaces per pitch 1 space for every 3 players
Schools	1 space per 50 pupils 10% of pupil registration numbers/minimum of 10 spaces
Nursing homes	1 space per 20 members of staff 20% of employee numbers
Multi-Storey Car Parks	10% of total car spaces/minimum provision of 50 spaces
Public Transport pick up points/interchanges	2.5% of number of daily borders at that point/station, minimum of 10 bicycle spaces

Submissions received

Sub No.	Name	Submission
7	NTA	The level at which car parking standards are set is of great importance. The Greater Dublin Demand Management Study (GDDMS) recommends that parking provision for new developments should not exceed the maximum standards set out in that document, Table 6.2 (copy accompanied submission) The car parking standards in the Draft Plan exceed these maximum standards. It is recommended that the car parking standards in the draft Development Plan be amended to reflect the maximum regional parking standards for non-residential uses, proposed in the GDDMS.
175	Tesco Ireland Ltd	1. It is requested that the car parking standard for 'Other Retail' be defined as 1 space per 14sqm GFA; 2. It is requested that it be made clear that these standards be viewed as minimum standards.

Manager's Opinion

The submissions are noted.

- Amendments to the car parking standards for employment, cinema, conference and education use (to bring them in line with the GDDMS) cannot be considered at this stage of the plan making process as amendments to car parking for these uses are not the subject of the proposed amendment;
- Amendments to the car parking standards for retail use (to bring them in line with the GDDMS) can be integrated to the plan at this stage. However, given that the standards in the plan are generally 'minimum' standards and only in certain circumstances to be considered 'maximum' standards, it is considered unsustainable to allow an increase in the number of car parking spaces that can be permitted at retail sites, particular at retail sites outside of the core shopping area of any town.

This would only serve to make such sites more accessible to shoppers compared to town centres (where car parking is normally more limited) and would contribute to the undermining of the retail role of the town centre.

The question of 'minimum' versus 'maximum' standards is already addressed in this report.

Manager's Recommendation

Adopt Proposed Amendment 41

Amendment 42

CHAPTER 11 TRANSPORTATION

Section 11.7.6 Set backs from public roads

Amend as follows:

- In the interests of traffic safety, residential amenity and because of the long term space requirements of roads, particularly in rural areas, the Council will normally require buildings to be set back from the edge of the hard-paved surface of the public road as set out in Table 11.4 below (unless otherwise specified in a local area plan, town plan or district plan);
- Where a set back lower than that shown in Table 11.4 is already existing on a site or in the immediate environs of a site, the Planning Authority may consider a reduction in the set back, having due regard to
 - the likelihood of future road widening / realignment at that location;
 - the desire to maximise development density at locations in or close to urban areas;
 - the need to ensure adequate separation between roads and dwellings, to ensure adequate residential amenity; in particular to ensure limited disturbance by traffic noise and headlight glare from the adjacent road;

Table 11.4 Set backs from public roads

Road Type	Set back	Description
Motorway	20m *	Employment development*
National Road	100m	All other development
Rural Regional	20m *	Employment development *
	40m	All other development
Rural Local Roads	20m	All development
Urban Distributor Road	10m	All development
Urban Collector Road	6m	All development
Urban Access Road	The minimum required to facilitate necessary footpaths and a 'buffer' area between the structure and the public realm	All development

* The Council may allow a reduction in the set back for employment development to 20m, where it is satisfied that no adverse impacts are likely to arise either in terms of future road widening needs or distraction to road users. ~~where employment zoned land is located outside of a defined 'urban' area. In such circumstances, no development other than landscaping shall be allowed within 20m of the edge of the hard-paved surface of the road.~~

Submissions received

Sub No.	Name	Submission
6	NRA	The NRA is concerned that the potential effect of the proposed would be to compromise the future upgrade or improvements of national roads / motorways and associated junctions if a building line set back of only 20m is applied. The impact on road safety as a result of driver distraction should also be considered. The Council is also advised to be aware of SO No. 140 of 2006 Environmental Noise Regulations in this regard. In this regard, it is recommended that the original wording be retained.

59	Cosgrave Property Developments Ltd	Having regard to the provisions of the Bray Environs LAP and the Rathdown No. 2 District Plan, which both allow for a large scale, mixed use development on lands identified at Fassaroe, the provision to only allow employment development within the 100m set back from the N11 / M11 in the County Development Plan may be inconsistent with these plans.
62	M Cronin & M Spender	It is requested that the set back of 20m from a motorway or rural regional road for employment purposes be removed.

Manager's Opinion

The current County Development Plan 2004 and the draft County Development Plan 2010 both include a provision that a 20m set back will be employed from the national road in the case of employment development. The purpose of this amendment is

- to clarify that this provision also applies to regional roads;
- to clarify that the key to determining whether such a reduced set back can be allowed will be the impacts on possible future road widening needs and on road users.

Therefore the NRA request cannot be considered as it does not relate to the proposed amendment.

With regard to the submission from Cosgrave Property Developments Ltd, the text of the draft County Development Plan clearly states that these set backs will **normally** be required, **unless otherwise specified in a local area plan, town plan or district plan**. The Bray Environs LAP and Rathdown No. 2 District Plan clearly show the designation of development areas, including residential zones, at locations less than 100m from the edge of the carriageway of the N11 / M11.

In particular, the Rathdown No. 2 District Plan clearly states: *It is an objective to ensure that all lands within 100 metres of the N11 are kept free from development, except where there is existing development. The Council may allow a reduction in the building lines where the National Road is adjacent to **employment zoned lands or runs through employment zoned lands or is adjacent to other zoned lands identified in maps attached to this plan as 'Bray Environs LAP – specific objectives' and the Bray Town Plan**. No development other than landscaping shall be allowed within 20 metres of the edge of the hard-paved surface of a National Road.*

Therefore there is no inconsistency between the various plans.

The reason for the request from M. Cronin and M. Spender is not set out in the submission and therefore it cannot be addressed.

Manager's Recommendation

Adopt Proposed Amendment 42

Amendment 43

CHAPTER 11 TRANSPORTATION

Section 11.8 Roadside signage

Amend Objective AS1 as follows:

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.**

Submissions received

No submission received.

Manager's Opinion

This amendment was recommended by the Manager and is still recommended.

Manager's Recommendation

Adopt Proposed Amendment 43

Amendment 44

CHAPTER 12 WATER INFRASTRUCTURE

Section 12.4 'Waste Water'

Amend Objective WW2 as follows:

WW2 To ensure that all foul water generated is collected and discharged after treatment in a safe and sustainable manner, having regard to the standards and requirements set out in EU and national legislation and guidance documents. **The Planning Authority will continue to monitor the cumulative effect of grants of planning permission on available waste water treatment capacity under the terms of the relevant Waste Water Discharge Licence. Where there is inadequate capacity within a Waste Water Treatment Plant to accommodate new development or where the Waste Water Treatment Plant does not meet the terms of the relevant Waste Water Discharge License to the Planning Authority will:**

- (a) Refuse planning permission for the development, or
- (b) Consider granting permission with conditions limiting the commencement of development until facilities are suitably upgraded, so long as this is planned to occur within a reasonable timeframe (not more than 3 years) in accordance with the Local Authority's Water Services Investment Programme.

Submissions received

Sub No.	Name	Submission
5	EPA	Amendment is welcomed

Manager's Opinion

This amendment was recommended by the Manager in his report on submissions to the draft plan and is still recommended.

Manager's Recommendation

Adopt Proposed Amendment 44

Amendment 45

CHAPTER 12 WATER INFRASTRUCTURE

Section 12.4 'Waste Water'

Amend Objective WW3 as follows:

WW3 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 the Environmental Protection Agency "Waste Water Treatment Manuals";
- An annually renewed maintenance contract for the system is contracted with a reputable company / person, details of which shall be provided to the Local Authority.
- **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**

Submissions received

Sub No.	Name	Submission
5	EPA	This amendment is welcomed – however it should also include reference to 'related habitats and species'

Manager's Opinion

"Related habitats and species" are adequately protected by objectives BD1-4 and BD7-9. This amendment was recommended by the Manager in his report on submissions to the draft plan and is still recommended.

Manager's Recommendation

Adopt Proposed Amendment 45

Amendment 46

CHAPTER 12 WATER INFRASTRUCTURE

Section 12.7.2 Water demand

Amend text as follows:

- **Water conservation measures shall be integrated into all new developments, through the provision of “dual flush” toilets ~~shall be required in all new developments,~~ in accordance with Part G of the Building Regulations (as amended 2008) and water re-use / recycling measures, in particular on commercial / industrial sites with high water usage.**

Submissions received

No submissions received

Manager’s Opinion

This amendment was recommended by the Manager in his report on submissions to the draft plan and is still recommended.

Manager’s Recommendation

Adopt Proposed Amendment 46

Amendment 47

CHAPTER 13 WASTE & ENVIRONMENTAL EMISSIONS

Section 13.7 Light Pollution

Amend text as follows:

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, ecological and safety 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.

Submissions received

No submissions received

Manager's Opinion

This amendment was recommended by the Manager in his report on submissions to the draft plan and is still recommended.

Manager's Recommendation

Adopt Proposed Amendment 47

Amendment 48

CHAPTER 13 WASTE & ENVIRONMENTAL EMISSIONS

Section 13.8 'Development Standards'

Amend text as follows:

13.8.1 Construction and demolition management

All construction sites shall be appropriately managed to ensure that environmental emissions are strictly controlled. This will be enforced by requiring (by planning condition) the agreement and implementation a 'construction and demolition management plan', which will set out detailed measures to manage waste arising from the construction activity. **In drawing up such plans, developers should have regard to DoEHLG guidance publication 'Best Practice Guidelines on the preparation of Waste Management Plans for Construction and Demolition projects' (2006) as may be amended and revised.** In particular, such plans will set out:-

- construction programme for the works
- hours of operation
- a traffic management plan
- noise and dust mitigation measures (including details of a truck wheel wash at the site entrance
- details of construction lighting

A Construction Manager will be required to be appointed to liase directly with the various sections of the Council.

Submissions received

No submissions received

Manager's Opinion

This amendment was recommended by the Manager in his report on submissions to the draft plan and is still recommended.

Manager's Recommendation

Adopt Proposed Amendment 48

Amendment 49

CHAPTER 13 WASTE & ENVIRONMENTAL EMISSIONS

Section 13.8 'Development Standards'

Amend text as follows:

Section 13.8.4 'Construction & Demolition Waste facilities'

Applications for the development of commercial waste disposal **or recycling** facilities catering for the disposal **or reuse** of inert clean soils, clays, sands, gravels and stones shall only be permitted at appropriate locations and shall be subject to the following:

Submissions received

No submissions received

Manager's Opinion

This amendment was recommended by the Manager in his report on submissions to the draft plan and is still recommended.

Manager's Recommendation

Adopt Proposed Amendment 49

Amendment 50

CHAPTER 13 WASTE & ENVIRONMENTAL EMISSIONS

Section 13.8 'Development Standards'

Amend text as follows:

Section 13.8.7 'Light'

- Applications for permission which include the provision of new street lighting or significant on site / on building lighting shall be accompanied by a certificate from a suitably qualified professional in the field confirming that all lighting has been so positioned and designed to eliminate or mitigate impacts on adjoining properties, particularly residences (**light trespass**) or on the night sky (**sky glow**). Regard shall be taken of *Guidance Notes for the Reduction of Light Pollution* (Institute of Lighting Engineers, 2000).
- All external lighting attached to buildings shall be cowled and directed away from the public roads and adjacent dwellings.
- **To preserve the character of the night time landscape, roads in rural areas should use the minimum amount of lighting necessary, restricted to critical intersections. Passive measures, such as cat's eyes and reflectorised markings, should be preferred as night time safety guides.**

Submissions received

No submissions received

Manager's Opinion

This amendment was recommended by the Manager in his report on submissions to the draft plan and is still recommended.

Manager's Recommendation

Adopt Proposed Amendment 50

Amendment 51

CHAPTER 13 WASTE & ENVIRONMENTAL EMISSIONS

Section 13.8 ‘Development Standards’

Add new Section 13.8.8 ‘Contaminated land’

Section 13.8.8 Contaminated land

Applications for the development of sites where soil or groundwater contamination is evident or is known to have occurred, or sites where a previous or current activity is at high risk of causing contamination, shall be accompanied by such documentation and investigations as appropriate to identify the nature and extent of the contamination and necessary measures required to contain and redress previous contamination and to prevent new contamination.

Submissions received

No submissions received

Manager’s Opinion

This amendment was recommended by the Manager in his report on submissions to the draft plan and is still recommended.

Manager’s Recommendation

Adopt Proposed Amendment 51

Amendment 52

CHAPTER 14 ENERGY & TELECOMMUNICATIONS

Section 14.3.2 “Electricity” & 14.3.3 “Heating”

Objectives ED1 and EH1 to be replaced with the following objective:

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. 666 of 2006 European Communities (Energy Performance of Buildings) Regulations 2006.

Submissions received

No submissions received

Manager’s Opinion

This amendment was recommended by the Manager in his report on submissions to the draft plan and is still recommended.

Manager’s Recommendation

Adopt Proposed Amendment 52

Amendment 53

CHAPTER 14 ENERGY & TELECOMMUNICATIONS

Section 14.3.2 Electricity - Wind Energy Strategy (Volume 2)

Amend map

Submissions received

Sub No.	Name	Submission
5	EPA	Consideration should be given into describing how the map “ <i>Areas of Wind Energy Development Potential Amendments</i> ” has been influenced by environmental sensitivities within the County. It isn’t clear what has been amended or if the Wind Energy Strategy has been assessed with respect to SEA.
103	Irish Wind Energy Association	Welcomes the provisions set out in this amendment

Manager’s Opinion

The Manager recommended this proposed amendment in his previous report because the two sites at Croghan were re-evaluated following submissions and considered appropriate to be designated ‘most favoured’ for wind energy development, from the original designated of ‘less favoured’. This recommendation was made on foot of detailed examination of the suitability of these lands for wind energy development with regard to visual and other sensitivities.

The amended mapping has been considered through the SEA process and it was determined that the amendments did not change the conclusions reached in the assessment of the policies and objectives which incorporate the Wind Energy Strategy into the draft Plan.

Manager’s Recommendation

Adopt Proposed Amendment 53

Amendment 54

CHAPTER 15 SOCIAL & COMMUNITY INFRASTRUCTURE, INCLUDING OPEN SPACE

Section 15.3.1 Education & Development

Amend Objective ED5 as follows:

ED5 To facilitate and promote 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.**

Add new Objective ED8

ED8 To promote the continuation and expansion of rural / village primary schools.

Submissions received

No submissions received

Manager's Opinion

The amendment to Objective ED5 was recommended by the Manager in his report on submissions to the draft plan and is still recommended.
The inclusion of new Objective ED8 as proposed is considered acceptable.

Manager's Recommendation

Adopt Proposed Amendment 54

Amendment 55

CHAPTER 15 SOCIAL & COMMUNITY INFRASTRUCTURE, INCLUDING OPEN SPACE

Section 15.3.2.1 Health

Amend objective HC2

HC2 To support 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.

Submissions received

No submissions received

Manager's Opinion

The proposed amendment to Objective HC2 as proposed is considered acceptable as it does not fundamentally alter the purpose of the objective.

Manager's Recommendation

Adopt Proposed Amendment 55

Amendment 56

CHAPTER 15 SOCIAL & COMMUNITY INFRASTRUCTURE, INCLUDING OPEN SPACE

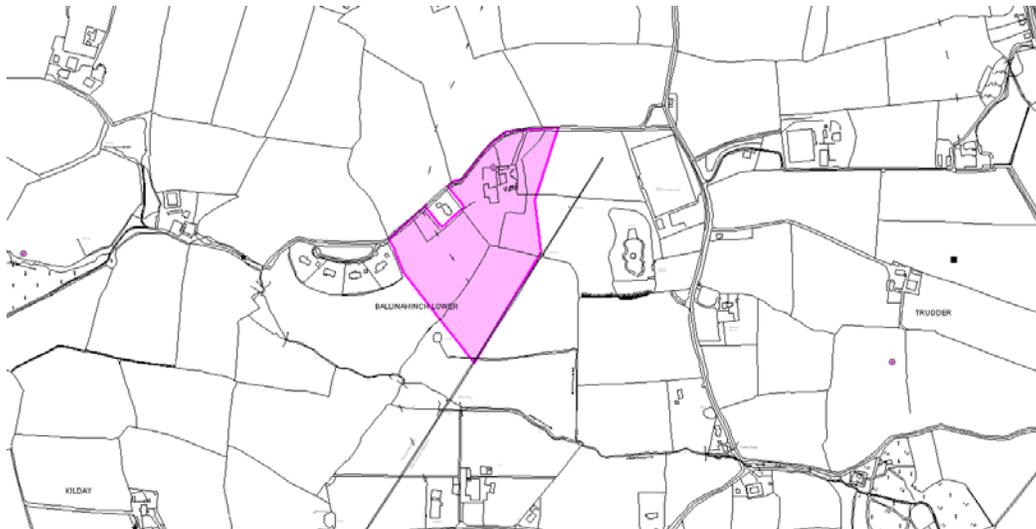
Section 15.3.2.2 Residential & Day Care Facilities

Add new Objective NH5

NH5 To provide for new or extended residential care facilities for the elderly at the following locations:

- a) Ballinahinch Lower, Newtownmountkenny (8.14ha, as shown on Map 15.01)
- b) Blainroe / Kilpoole Lower (2.47ha, as shown on Map 15.02)
- c) Coolgarrow, Woodenbridge (1.47ha, as shown on Map 15.03)
- d) Killickabawn, Kilpedder (6ha, as shown on Map 15.04)

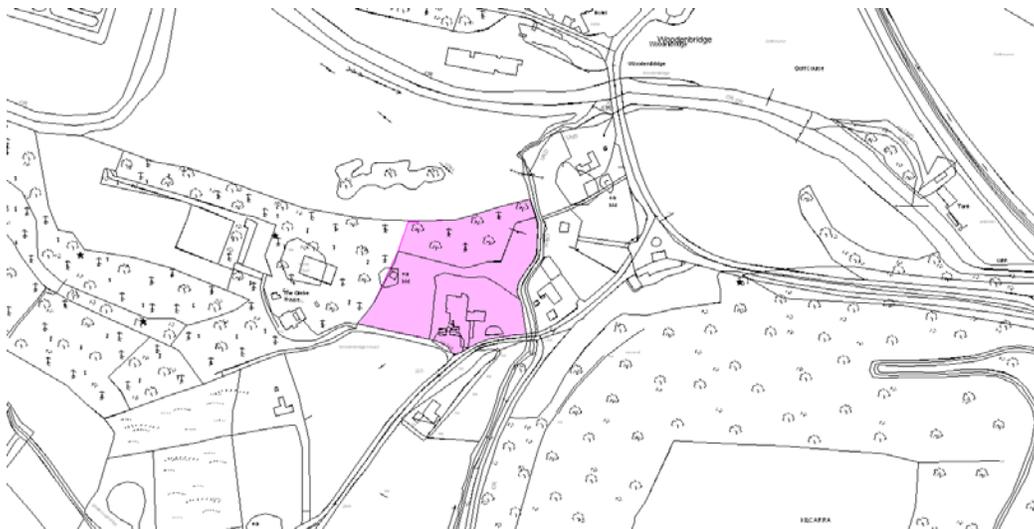
Map 15.01, Ballinahinch Lower, Newtownmountkenny



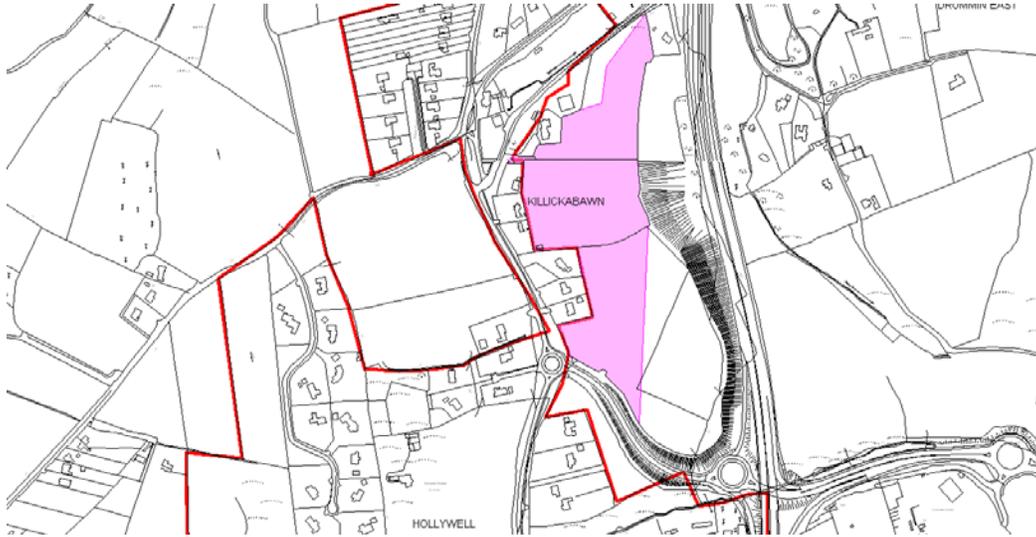
Map 15.02 Blainroe / Kilpoole Lower



Map 15.03 Coolgarrow, Woodenbridge



Map 15.04 Killickabawn, Kilpedder



Submissions received

Sub No.	Name	Submission
2	An Taisce	The proposals to site residential care facilities away from settlement centres and appropriate amenities is perverse and the sites proposed should not be singled out but potential developers obliged to apply for permission in the normal way, in compliance with other objectives in the development plan for rural areas
6	NRA	Map 15.04 Killickabawn, Kilpedder The NRA recommends that any application for development on these lands be accompanied by an appropriate traffic impact assessment on the national road and any application should also consider the effect of noise from the adjoining road network and provide appropriate mitigation measures.

Manager's Opinion

It is considered that objectives set out in the draft plan under Section 15.3.2. "Health, Care & Development facilities" are considered to be sufficiently flexible in order to direct developments of this nature into appropriate locations whereby potential residents can easily avail of existing facilities and services within the town or village. It is therefore not considered necessary to zone specific sites for healthcare/retirement use.

Manager's Recommendation

Do not adopt Proposed Amendment 56

Amendment 57

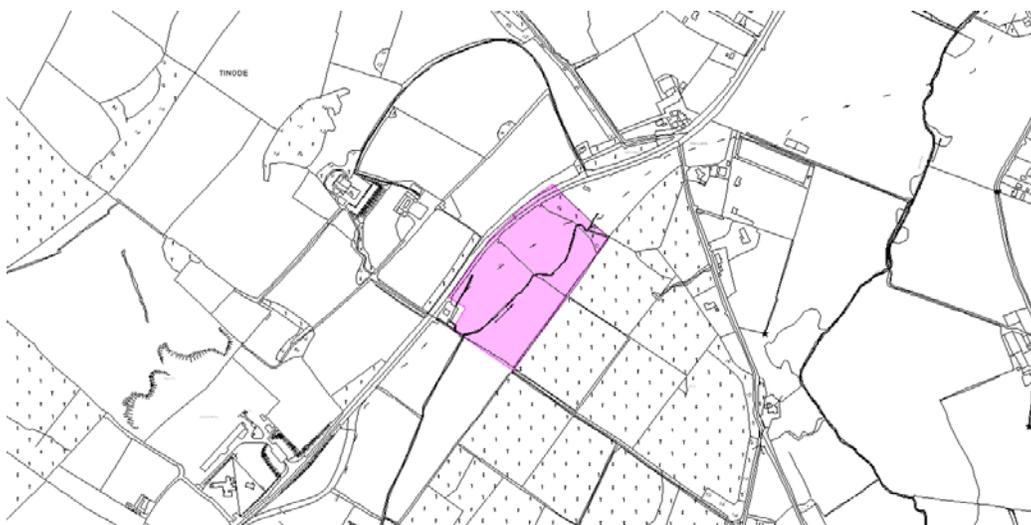
CHAPTER 15 SOCIAL & COMMUNITY INFRASTRUCTURE, INCLUDING OPEN SPACE

Section 15.3.3.4 Sports facilities

Add new Objective SR6

SR6 To provide for GAA sports complex and mixed use development of lands at Tinode, Manor Kilbride, (6.86ha, as shown on Map 15.05)

Map 15.05 Tinode, Manor Kilbride



Submissions received

Sub No.	Name	Submission
119	Manor Kilbride GAA Club	Supports the proposed amendment, in the interest of allowing for future playing and training needs of Kilbride GAA

Manager's Opinion

Given the separation of this site from Manor Kilbride, it is not considered ideal for the Gaelic sporting needs of the area, and would be highly dependent on private car use for access. There is also concern about the ambiguity of the proposed zoning which allows for 'mixed use development'.

However, given that this land has been zoned for this use for some time and is in the ownership of the local GAA club, it is considered that this zoning may be recommended subject to modification of the zoning description which allows only for sports and uses strictly ancillary to that use.

Manager's Recommendation

Modify Proposed Amendment 57 as follows:

SR6 To provide for GAA sports complex and ancillary uses (that can strictly be shown to be related to the sport uses) at Tinode, Manor Kilbride, (6.86ha, as shown on Map 15.05)

Amendment 58

CHAPTER 15 SOCIAL & COMMUNITY INFRASTRUCTURE, INCLUDING OPEN SPACE

Section 15.4 Open Space

Add new objective

OS5 All passive and active open spaces shall be provided with environmentally friendly lighting in order to ensure their safe usage after day light hours.

Submissions received

No submissions received

Manager's Opinion

This amendment was recommended by the Manager in his report on submissions to the draft plan and is still recommended.

Manager's Recommendation

Adopt Proposed Amendment 58

Amendment 59

CHAPTER 15 SOCIAL & COMMUNITY INFRASTRUCTURE, INCLUDING OPEN SPACE

Section 15.5 'Development Standards'

Insert the following sentence

The standards set out in this section relate particularly to new developments; however, proposals for the redevelopment / enhancement of existing community / social facilities and open spaces, shall be assessed against the same criteria

Submissions received

No submissions received

Manager's Opinion

This amendment was recommended by the Manager in his report on submissions to the draft plan and is still recommended.

Manager's Recommendation

Adopt Proposed Amendment 59

Amendment 60

CHAPTER 16 BUILT HERITAGE

Section 16.3 Archaeology

Add new objectives AR5 and AR6

AR5 That Wicklow recognise the important of Hillforts in south west Wicklow and that the Council request central Government to conduct a detailed study of their importance

AR6 To promote and campaign for the designation of the Glendalough Monastic Settlement as a UNESCO World Heritage Site

Submissions received

Sub No.	Name	Submission
106	Keep Ireland Open	It is suggested that the wording " <i>meanwhile public access should be facilitated</i> " should be included at the end of AR5.

Manager's Opinion

Submission has been noted. However it has previously been determined that it is not appropriate for the plan to commit to providing access over private land. The inclusion of ROWs in the County Development Plan was previously considered during the course of both the 1999 and the 2004 County Developments Plan and it was decided not to include ROW's in either plan. After adoption of the 2004 plan, a committee was set up to investigate this matter further and it was determined that inadequate information was available to draw up a comprehensive or accurate list and that legal difficulties were likely to rise regarding the validity of certain ROWs, land ownership issues etc. One of the outcomes of the investigation carried out into ROWs was the determination that there would be more benefit for recreational users in Wicklow to pursue an "agreed access" approach in conjunction with landowners, users and other stakeholders. It is considered that objectives set out in Section 17.7 "Recreation Use of Natural Resources" are considered to be sufficient to promote agreed access on public and privately owned lands.

In relation to the actual wording of objective AR5, this wording is not considered appropriate to a land-use plan, which must concern itself with policies, objectives and standards relating to the use of land and not to operational matters such as requesting studies to be carried out by other agencies of the State.

Furthermore, it is considered that the Hillforts and areas surrounding them are suitably protected by their inclusion on the Record of Monuments and their identification as a zone of archaeological potential in this plan and therefore this objective is not strictly necessary.

Objective AR6 is considered acceptable.

Manager's Recommendation

Do not adopt Proposed Objective AR5

Adopt Proposed Objective AR6

Amendment 61

CHAPTER 16 BUILT HERITAGE

Section 16.4.1 Record of Protected Structures (Schedule 16.3A, Volume 2)

AMENDMENT 61 (A)

Amend description on record "RPS ADD2" Nuns Cross Bridge, Ashford

"Free standing, narrow single arch bridge over the river Vartry c. early 1700 with original arch intact"

Submissions received

No submission received

Manager's Opinion

This amendment was proposed by the Manager on foot of submission received from Ashford Historical Society.

Manager's Recommendation

Adopt Proposed Amendment 61 (a)

AMENDMENT 61 (B)

25-03 Clermont House, Rathnew – amend description

Important early-18th Century house thought to be by David Bindon and the twin of Furness House, Naas. Of brick, the three-bay, three-storey façade has a tetrastyle, Doric doorcase over which is an ionic aedicule, windows with original thick-bar sashes, original panelled door, parapet and heavy slates on the roof. Half-octagon wings were added circa 1900 and a chapel and school block circa 1950. **In the interest of clarity, only this core group of connected buildings is included in this entry - structures / features of the curtilage are excluded.**

Submissions received

Sub No.	Name	Submission
1	DoEHLG	It is not clear why a qualification which effectively relates to the future development of the location should be added to the text giving a description of the premises. It is advised that declaration under Section 57 would avoid having to add a 'qualifier' to the description. It is recommended that the 'qualifier' be removed.

Manager's Opinion

The contents of the submission are noted; however, the amendment was proposed by the Manager in the interest of clarity, particularly given the Local Authority's vision for the Clermont estate to be developed as a centre of excellence in learning, research and development which will necessitate significant development on the grounds. Given the protected nature of the site, any future proposals will of course be subject to detailed heritage evaluation prior to development proposals being formulated.

Manager's Recommendation

Adopt Proposed Amendment 61 (b)

AMENDMENT 61 (c)

Add "Stylebawn House" to the protected structure register with the following description:
Unusual T-plan house of 1773 with large early to mid 19th-century extensions and later 19th-century details. The building has an intangible Arts & Crafts feel, an impression enhanced by its well wooded undulating grounds. This designation includes the entire curtilage of the house including the walls and entrance ways, outbuildings and gardens.

Submissions received

Sub No.	Name	Submission
113	Lanaree Ltd	<p>Opposes the inclusion of Stylebawn House to the Record of Protected Structures (RPS) for the following reasons:</p> <ul style="list-style-type: none"> - The existing house has lost its original character; - The location of the dwelling within the Delgany Architectural Conservation Area (ACA) and the zoning objective of the site offer sufficient protection to ensure that any redevelopment of the site respects the character and appearance of the immediate and surrounding area; - The Planning Authority have failed to accord with the provisions of the "<i>Architectural Heritage Protection: Guidelines for Planning Authorities</i>" by not specifically identifying the special interests of the protected structure which would merit its inclusion in the RPS; - The Guidelines state that the best way of ensuring the conserving a building is to ensure that it remains in active use, the current layout and design of Stylebawn house does not lend itself to being in active use and its designation will inevitably lead to its further deterioration; - The provisions of the Greystones and Delgany Local Area Plan are sufficient to ensure the protection of the character of the area; - If the house is added it is requested that only the house itself be listed and not any of the outbuildings or associated features such as entrance ways or gardens.

Manager's Opinion

It is considered that Stylebawn House is of sufficient architectural merit to be added on the Record of Protected Structures. The building is listed on the National Inventory of Architectural Heritage; the building is rated as 'Regionally Important'.

The purpose of the NIAH is to evaluate the post-1700 architectural heritage of Ireland, uniformly and consistently as an aid in the protection and conservation of the built heritage. It is therefore considered that this building should be listed on the protected structure register.

With regard to the heritage and ACA provisions of the local plan, while these do indeed protect the overall heritage and appearance of the area, the concern here is this particular structure rather than the overall character of Delgany.

Manager's Recommendation

Adopt Proposed Amendment 61 (c)

AMENDMENT 61 (D)

61 (d) Remove the following buildings from the proposed additions to the record of protected structures:

- ADD5 – Thatched cottage, Delgany
- ADD6 – Foresters' hall, Aughrim
- PA01 – Oldcourt Lower, Talbotstown
- PA60 – Muckduff Lower
- PA132 – Trooperstown

Submissions received

Sub No.	Name	Submission
1	DoEHLG	It is recommended that structures, or proposed protected structures, are not removed from the RPS unless they have, in the opinion of the Planning Authority, lost that special interest which caused them to be included in the first instance.
190	Wicklow Green Party	Opposes the removal of the thatch cottage in Delgany. This building was initially placed on the register due to expert opinion.

Manager's Opinion

The following buildings ADD6, PA01, PA60 & PA132 were proposed additions to the record of protected structure register; however based on the submissions received and a further examination it was considered that they were not of sufficient architectural merit to be added to the register.

Regarding the thatched cottage in Delgany (ADD5), information supplied by way of submission showed that the structure had been significantly altered over the last 30 years and that this was essentially a modern structure built in an old style. It is not considered worthy therefore of protected status.

Manager's Recommendation

Adopt Proposed Amendment 61 (d)

AMENDMENT 61 (E)

Ref 08-50 La Touche Hotel Remove from RPS

Submissions received

Sub No.	Name	Submission
1	DoEHLG	It is recommended that structures, or proposed protected structures, are not removed from the RPS unless they have, in the opinion of the Planning Authority, lost that special interest which caused them to be included in the first instance.
2	An Taisce	An Taisce object to the proposals to removed the La Touche Hotel from the RPS. Having failed in their duty to protect this valued building, the Council should not be compounding their culpability by permitting the destruction of the hotel.
9	Cllr Simon Harris	Supports the protection of the front façade of the La Touche Hotel.
18,45,56,71, 72,75,87,92, 117,132,134, 147,154, 155,157,158,176, 179,180	Various see index	Opposes the removal of the hotel from the protected structure register. It is put forward that this amendment would be first step in leading to the demolition of this structure, which will change the entire character of the area.
190	Wicklow Green Party	Opposes the removal of the La Touche Hotel. These buildings were initially placed on the register due to expert opinion. It is further contended that owners of these buildings must be held accountable if their individual buildings are in ruin.

Manager's Opinion

Submissions have been noted. It may well be the case that the interior of the La Touche Hotel has fallen into significant decay and is beyond repair. It is considered that the building itself is of unique importance, a longstanding town landmark, that is part of the essence of and what defines Greystones to both visitors and residents, and is a focal point in the harbour area. It is therefore recommended that the protected status remain in place, but as soon as the plan is adopted, the Planning Authority and the heritage officer will carry out a detailed examination of the site and structure with a view to determining what aspects of the structure merit protection. In carrying out such an examination a key parameter must be to facilitate a sustainable use for the building so that it can become an attribute and amenity of the town as it has been in the not so distant past.

Manager's Recommendation

Do not adopt Proposed Amendment 61 (e)

Amendment 62

CHAPTER 17 NATURAL ENVIRONMENT

Section 17.1 Introduction

Amend text as follows:

The 'natural environment' encompasses all living and non-living things occurring naturally and are not primarily or solely of human creation, in contrast to the 'built environment'. However, it is ~~virtually~~ impossible to separate the natural environment from human beings as most natural environments have been directly or indirectly influenced by humans at some period in time. Therefore some level of human influence is thus allowable, without the status of any particular landscape ceasing to be "natural".

Wicklow supports a good diversity of natural and semi natural habitats such as marine, coastal, wetland, woodland, lake, river and upland environments that in turn support a wide range of wild plant and animal species. This biodiversity provides intrinsic economic and social benefits for the County and contributes greatly to quality of life, recreational, amenity and tourism value. The conservation and management of the natural environment must be viewed as ~~an important~~ a central element in the long-term economic ~~growth~~ and social development of the County. 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 chapter will also address landscape issues not specifically 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.

Submissions received

No submissions received

Manager's Opinion

This amendment was recommended by the Manager in his report on submissions to the draft plan and is still recommended.

Manager's Recommendation

Adopt Proposed Amendment 62

Amendment 63

CHAPTER 17 NATURAL ENVIRONMENT

Section 17.2.3 Water Framework Directive

Amend text as follows:

17.2.3 Water Framework Directive 2000 & Groundwater Directive 2006

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 new 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 aims to achieve good ecological status in all waters by 2015, 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 Draft Management Plans for the Freshwater Pearl Mussel have also been prepared, 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 Dereen being a tributary of the River Slaney.

Submissions received

Sub No.	Name	Submission
5	EPA	The inclusion of information regarding the Eastern and South Eastern River Basin Management Plans and Fresh Water Pearl Mussel Sub Basin Management Plan (FWPM SBMP) of relevance to Wicklow are welcomed and acknowledged, however consideration should be given to the inclusion of specific Objective in the Draft Plan to commit to incorporating the recommendations outlined in the FWPM SBMP into the Draft County Development Plan.

Manager's Opinion

This submission is noted. However it is considered that Objectives WS2 under Section 12.3 and WT1 under Section 17.5 of the draft plan already address the concerns raised by the Environmental Protection Agency i.e.

WS2 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.

- WT1** To implement the *EU Water Framework 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.

Manager's Recommendation

Adopt Proposed Amendment 63

Amendment 64

CHAPTER 17 NATURAL ENVIRONMENT

Section 17.3 Biodiversity

Amend Objectives BD3, BD4 and BD9 as follows:

- BD3** To maintain the favourable conservation status value of existing and future Natura 2000 sites (SACs and SPAs) and Annex I - Habitats and Annex II – Animal and Plant species in the County
- BD4** Any programme, plan or project carried out on foot of this development plan, including an variation thereof, with the potential to impact upon a Natura 2000 site(s) shall be subject to an Appropriate Assessment in accordance with Articles 6(3) and 6(4) of the EU Habitats Directive 1992 and “Appropriate Assessment of plans and projects in Ireland – Guidance for Planning Authorities” (DoEHLG 2009).
- BD9** The National Parks and Wildlife Service will be invited to prioritise the preparation of Management Plans for Natura 2000 Sites ~~which are located within the County~~. This will facilitate the ~~identification of Conservation Objectives for use in screening and scoping that would be necessary for any Appropriate Assessment that might be required for plans and projects within the County~~. development of site specific Conservation Objectives in the context of the proper planning and sustainable development of the County.

Submissions received

No submissions received

Manager’s Opinion

This amendment was recommended by the Manager in his report on submissions to the draft plan and is still recommended.

Manager’s Recommendation

Adopt Proposed Amendment 64

Amendment 65

CHAPTER 17 NATURAL ENVIRONMENT

Section 17.4 Woodlands, trees and hedgerows

Amend Objective WH6 as follows:

WH6 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.**

Submissions received

No submissions received

Manager's Opinion

This amendment was recommended by the Manager in his report on submissions to the draft plan and is still recommended.

Manager's Recommendation

Adopt Proposed Amendment 65

Amendment 66

CHAPTER 17 NATURAL ENVIRONMENT

Section 17.5 Water Systems

Amend Objectives WT1, WT4 and WT5 as follows:

- WT1** To implement 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.
- WT4** 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 10m along watercourses should be provided free of built development, with riparian vegetation generality being retained in as natural a state as possible.** ~~and~~ 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”*
- WT5** To promote the development of riverine walks and parks, subject to the sensitivity and / or designation of the riverside habitat, **particularly within 10m of the watercourse.**

Add new Objective WT6 as follows:

- WT6** 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 17.12, Volume 2)

Submissions received

Sub No.	Name	Submission
5	EPA	Objective WT6 is welcomed. Objectives WT4 and WT5 should refer to provision of <i>a minimum buffer of 10m.</i>
106	Keep Ireland Open	In relation to objective WT4 it is suggested that it is the intention that the 10m strip would be on both sides. The following words would be inserted “on both sides”

Manager's Opinion

The Manager recommended this proposed amendment in his previous on foot on submissions received from various environmental agencies and individuals / groups.

It is not considered necessary to include additional text clarifying that the 10m buffer zone is a minimum as this is explicit, as is the fact that it would apply to both sides of the watercourse. Therefore no modification is recommended.

Manager's Recommendation

Adopt Proposed Amendment 66

Amendment 67

CHAPTER 17 NATURAL ENVIRONMENT

Amend text as follows:

Section 17.6 Geology

Section 17.6 **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. To date, there is no legislation, which is specific to the protection of soil resources. However, there is currently an EU Thematic Strategy on the protection of soil which includes a proposal for a Soil Framework Directive which proposes common principles for protecting soils across the EU.

Sites and features of geological importance are non-renewable elements of our natural heritage, contributing greatly to the scientific, visual and conservation value of the landscape. It must also be acknowledged however that our geological resources are an economic asset that can be exploited. Therefore 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.

The Geological Survey of Ireland is undertaking an assessment of geological features of value and these sites are to be proposed for designation as 'Geological Natural Heritage Areas'. These sites are referred to as 'Areas of Geological and Geomorphological Interest' in this plan, pending national designation and are located in Schedule 17.7 and Map 17.07 (Volume 2) of this plan.

Objectives

SL1 Geological and soil mapping where available shall be utilised to inform 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.

GY3 To facilitate public access to "Sites of Geological Importance" on the principle of 'agreed access', subject to appropriate measures being put in place to ensure public health and safety.

Submissions received

Sub No.	Name	Submission
106	Keep Ireland Open	It is suggested that objective GY3 should be amended as it could inhibit the use of CPO procedures, which the Council might like to use in exceptional cases. It is felt that landowners' rights are adequately addressed by the use of the term 'facilitate'.

Manager's Opinion

The principle of 'agreed access' is one that has been accepted as the appropriate mechanism in Wicklow to go about securing improved access to walking routes and to sites of interest.

Manager's Recommendation

Adopt Proposed Amendment 67

Amendment 68

CHAPTER 17 NATURAL ENVIRONMENT

Add new Section after Section 17.6 Geology

17.7 Green Infrastructure

To ensure the protection, enhancement and maintenance of the natural environment and recognise the economic, social, environmental and physical value of green spaces through the development of and integration of Green Infrastructure (GI) planning and development in the planning process.

Objectives

- GI1** 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.
- GI2** To apply the principles of green infrastructure to inform the land use planning and development management process in terms of the location, design and layout of new development areas.

Submissions received

Sub No.	Name	Submission
5	EPA	Consideration should be given in proposed Objectives GI1 and GI2 to “ promote ” and implement green infrastructure where relevant and appropriate rather than “ <i>recognising the importance of green infrastructure</i> ”

Manager’s Opinion

Given that this a new concept and has yet to be clearly defined what the exact meaning and implications of implementing a ‘Green Infrastructure’ strategy, it is considered at this time that the wording as suggested by the Manager in his previous report adequately addresses the issue and will allow flexibility and experience to develop in implementation.

Manager’s Recommendation

Adopt Proposed Amendment 68

Amendment 69

CHAPTER 18 COASTAL ZONE MANAGEMENT

Amend Objective GCZ3 as follows:

GCZ3 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.

Submissions received

No submissions received

Manager's Opinion

This amendment was recommended by the Manager in his report on submissions to the draft plan and is still recommended.

Manager's Recommendation

Adopt Proposed Amendment 69

Amendment 70

CHAPTER 18 COASTAL ZONE MANAGEMENT

Cell 2 Bray Head

Amend text as follows:

This cell extends from the Brandy Hole in the north to the Cliff Road at Wingates 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 a public right of way along the cliff path, 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 and Wicklow Development Plans, important views and prospects of the Head are listed for protection.

Submissions received

No submissions received

Manager's Opinion

This amendment was recommended by the Manager in his report on submissions to the draft plan and is still recommended.

Manager's Recommendation

Adopt Proposed Amendment 70

Amendment 71

Add new Chapter 19 'Implementation and monitoring'

Chapter 19 'Implementation and monitoring'

19.1 Introduction

Wicklow County Council is committed to securing the implementation of the strategies, policies and objectives of this plan.

19.2 Implementation

Wicklow County Council will collaborate with relevant agencies and authorities to progress and expedite the implementation of the plan and will retain a development plan team to oversee and progress the implementation of programmes arising out of the plan.

Implementation of the plan will be achieved by:-

- 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, town and district plans, action area plans and master plans. Following the adoption of this County Development Plan, a programme of review of local plans will be commenced;
- Application of the objectives and standards of this plan in both Local Authority development but also in the assessment of all applications for development consent.
- Ongoing monitoring of the strategies, policies and objectives of the plan and identifying any needs for adjustment of objectives over the lifetime of the plan and in future reviews

19.3 Monitoring

Plan objectives

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 and its associated 10 'Strategic Goals' as well as the 15 environmental objectives as set out in the Strategic Environmental Assessment.

Performance indicators

The measurement of the success of the implementation of the 'core strategy' and the associated 10 'strategic goals' of the plan will be a complex process, as a wide number of actions will be required to secure each goal. Table 19.1 at the end of this chapter set out the major performance indicators under each goal. As planning now requires to be 'evidence based', performance indicators will be based on known sources of data, such as the Census (a Census will be carried out in 2011 with results available in 2012, around the same time as the 2 year review).

The progress on achieving the environmental goals as set out in the Strategic Environmental Assessment will be monitored as set out in Section 10 of the Strategic Environmental Assessment 'Monitoring Measures'

Statutory 2 year review

The development plan will be reviewed after 2 years and a progress report will be prepared on the achievements in securing the objectives of the plan.

19.4 Collaboration and engagement

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 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 collective support and successful implementation of the plan.

Strategic Goal	Performance Indicators
To implement the overarching guidance offered by the National Spatial Strategy 2002 – 2020, the National Development Plan 2007 – 2013, the Regional Planning Guidelines for the Greater Dublin Area 2004 – 2016, and manage the spatial organisation of the County in an efficient sustainable manner.	<ul style="list-style-type: none"> ▪ Population growth in the County is channelled into the appropriate growth settlements in accordance with Plan ▪ Reduction in proportion of County population resident in unserviced rural areas
To facilitate and encourage the growth of employment, enterprise and economic activity in the County, across all economic sectors and in all areas.	<ul style="list-style-type: none"> ▪ Family income ▪ Unemployment rate ▪ Take up of new employment land ▪ Increase in rates base reflecting growth in commercial properties ▪ Diversification in employment sectors
To integrate land use planning with transportation planning, with the dual aim of reducing the distance that people need to travel to work, shops, schools and places of recreation and social interaction, and facilitating the delivery of improved public transport.	<ul style="list-style-type: none"> ▪ Reduction in commuting distance and time to work and school ▪ Increase in use of public transport services
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.	<ul style="list-style-type: none"> ▪ Number of new houses provided in each settlement and rural area ▪ Number of areas / houses refurbished in the Local Authority housing stock ▪ Quality of new housing with regard to design, proximity to services, energy efficiency, green amenity ▪ Range of house types and size provided
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.	<ul style="list-style-type: none"> ▪ Population growth in settlements ▪ New retail and employment provision in settlements ▪ Reduction in vacant or derelict premises or sites ▪ Increase in engineering and social infrastructure
To protect and enhance the County's rural assets and recognise the housing, employment, social and recreational needs of those in rural areas	<ul style="list-style-type: none"> ▪ Environmental quality data (EPA / WCC) ▪ Reduction in travel distance to work / school ▪ Diversification in farming and generation from the land of alternative income from farming
To protect and improve the County's transport, water, waste, energy and communications infrastructure, whilst having regard to our responsibilities to respect areas protected for their important flora, fauna or other natural features	<ul style="list-style-type: none"> ▪ Delivery of key infrastructural requirements as identified in Section C of the plan ▪ Overall quantum of new infrastructure delivered ▪ Growth in broadband coverage in the County ▪ Number of alternative energy projects delivered ▪
To promote and facilitate the development of sustainable communities through land use planning, by providing for land uses capable of accommodating community, leisure, recreational and cultural facilities, accessible to and meeting the needs of all individuals and local community groups, in tandem with the delivery of residential and physical infrastructure in order to create a quality built environment in which to live.	<ul style="list-style-type: none"> ▪ Take up of community / education / institutionally zoned land ▪ Number of new educational / childcare facilities provided ▪ Number of new leisure / recreational facilities provided ▪ Number of social infrastructure audits carried out as part of development proposals and number of projects delivered by private developers through this and the action area / master planning process ▪ Number of houses in the County more than 1km from community 'hub'
To protect and enhance the diversity of the County's natural and built heritage	<ul style="list-style-type: none"> ▪ Improvement in water quality ▪ Maintenance of extent and quality of protected

	<ul style="list-style-type: none"> habitats ▪ Number of protected structures lost or damaged ▪ Number of protected structures rescued and revitalised ▪ Access to heritage sites
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.	<ul style="list-style-type: none"> ▪ Increase / decrease in energy efficiency, (if statistics available) ▪ Expansion of renewable energy generating sector ▪ Occurrence of flood damage

Submissions received

Sub No.	Name	Submission
5	EPA	The inclusion of a new Chapter " <i>Implementation and Monitoring</i> " is noted and welcomed, however for each key strategic environmental objective (SEO) as highlighted in the Environmental Report, consideration should be given to linking SEA related and Plan related monitoring measures for each environmental objective, the period which monitoring is to be carried out over, and the body responsible for its monitoring.

Manager's Opinion

In the drawing up of the Performance Indicators in this proposed new chapter, cognisance was taken of the performance indicators used in the Strategic Environmental Assessment and it is considered that the two elements of the proposed plan are generally consistent. The plan was particularly focused on performance indicators that could be readily measured and for which data was available. There is no requirement to include the SEA Environmental Report indicators in the County Development Plan text.

With regard to monitoring, the proposed new chapter clearly sets out in Section 19.1 and 19.2 how these objectives will be implemented and reviewed and it is considered that it would make the plan excessively cumbersome to list what body is responsible for each action and furthermore, responsibility for various environmental monitoring actions is set out in other strategies and legislation, such as the River Basin Management Plans.

The requirement to prepare a Manager's report for the Elected Members on the progress achieved in securing Development Plan objectives within two years of the making of the Plan is separate to that of the SEA Directive and SI No. 436 of 2004 - it is required under section 15 of the 2000 Planning Act as amended. A preliminary monitoring evaluation report on the significant environmental effects of implementing the Plan will be prepared to coincide with the Manager's report mentioned above.

Manager's Recommendation

Adopt Proposed Amendment 71

Amendment 72

VOLUME 2

Map 17.09 (Landscape Characterisation)

Amend the 'urban zone' around Arklow to be consistent with the adopted boundary of the draft Arklow Town & Environs Plan 2011.

Submissions received

No submissions received

Manager's Opinion

This amendment was recommended by the Manager and is still recommended. This amendment will avoid conflict between the County Development Plan and the forthcoming Arklow Town and Environs Plan 2011.

Manager's Recommendation

Adopt Proposed Amendment 72

Amendment 73

VOLUME 2

Volume 2, Map 17.08 (Special Amenity Area Orders)

Remove 'Dargle Glen' as an area to be considered for possible future SAAO

Submissions received

No submission received.

Manager's Opinion

It was considered appropriate to recommend the removal of the "Dargle Glen" for consideration as a future SAAO because it was considered that there were dozens of sites around the County which are worthy of such protection and to identify one such site, is not considered a good use of limited resources where the extra protection given is marginal.

Manager's Recommendation

Adopt Proposed Amendment 73

Amendment 74

VOLUME 2

Wind Strategy

Amend page 6 of Wind Energy Strategy as follows:

Land Cover issues

Certain locations may not be suitable for wind farm development due to existing land cover or land uses. An obvious example would be the unsuitability of lands in town or village centres. The land cover / use types taken as being unsuitable for the purpose of this study are:

- bog lands, due to the danger of land slides
- lands within 600m of the historic core of a settlement or a residential zone within a settlement; ~~in and within 1,500m of settlements~~
- lands within 100m of the N11 / N81, in order to avoid driver distraction
- lands within 1km of licensed airfields
- lands within 100m of high voltage cables

Submissions received

Sub No.	Name	Submission
103	Irish Wind Energy Association.	Welcomes the amendment

Manager's Opinion

The Manager previously recommended that the plan provide for a 200m 'exclusion zone from settlements. However, subject to further review and following discussion at the last Council meeting on this matter, the Manager is satisfied to recommend the alternative proposed Amendment as placed on display. It is considered that this provides additional clarity with regard to the separation distances from wind turbines to the core of a settlement or a residential zone.

It is considered that there are a number of locations on the periphery of major settlements where wind turbines should be accommodated, such as industrial zoned land in north / south Arklow, at Clermont and other similar locations throughout the County, and a 1,500m exclusion zone would prevent this.

Manager's Recommendation

Adopt Proposed Amendment 74

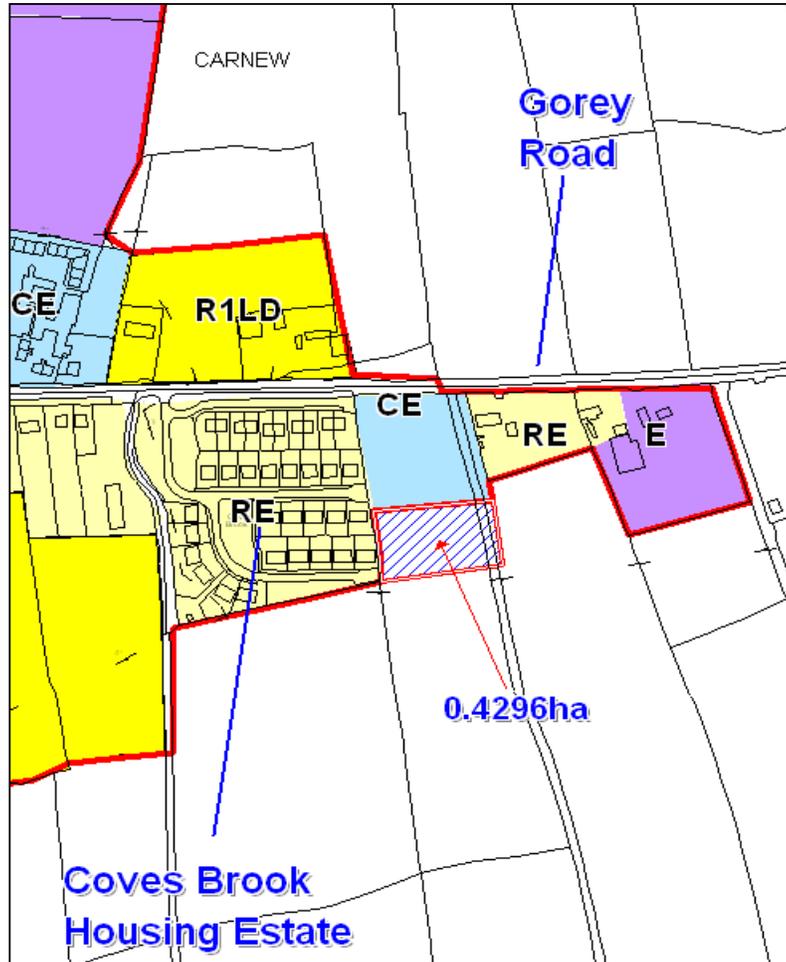
Amendment 75

VOLUME 3

Carnew Town Plan

1. Extend town boundary by 0.4296ha

2. Zone extended area R1 – Proposed Residential



Note: There is a minor error in this proposed amendment as published. The amendment as adopted in fact entails

- expansion of plan boundary by 0.769ha
- zoning of this area 0.34ha CE and 0.4296 R1

Submissions received

Sub No.	Name	Submission
1	DoEHLG	<p>It is strongly recommended that the proposed amendment is omitted for the following reason:</p> <p>The proposed amendment will result in the designation of additional land for residential development. Planning Authorities should ensure that plans meet anticipated housing need for development in an evidence based and coherent</p>

		manner. No evidence or plan-led justification has been made in relation to this zoning.
2	An Taisce	The draft plan already fails to consolidate population in the four key development centres. This amendment would exacerbate this trend and therefore An Taisce does not support this zoning.
5	EPA	In light of the determination in Chapter 4 that there is an excess of zoned residential land in the County, additional residential zoning is hard to justify and this surplus of zoned land should be taken into consideration when making a decision on the proposed amendment.

Manager's Opinion

The Manager recommended the proposed expansion of the CE zone in his previous report and still recommends this change.

The addition of residentially zoned lands is not recommended - in order to meet the population target of 1,500 in 2016, there is a requirement for c. 140 additional housing units in Carnew. However, there is 32ha of land currently available and zoned for residential use which could accommodate up to 490 further dwellings. Clearly therefore there is no justification for the zoning of additional residential land.

Manager's Recommendation

- a. Expand plan boundary by 0.34ha and zone this land CE
- b. Do not expand the plan boundary by a further 0.4296ha for residential use

Amendment 76

VOLUME 3

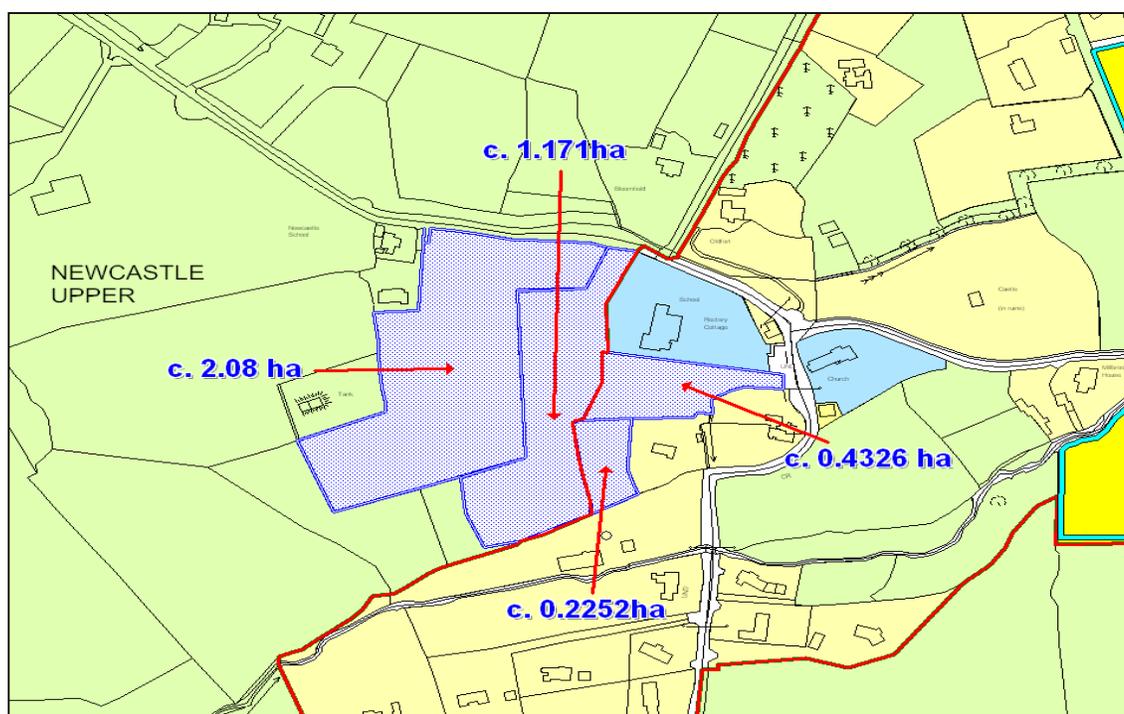
Newcastle Town Plan

75 (a): Within existing plan boundary

- i. Change of zoning of 0.4326ha RE to CE immediately south of primary school
- ii. Change 0.2252ha of AGR / GB to RE (Existing Residential)

75 (b): Extend town boundary into AGR / GB zone by 3.25ha (2.08ha + 1.171ha)

75 (c): Zone extended area RE (Existing Residential)



Submissions received

Sub No.	Name	Submission
1	DoEHLG	<p>It is strongly recommended that the proposed amendment is omitted for the following reason:</p> <p>The proposed amendment will result in the designation of additional land for residential development. Planning Authorities should ensure that plans meet anticipated housing need for development in an evidence based and coherent manner. No evidence or plan-led justification has been made in relation to this zoning.</p>
2	An Taisce	<p>The draft plan already fails to consolidate population in the four key development centres. This amendment would exacerbate this trend and therefore An Taisce does not support this zoning.</p>

5	EPA	In light of the determination in Chapter 4 that there is an excess of zoned residential land in the County, additional residential zoning is hard to justify and this surplus of zoned land should be taken into consideration when making a decision on the proposed amendment.
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Manager's Opinion

75 (a) (i) The Manager has no objections to this element of proposed amendment

75(a)(ii), 75(b) and 75(c) These elements of the proposed amendment would result in an additional area of 4ha / 10 acres being zoned for residential use. In order to meet the population target of 1,500 in 2016, there is a requirement for c. 230 additional housing units in Newcastle. However, there is 30ha of land currently available and zoned for residential use which could accommodate up to 370 further dwellings. Clearly therefore there is no justification for the zoning of additional residential land.

Manager's Recommendation

- a. Adopt Proposed Amendment 75 (a) (i)
- b. Do not adopt Proposed Amendments 75(a)(ii), 75(b), 75(c)

Amendment 77

VOLUME 3

Newcastle Town Plan

Amend Section 7 as follows:

Section 7 Residential development

To cater for the 2016 population of 1,500, to allow for the anticipated decrease in household sizes, provide for circa 30% 'headroom', and adopting an 'excess factor' of 6%, a total of circa 21.5ha of land has been designated for residential development, in a mixture of low and medium densities. The Town Centre lands adjoining the river can accommodate 30 further residential units while an additional 2.75ha of low density land shall be provided adjoining and to the North of AA2 lands.

Large-scale developments will not be permitted, and the maximum size of any one development will be limited to 40 units in the interests of legibility and, reflecting the scale of the village. Similarly the renovation or redevelopment of vacant or derelict buildings, as well as new build, must recognise the character of the village.

Objectives

- Notwithstanding the zoning of land for residential purposes, the Development Management process shall monitor and implement the 2016 population target and shall phase and restrict, where necessary, the granting of residential planning permissions to ensure this target is not exceeded;
- The maximum size of any one development will be limited to 40 units;
- Housing development shall be phased to ensure that infrastructure, and in particular land for community infrastructure, is provided to match the needs of new residents.
- 3 ha of land for low density, second phase residential development shall be provided adjoining and to the south of the GAA facility
- Provision shall be made for sheltered housing as part of AA1 lands and detailed in the Action Area 1 zoning objectives
- **In the RE zone, house improvements, alterations and extensions and appropriate infill / new residential development in accordance with principles of good design, protection of existing residential amenity and consistency with the prevailing pattern and density of development in the vicinity will be permitted. While new developments shall have regard to the protection of the residential and architectural amenities of houses / buildings in the immediate environs, alternative and contemporary designs shall be encouraged (including alternative materials, heights and building forms), to provide for visual diversity.**

Second phase residential shall be interpreted as being available for development when the majority of residential lands forming part of the Action Areas have been developed.

Submissions received

No submissions received

Manager's Opinion

This amendment was recommended by the Manager as a 'change consequent' that would be required on foot of Proposed Amendment 76. Notwithstanding the outcome for Amendment 76, the Manager still recommends this amendment.

Manager's Recommendation

Adopt Proposed Amendment 77

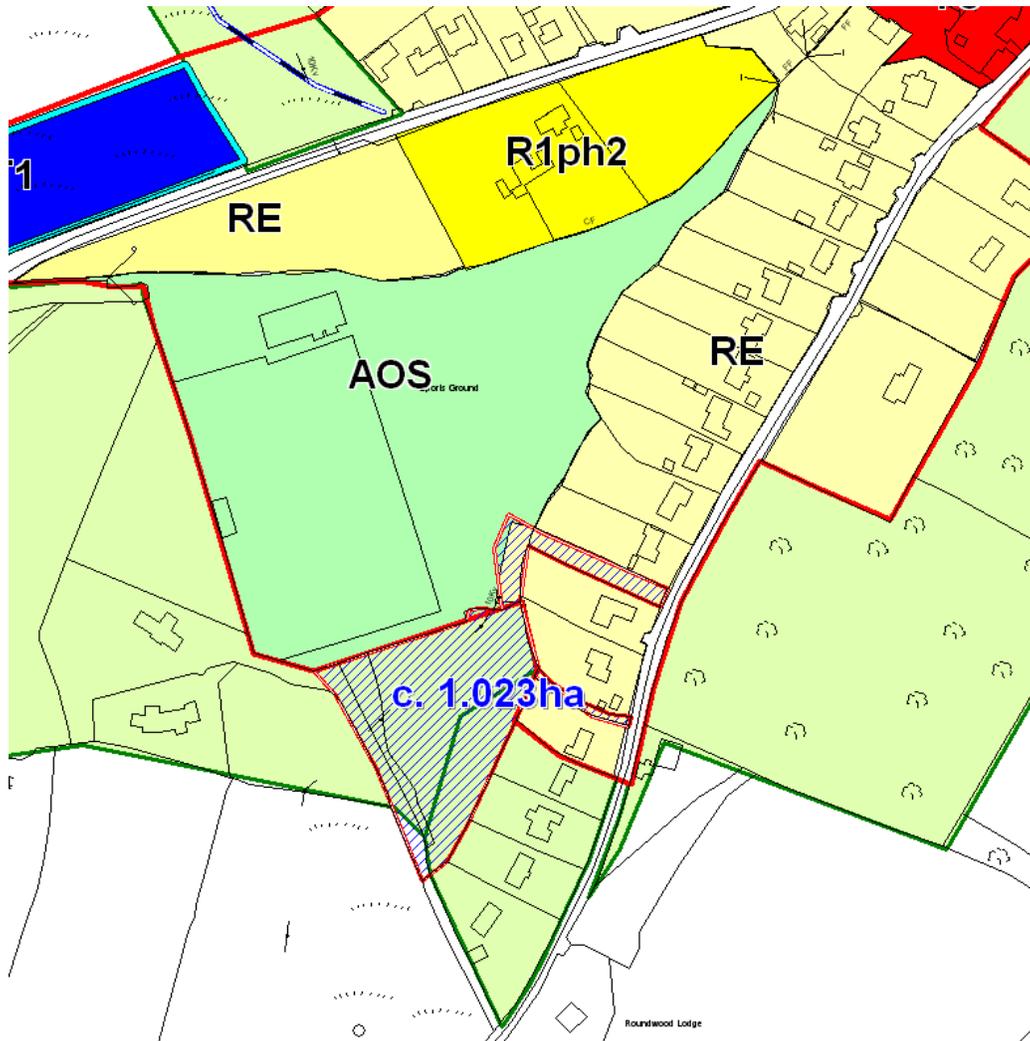
Amendment 78

VOLUME 3

Roundwood Town Plan

77 (a): Extend town boundary by 1.023ha

77 (b): Zone extended area RE (Existing Residential)



Submissions received

Sub No.	Name	Submission
1	DoEHLG	<p>It is strongly recommended that the proposed amendment is omitted for the following reason:</p> <p>The proposed amendment will result in the designation of additional land for residential development. Planning Authorities should ensure that plans meet anticipated housing need for development in an evidence based and coherent manner. No evidence or plan-led justification has been made in relation to this zoning.</p>

2	An Taisce	The draft plan already fails to consolidate population in the four key development centres. This amendment would exacerbate this trend and therefore An Taisce does not support this zoning.
5	EPA	In light of the determination in Chapter 4 that there is an excess of zoned residential land in the County, additional residential zoning is hard to justify and this surplus of zoned land should be taken into consideration when making a decision on the proposed amendment.
115	B Lawlor	This zoning is opposed for the following reasons: <ul style="list-style-type: none"> - the site access point has inadequate sightlines; the road serving the site is narrow and increased traffic would all contribute to serious traffic hazard; - the density of the area is low, any further development would alter this character; - the capacity of the existing water system may not be adequate to serve development on this site; - permission has previously been refused by both WCC and ABP.
133	J Molloy	This zoning is opposed for the following reasons: <ul style="list-style-type: none"> - the history of refusal on this site - the poor road network in the area - the lack of infrastructure to service this land - water and wastewater are at capacity - sufficient lands are zoned to cater for the projected population in Roundwood, which includes substantial excess factor and headroom.

Manager's Opinion

The proposed zoning is not recommended for the following reasons:

- In order to meet the population target of 1,100 in 2016, there is a requirement for c. 160 additional housing units in Roundwood. However, there is 13ha of land currently available and zoned for residential use which could accommodate up to 190 further dwellings. Clearly therefore there is no justification for the zoning of additional residential land.
- It has previous been determined by both WCC and An Bord Pleanala that suitable access is not available to the lands, with the only suitable entrance point onto the public road not having adequate sightlines.
- Both water supply and wastewater treatment facilities serving Roundwood are at capacity and as such no significant development can take place until the necessary infrastructure is in place. Having regard to the proximity of the land to on-site effluent disposal systems and bored well water supplies serving existing houses, and the high vulnerability of the local aquifer to pollution, the serving of the lands by similar systems may not be feasible.

Manager's Recommendation

Do not adopt Proposed Amendment 78

Amendment 79

VOLUME 3

Roundwood Town Plan

Section 7 Residential development

To cater for the 2016 population of 1,100, to allow for the anticipated decrease in household sizes, to provide for 30% 'headroom', and adopting an 'excess factor' of 6%, a total of 9ha of land has been designated for residential development, in a medium density. In addition to these lands the Town Centre can accommodate approximately 20 apartments units. The lands to be zoned will ensure that future demand for housing is nucleated within the town in a sustainable manner.

Large-scale developments will not be permitted, and the maximum size of any one development will be limited to 40 units, in order to ensure legibility and to reflect the scale of the village. Similarly the renovation or redevelopment of vacant or derelict buildings, as well as new build, must recognise the character of the village.

Objectives

- Notwithstanding the zoning of land for residential purposes, the Development Management process shall monitor and implement the 2016 population target and shall phase and restrict, where necessary, the granting of residential planning permissions to ensure that this target is not exceeded;
- The maximum size of any one development will be limited to 40 units as a minimum any housing developments over 5 units will require a variation in house design, size, and type, within an overall design theme;
- Housing development shall be phased to ensure that infrastructure, and in particular land for community infrastructure, is provided to match the needs of new residents.
- The Council will encourage more sustainable development through energy end use efficiency, increasing the use of renewable energy, and improved energy performance in all new building developments throughout the Plan.
- **In the RE zone, house improvements, alterations and extensions and appropriate infill / new residential development in accordance with principles of good design, protection of existing residential amenity and consistency with the prevailing pattern and density of development in the vicinity will be permitted. While new developments shall have regard to the protection of the residential and architectural amenities of houses / buildings in the immediate environs, alternative and contemporary designs shall be encouraged (including alternative materials, heights and building forms), to provide for visual diversity.**

Submissions received

No submissions received

Manager's Opinion

This amendment was recommended by the Manager as a 'change consequent' that would be required on foot of Proposed Amendment 78. Notwithstanding the outcome for Amendment 78, the Manager still recommends this amendment.

Manager's Recommendation

Adopt Proposed Amendment 79.

Manager's Opinion

While the submission is noted, this Proposed Amendment is recommended for the following reasons:

- No significant additional lands are proposed to be zoned – the proposed change would serve to rectify mapping anomalies in the property controlled by Cheshire Ireland
- Given the type of housing that would be allowed by the proposed use change i.e. community / social/ voluntary housing by an approved housing body, of a limited scale, and adjoining their existing operations, it is considered that the zoning can be justified on social and sheltered housing management grounds.

Manager's Recommendation

Adopt Proposed Amendment 80

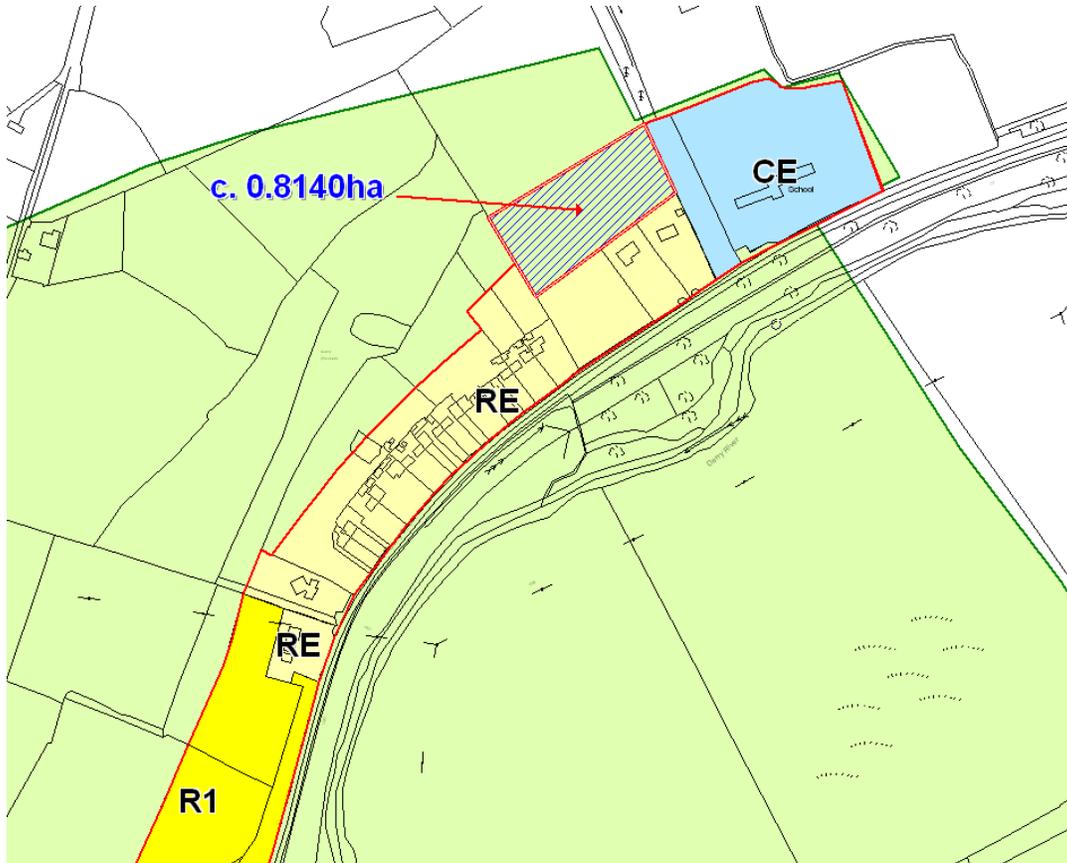
Amendment 81

VOLUME 3

Shillelagh Town Plan

80 (a): Extend town boundary by 0.814ha

80 (b): Zone extended area RE (Existing Residential)



Submissions received

Sub No.	Name	Submission
1	DoEHLG	<p>It is strongly recommended that the proposed amendment is omitted for the following reason:</p> <p>The proposed amendment will result in the designation of additional land for residential development. Planning Authorities should ensure that plans meet anticipated housing need for development in an evidence based and coherent manner. No evidence or plan-led justification has been made in relation to this zoning.</p>
2	An Taisce	<p>The draft plan already fails to consolidate population in the four key development centres. This amendment would exacerbate this trend and therefore An Taisce does not support this zoning.</p>

		.
5	EPA	In light of the determination in Chapter 4 that there is an excess of zoned residential land in the County, additional residential zoning is hard to justify and this surplus of zoned land should be taken into consideration when making a decision on the proposed amendment.

Manager's Opinion

This amendment is not recommended as it cannot be justified. In order to meet the population target of 600 in 2016, there is a requirement for c. 55 additional housing units in Shillelagh. However, there is 18ha of land currently available and zoned for residential use which could accommodate up to 220 further dwellings. Clearly therefore there is no justification for the zoning of additional residential land.

Manager's Recommendation

Do not adopt Proposed Amendment 81

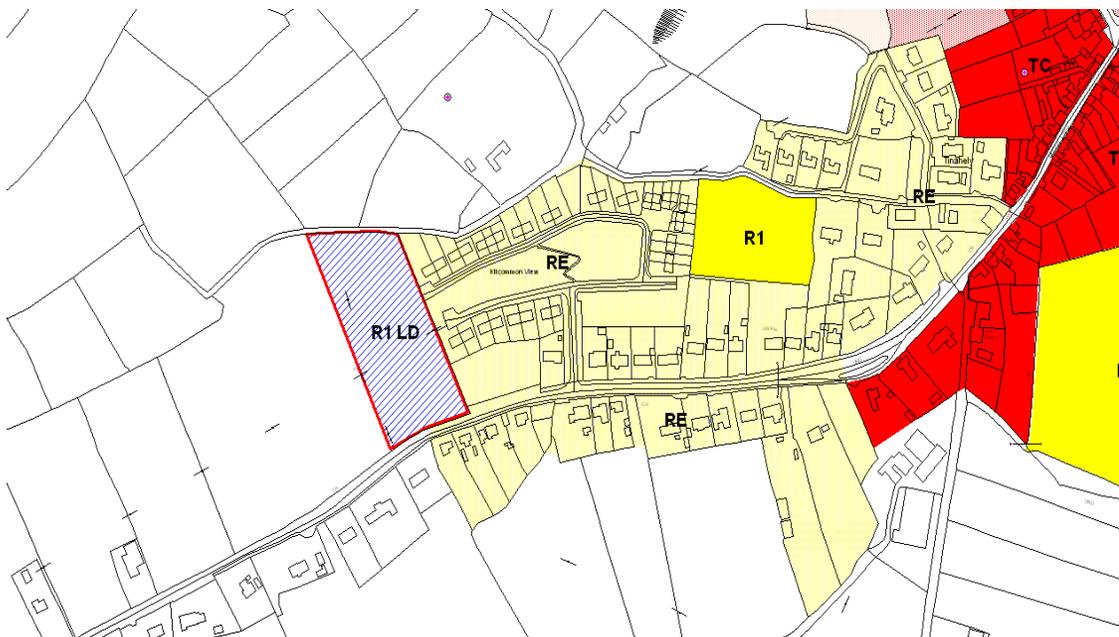
Amendment 82

VOLUME 3

Tinahely Town Plan

81 (a): Extend town boundary by 1.49ha

88 (b): Zone extended area R1 LD (New Residential – Low Density)



Submissions received

Sub No.	Name	Submission
2	An Taisce	The draft plan already fails to consolidate population in the four key development centres. This amendment would exacerbate this trend and therefore An Taisce does not support this zoning.
5	EPA	In light of the determination in Chapter 4 that there is an excess of zoned residential land in the County, additional residential zoning is hard to justify and this surplus of zoned land should be taken into consideration when making a decision on the proposed amendment.

Manager's Opinion

This amendment is not recommended as it cannot be justified. In order to meet the population target of 1,250 in 2016, there is a requirement for c. 13 additional housing units in Tinahely. However, there is 25ha of land currently available and zoned for residential use which could accommodate up to 380 further dwellings. Clearly therefore there is no justification for the zoning of additional residential land.

Manager's Recommendation

Do not adopt Proposed Amendment 82

APPENDIX 1

PROPOSED MODIFIED CHAPTER 3

The original amendments proposed will continue to be shown in **red** and ~~blue~~ **strikethrough**.

Where the Manager is proposing modifications to the proposed amendment, such modifications are shown with new text in **pink** and deleted text in ~~strikethrough~~.

APPENDIX 1

CHAPTER 3 CORE STRATEGY

Modify Chapter 3 as follows:

The Proposed Amendments (made May 2010) are shown in red and blue strikethrough
Proposed Modifications are shown pink and strikethrough

~~VISION & STRATEGIC GOALS~~ CORE STRATEGY

3.3 Introduction

~~This chapter sets out the overall strategy for the development of County Wicklow over the plan period. This strategy evolves from consideration of national, regional and local plans, strategies and guidelines, as set out in Chapter 2 and the overall vision for the County which is:~~

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. This core strategy will be amplified and expanded upon in the ten strategic goals set out in this chapter and in the policies and objectives of the entire plan to follow.

3.2 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.

3.3 Core Strategy

The purpose of the core strategy is to show that the development objectives in the Development Plan are consistent as far as practicable, with national and regional development objectives as set out in the National Spatial Strategy 2002 – 2020 and the Regional Planning Guidelines for the Greater Dublin Area, and to provide indicative populations for each settlement that will guide the amount of development and zoned land in the review of Local Plans for each settlement so that these Local Plans will be consistent with the County Development Plan and in turn with the higher level strategies.

~~3.3.1 Population & settlement~~

~~The population and settlement objectives for the County flow directly from the National Spatial Strategy 2002 – 2020 and the Regional Planning Guidelines for the Greater Dublin Area as described in Chapter 2 of this plan.~~

~~Chapter 4 of this plan sets out in detail the population and settlement strategies for the County and these are summarised as follows:-~~

- ~~• This plan will provide for the growth of the County from a population of 126,196 persons in 2006 to 164,280 persons in 2016 and 176,800 persons in 2022, in accordance with the regional population allocation provided by the Minister and the County allocation provided by the draft Regional Planning Guidelines for the Greater Dublin Area 2010-2022.~~
- ~~• This population will be allocated in accordance with the NSS and the draft RPGs as follows:~~
- ~~— At least 42% of the growth allocated will be directed into the Metropolitan area settlements of Bray and Greystones, with Bray taking a larger share having regard to its designation in the RPGs as a Metropolitan Consolidation Town;~~

- The majority of the remaining growth allocated shall be directed in the hinterland growth towns of Wicklow, Arklow, Newtownmountkennedy and Blessington, the growth weighted towards the large growth towns of Wicklow and Arklow;
- Smaller towns and villages will be allowed to grow in a manner commensurate with their location and function in the settlement hierarchy, with a range of targeted growth controls employed to ensure that such settlements can prosper and absorb population, and to allow investment in services to be provided economically;
- The rural population will be allowed to grow in absolute numbers in recognition of Government policy, the housing needs of the next generation of the rural natives and the predominantly rural character of the County; however, the overall proportion of County's population that is resident in the open countryside will reduce over time reflecting the implementation of the settlement objectives.

3.3.1 Settlement Strategy

The population and settlement objectives for the County flow directly from the National Spatial Strategy and the Regional Planning Guidelines for the Greater Dublin Area as described in Chapter 2 of this plan.

National Spatial Strategy & Regional Planning Guidelines for the Greater Dublin Area

The National Spatial Strategy embodies a spatial structure of Gateways and Development Centre Hierarchy leading the development of the regions, including hubs, towns, villages and rural areas having complementary roles within the structure. The entirety of County Wicklow is located in the 'consolidation zone' around the 'gateway' of Dublin.

The Regional Planning Guidelines for the Greater Dublin Area further expand on the spatial structure in this Dublin Region.

The Wicklow County Settlement Strategy accords with both the NSS and the RPGs, as shown in the following table and map. For the purposes of this table, the 2022 town populations (which is the planning horizon for this development plan) has been taken.

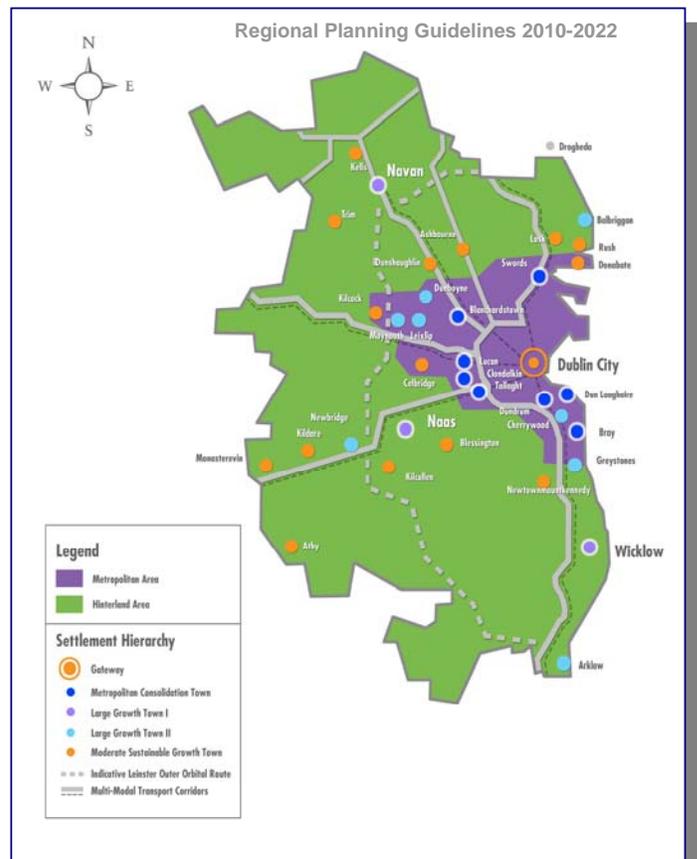
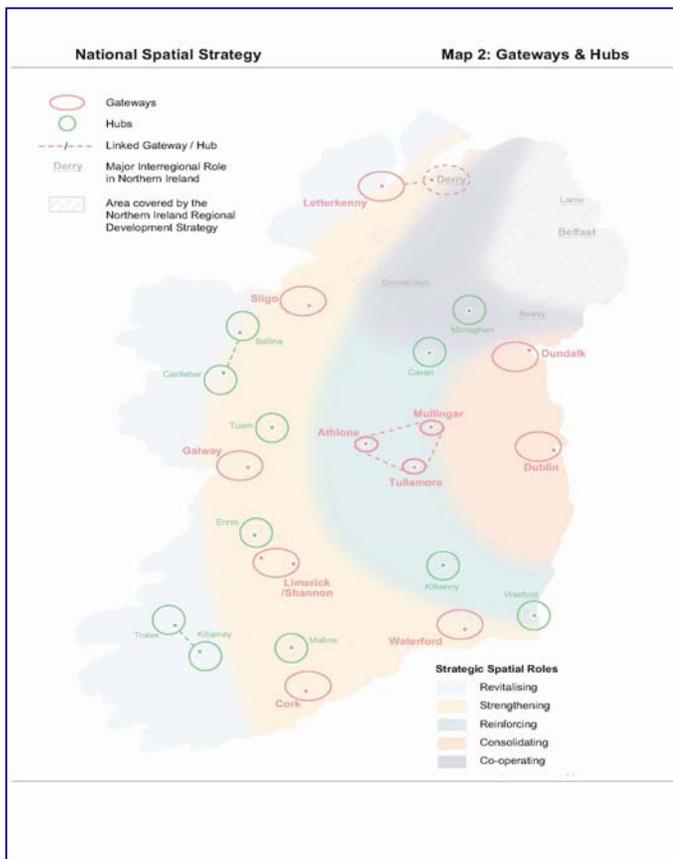


Table 3.1 County Wicklow Settlement Hierarchy

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

The only deviations are the designation of Avoca, Donard and Shillelagh as ‘towns’ (albeit ‘rural towns’) rather than ‘villages’ as set out in the Regional Planning Guidelines. The only difference in planning ‘character’ between these three settlements and four other towns in the ‘rural town’ category is their lower population (projected to be less than 1,000 in 2022) but otherwise all seven towns defined as ‘rural towns’ share the same characteristics, that is, they are strong rural towns, with a substantial rural catchment, a strong urban form and good range of services, including shops, schools and community facilities, as well as mains water and sewerage. This is generally more consistent with the definition of a ‘key village’ in the RPGs than the definition of a ‘Small Town’.

3.3.2 Population

National Spatial Strategy & Regional Planning Guidelines for the Greater Dublin Area

As the NSS was crafted 8 years ago, the population projections and targets contained therein are now outdated. The National Spatial Strategy 2002-2020 (NSS) projected a population in the Greater Dublin Area by 2022 of between 1.938m-2.2m persons, depending on economic growth scenarios.

The Central Statistics Office published new projections for national population growth in April 2008 and regional population growth in December 2008. These publications outline a number of growth scenarios up to 2026, making different assumptions about fertility, mortality and international migration. A total of eight different scenarios are identified in the national projections and four scenarios for the regional projections, with the total population projected in the mid-east region up to 2021 ranging from 629,000 to 746,000 (from 475,362 in 2006).

These **projections** were evaluated by the Spatial Policy Unit of the Department of the Environment, Heritage & Local Government, which published new regional **targets** in January 2009. It is important to note that the CSO projections do not take account of NSS policy, which aims to achieve more balanced growth across the Country through coordinated implementation of NSS principles. Therefore the regional population targets set out in the DoEHLG's document are based on a view of future development trends which are significantly influenced and driven by the NSS and thus differ in concept and practice from the CSO projections. Furthermore, the DoEHLG regional targets differ from the CSO projections in that they set out population breakdowns at 2010, 2016 and 2022. These dates are in line with the 6-yearly cycle for the review of the RPGs.

The distribution of this population target across the three mid-east region counties is determined in the RPGs for the GDA 2010-2022. While in the original circular the DoEHLG published a low and a high range for 2022, for the RPGs the low range is only shown and applied in the settlement strategy as directed by the DoEHLG in their September 2009 Population and Hub Targets document.

The County population targets for 2016 and 2022 are in accordance with these higher order strategies.

Table 3.2: Population Targets 2016 and 2022

Population Targets	2016	2022
State (DoEHLG)	4,997,000	5,375,200 - 5,523,000
Mid-East Region (DoEHLG)	594,600	639,700 - 657,200
Mid-East Region (RPG)	594,600	639,700
Wicklow (RPG)	164,280	176,800
Wicklow County Development Plan	164,280	176,800

3.3.3 Population distribution

The National Spatial Strategy does not go to the detail of County level population allocation. This is set out in the RPGs. The RPGs allocate a total County population of 164,280 in 2016 and 176,800 in 2022.

- Between 2006 and 2016, this equates to a population growth of 38,084 persons
- Between 2006 and 2022, this equates to a population growth of 50,604 persons

The RPGs require that 42% of the total growth be allocated to the Metropolitan Area settlements and that the majority of the remainder to 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.

As set out in Chapter 4 of this plan, the combined growth allowed in Bray and Greystones up to 2016 is 17,617 persons and up to 2022 is 25,617 persons. This equates to 46% of the growth allocated by the RPGs up to 2016 and 51% of the growth allocated up to 2022.

In both target years, the remaining growth allocated is distributed to the remainder of the settlements, weighted towards the designated growth towns.

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 2022 for the purposes of this plan. As the four largest growth centres, representing towards two thirds of the projected county growth, are reliant on the cooperation and financing of the National Roads Authority and the Railway Procurement Agency (Bray), an extended waste water treatment plant (Greystones), augmented water supply (Wicklow Town) and a waste water treatment plant that has been tied up in, inter alia, the Courts for seventeen years (Arklow) it is not possible to predict this with any accuracy whatsoever. The population allocations in this Plan have thus incorporated compensatory headroom of 23% 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.

3.3.4 Housing & zoning

~~In order to accommodate this growth, it will be necessary for this plan to ensure that adequate provision is made for zoned housing / mixed use land. Chapter 4 of this plan sets out in detail the availability of land for housing, which is summarised as follows:-~~

- ~~▪ The County is planned to grow to a total population of 164,280 in 2016 and 176,800 in 2022. Of this, it is planned that by 2022, 76% will be resident in the 21 'towns' in the settlement hierarchy, an increase from 72% in 2006; the remainder of the population will be residents in rural villages and the open countryside;~~
- ~~▪ The growth in the population of these towns to c. 123,800 in 2016 will require the delivery of c.18,000 additional units and the growth to 133,800 in 2022 will require c. 28,000 additional units.~~
- ~~▪ Taking an average density of 20 units / hectare for zoned housing land and a plot ratio of 0.5 for zoned 'town centre' land, there is development capacity for 22,575 units in the towns of the County¹⁹;~~
- ~~▪ There is currently extant permission for c. 7,350 residential units in the towns of the County, giving a total development capacity of 29,925 units.~~

~~There is 65% more land designated for development in the County than is strictly required to meet the population target up to 2016, this surplus reducing to 7% for 2022. Of the settlements without development plans, only one is of significant size (Blessington) and it is unlikely that when plans are put in place for the remaining four settlements that this surplus would increase significantly. It is essential that a surplus is provided to take account for lands that are not released to market and land that may not be developable due to lack of essential services.~~

In accordance with the guidelines issued by the Minister on Development Plans, zoning should be made with a longer term vision than just the lifespan of the plan in question. In this regard, the evaluation of the adequacy of zoned housing land in County Wicklow is taken at the 2022 horizon.

The RPGs allocate housing growth in Wicklow from c. 49,088 units in 2006 to 82,012 units in 2022. Based on the assumptions used in the RPGs regarding 'household size' and 'excess factor', the actual growth in housing units required between 2006 and 2022 will be 28,000 units (this is detailed in Chapter 4 of this plan).

In accordance with the *Sustainable Rural Housing Guidelines for Planning Authorities*, the plan must make provision for rural housing to those with a bona fide necessity for such housing. This plan allows for a growth in the total number of housing units in the rural area by c. 5,000 units up to 2022.

This plan allows for a total number of units in the 'urban' area i.e. the 21 towns in the County by c. 23,000 units. The table below sets out where this housing growth is to be located. It should be noted that the 23,000 figure has been reduced to 20,809 for the period 2010-2022 to take account of new housing already delivered between 2006 and 2010. (Chapter 4 of this plan addresses this analysis in more detail).

¹⁹ Excluding Blessington, Avoca, Donard and Kilmacanogue which do not have development plans and therefore no zoned land

Table 3.4 Housing demand & adequacy of zoned housing land in County Wicklow

Settlement	2006	2022	Number of new residential units required 2010-2022	Amount of undeveloped zoned land (Ha)	Capacity of zoned land (units)	Surplus / deficit of zoned land
Bray	28,814	45,000	4,540	74	4,178	-8%
Wicklow / Rathnew	11,919	24,000	3,481	392	8,154	134%
Arklow	11,759	23,000	3,166	135	4,886	54%
Greystones / Delgany	14,569	24,000	2,415	111	2,087	-14%
Blessington	4,018	7,500	915	n/a	n/a	n/a
Newtownmountkennedy	2,548	7,500	1,682	63	1,602	-5%
Ashford	1,494	3,000	480	63	1,248	160%
Aughrim	960	2,000	280	24	436	56%
Baltinglass	1,735	3,500	530	45	863	63%
Carnew	892	2,000	270	32	487	80%
Enniskerry	1,881	3,000	312	22	345	10%
Kilcoole	3,252	5,000	273	29	619	127%
Rathdrum	1,528	5,000	1,187	41	995	-16%
Tinahely	965	1,550	77	25	379	394%
Avoca	622	900	34	n/a	n/a	n/a
Donard	182	400	66	n/a	n/a	n/a
Dunlavin	897	2,500	552	34	512	-7%
Kilmacanogue	839	1,100	8	n/a	n/a	n/a
Newcastle	938	1,750	263	30	372	41%
Roundwood	571	1,300	191	13	190	-1%
Shillelagh	311	750	87	18	220	152%
Total			20,809	1,150	27,573	33%

The final column of this table (surplus / deficit of zoned land) sets out the position with regard to the adequacy of existing zoned land to meet the growth needs of that town. Where the figure is negative, it means that there are insufficient zoned lands available to meet the population target and conversely, where the figure is positive, it means that there is excessive zoned land than required to meet the population target.

It is the recommendation of the Minister that there be more zoned land in any town than is strictly necessary to meet its population target – this is known as ‘market factor’. It is recommended that this factor be 50%, though in local plans in the north and east of the County, a figure of 30% is normally used based on the greater likelihood of zoned land being developed in this part of the County. Therefore any town with a surplus above 50% can be considered ‘over zoned’

As local plans require to be consistent with this ‘Core Strategy’ it will be necessary in the review of local plans that will follow the adoption of the County Development Plan, that any underprovision or overprovision of zoned land be addressed appropriately.

3.3.5 Infrastructure

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.

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 County is served by two national routes – the N11/M11 along the eastern coast and the N81 along the western border with Kildare and Carlow.~~

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 to the south is due to be completed within the lifetime of the plan – 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 been upgraded during the lifetime of the previous plan but not to the same extent as the N11. The NRA National Road Design Office has undertaken a constraints study of the N81 from Tallaght to Hollywood with a view to determining a range of possible improvements, including rerouting some of the existing road from the County boundary to the north to Hollywood Cross.

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 with the upgrade of the N11 between Rathnew and Arklow, to render this entire route dual carriageway through the entirety of the County;
- The priority for regional road improvement will be with east-west connector routes i.e. Wicklow – Roundwood - Sally Gap - (R763/4 - R759), Wicklow – Laragh - Wicklow Gap – N81 (R763 - R756) and the R747 (Arklow – Tinahely – Baltinglass);

Rail 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**.

~~The County is served by one heavy rail line – the Dublin to Rosslare route, which is single track only from Bray and has only 6 functioning stations from Bray to Arklow. The limited capacity on this route does not render rail travel an attractive or viable option for many users.~~

This is only heavy rail line in the County, which is single track only from Bray and has only 6 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 areas to be served by Luas. 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.
- Improvements to the Dublin-Rosslare rail line, the extension of Luas to Bray – Fassaroe, the provision of car and bus park-and-ride facilities and improvement penetration of local bus services in designated growth towns are the priorities for public transport

Water

The County is deficient in water services in most areas. This lack of services is preventing the County from fulfilling its functions under the NSS and the RPGs. The provision of a settlement hierarchy in this plan will set a framework for the delivery of necessary strategic infrastructure, including water and wastewater services to the growth towns of Bray, Greystones, Wicklow and Arklow.

- It is the strategy of this plan to facilitate significant improvements to water infrastructure, with priority for investment being derived from the County Settlement Strategy

3.3.6 Retail

The development plan includes a retail strategy for the entire County, which is 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;
- Identification of criteria for the assessment of retail developments.

Table 3.5 GDA and County Wicklow Retail Hierarchy

RETAIL STRATEGY FOR THE GREATER DUBLIN AREA	WICKLOW COUNTY DEVELOPMENT PLAN	
	METROPOLITAN AREA	HINTERLAND AREA
LEVEL 1 METROPOLITAN CENTRE Dublin City Centre		
LEVEL 2 MAJOR TOWN CENTRES & COUNTY TOWN CENTRES Wicklow: Bray, Wicklow	Bray	Wicklow
LEVEL 3 TOWN AND/OR DISTRICT CENTRES & SUB COUNTY TOWN CENTRES Wicklow: Greystones, Arklow, Blessington, Baltinglass	Greystones	Tier 1 Towns serving a wide district Arklow, Blessington, Baltinglass Tier 2 Towns serving the immediate district Newtownmountkennedy, Rathdrum
LEVEL 4 NEIGHBOURHOOD CENTRES, LOCAL CENTRES – SMALL TOWNS & VILLAGES	Bray Area Boghall Road / Ballywaltrim, Vevay, Dargle Rd, Dublin Road / Little Bray, Albert Road & Walk, Fassaroe, Southern Cross Road Greystones Area Delgany, Blacklion, Charlesland, Killincarrig, Victoria Road	Ashford, Aughrim, Avoca, Carnew, Donard, Dunlavin, Enniskerry, Kilcoole, Kilmacanogue, Newcastle, Rathnew, Roundwood, Shillelagh, Tinahely
LEVEL 5 CORNER SHOPS / SMALL VILLAGES		Barndarrig, Ballinaclash, Coolboy, Glenealy, Hollywood, Johnstown / Thomastown, Kilpedder / Willowgrove, Kiltegan, Knockananna, Laragh – Glendalough, 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 Regional Planning Guidelines for the Greater Dublin Area, whereas Rathdrum is selected in the main because of the high level of growth planned in the settlement and its existing strong town centre.

3.3.7 Integration of environmental considerations into the plan

The development objectives of this development plan are consistent, as far as practicable, with the conservation and protection of the environment. This has been ensured through the continuous assessment of the elements that make up this plan at each stage of the plan making process, through Strategic Environmental Assessment and Appropriate Assessment under the Habitats Directive.

3.4 Key strategic goals

In order to implement this vision and core strategy, it is necessary to set out a number of strategic goals that will underpin all the policies and objectives of this plan.

~~In order to implement this vision, it is necessary to set out a number of strategic goals that will underpin all the policies and objectives of this plan.~~

3.4 Key strategic goals

GOAL 1 *To implement the overarching guidance offered by the National Spatial Strategy 2002 – 2020, the National Development Plan 2007 – 2013, the Regional Planning Guidelines for the Greater Dublin Area 2004—2016, and manage the spatial organisation of the County in an efficient sustainable manner.*

To achieve this goal, a County settlement strategy is put in place that will guide the location of new development during the plan period and beyond. This strategy will establish a hierarchy of settlements based on their role and capacity for growth and will determine what levels and type of future development shall be allowed to occur at each level in the hierarchy.

Strategic Policies

- To structure and manage the spatial organisation of the County, having regard to the principles of proper planning and sustainable development, and the guidance given by the National Spatial Strategy 2002-2020, and the Regional Planning Guidelines for the Greater Dublin Area 2004 – 2016;
- To manage the County's settlement in accordance with the settlement strategy hierarchy of settlements and population apportionment;
- To direct growth into the designated metropolitan growth centre and the large, moderate and small growth towns in the hinterland area, whilst recognising the settlement requirements of rural communities;
- That all water, transportation and community infrastructural investments shall be informed by and based upon the County settlement strategy and hierarchy of settlements;
- To ensure that the zoning of land is referenced by the County settlement strategy, that it is based upon rational planning grounds and a clear evidence based core strategy.

GOAL 2 *To facilitate and encourage the growth of employment, enterprise and economic activity in the County, across all economic sectors and in all areas.*

The promotion of economic activity is key to the future development of the County and may be facilitated through:

- encouraging a broad range of enterprise development within the County thereby avoiding dependence on a specific sector;
- adopting a cohesive and co-ordinated approach to the provision of incubation/start up units throughout the County;
- identifying key success traits of current development initiatives and highlight what is creating blockages to future development and addressing these blockages;
- promoting the provision of necessary infrastructure required for the development of industry e.g. broadband;
- creating linkages with third level education providers;
- addressing regional disparities to ensure the benefits of growth and development are evenly distributed and dispersed throughout the County;
- promoting economic growth and potential employment opportunities in the rural areas of the County in order to sustain vibrant and sustainable rural communities.

Strategic Policies

- To enhance the range and number of employment opportunities in the County, to increase the jobs ratio (i.e. the ratio of jobs available in the County compared to Wicklow labour force) from 0.65 in 2006 to 0.7 by 2016 and 0.75 by 2020 and to reduce the excessive commuting distances and trip times undertaken by the County's working population.
- To facilitate the development of high technology and high value employment, including the manufacturing sector, research and development and science, to create a knowledge based economy and to build strong linkages between education, research and employment, and promote the third level institute at Clermont as a centre of excellence;
- To promote the development of the tourism sector in a sustainable and environmentally sensitive manner, to capitalise on the County's tourism and recreational assets and generate wealth and employment in the County through the provision and upgrading of tourism infrastructure that will extend the stay and spend of tourists in the County;
- To protect and enhance key built and natural assets that are of integrity per se, and critical to the development of a sustainable economy;
- To overcome the County's water infrastructural deficits and in particular wastewater infrastructure to ensure such under provision does not impede economic development and wealth creation;
- To promote and facilitate the development and expansion of the electricity transmission and distribution grid and to encourage improved availability of a high quality, high-speed information, telecommunications and broadcasting networks.

GOAL 3 *To integrate land use planning with transportation planning, with the dual aim of reducing the distance that people need to travel to work, shops, schools and places of recreation and social interaction, and facilitating the delivery of improved public transport.*

The 2006 Census figures give an indication of commuting patterns in Wicklow. The figures indicate that the County has by far a greater percentage of people travelling for longer lengths of time than the national average, with the percentage of people travelling 1–1.5 hours to work, school or college at 10%, which is nearly double the national average of 6%. Similarly, County Wicklow residents have longer distances to travel, with significantly higher numbers of people travelling 25 kilometres and longer, at 20%, compared to the national average of 12%.

This level of commuting is unsustainable on many fronts, including socially, economically and environmentally, and is an important contributor to assessing the overall quality of life for the inhabitants of the County. Reducing the need to travel long distances by private car, and increasing the use of sustainable and healthy alternatives, can not only bring multiple benefits to both our environment and communities, but also to our own mental and physical wellbeing.

Strategic Policies

- 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;
- Promote the improvement of public transport services, in particular the upgrading of the Dublin – Rosslare train line, bringing the LUAS to Bray and the development of improved bus services;

GOAL 4 *To enhance existing housing areas and to provide for high quality new housing, at appropriate locations and to ensure the development of a range of house types, sizes and tenures in order to meet the differing needs of all in society and to promote balanced communities.*

The Housing Strategy, which forms part of this plan, sets out projected housing growth, the availability of zoned and serviced land to meet this demand, and the issue of housing affordability based upon, in the main, projections of income and housing unit prices.

While it is estimated that there is sufficient land to meet Wicklow's housing needs up to 2016, limitations in water and particularly wastewater capacities have and will continue to present serious blockages to development. Wastewater collection and treatment deficits may persist to 2014 and beyond. This key finding has implications for the spatial distribution of development within the County, with housing demand capable of being met in the north and east of the County and significant restrictions elsewhere.

In its appraisal of housing affordability, the Housing Strategy estimates that up to 40% of new households formed over the plan period will expect affordability challenges and 20% will clearly not be able to enter the housing market.

Strategic Policies

- To zone sufficient land in accordance with the County's Settlement Hierarchy, to accommodate the projected increase in population and households over the plan period;
- To promote the delivery of appropriately scaled and located employment, retail and social / community infrastructure in tandem with new residential development;
- To ensure that new retail, employment, education, community and recreational facilities are directed to the locations with the highest concentration of residents;
- To adequately service zoned land where housing demand exists and or is planned;
- To ensure that a mixture of house types and sizes is developed to reasonably match the requirements of the different categories of households including the range of social and affordable housing identified by The County Housing Strategy;
- To ensure new housing developments are designed and constructed to the highest of standards.

GOAL 5 ***To maintain and enhance the viability and vibrancy of settlements, to ensure that towns and villages remain at the heart of the community and provide a wide range of retail, employment, social, recreational and infrastructural facilities.***

While a high proportion of the County's residents live outside towns, the settlements of the County provide a significant component of employment, retail, social and cultural needs for all of the County's people. While the proportion of the County's population living in towns and villages is gradually increasing, the future viability of our towns and villages is under threat, particularly because of the significant outflows of retail expenditure from the County.

Notwithstanding this, the County's towns and villages are best placed to absorb additional growth and in accordance with the County settlement strategy, new development is to be directed into settlements. With additional development comes the need for the implementation of appropriate development standards, that result in a good mix of development types, high quality development and places and improved viability of infrastructural services (including public transport). In these regards, the density of development requires to be appropriately managed.

Strategic Policies

- To promote the development of the County's urban settlements and in the interests of maintaining higher order economic development, social and cultural infrastructure, promote efficiencies in engineering services and transportation;
- To encourage higher residential densities in urban centres, and to reflect this in local area and town plans;

- To seek to address dereliction and urban decay by supporting urban regeneration projects;
- To ensure that businesses and services with a high potential for public transport utilisation by employees and visitors are sited in locations which are easily accessible or which can be made easily accessible by public transport;
- To direct new retail activities into existing urban centres, in accordance with the Retail Planning Guidelines for Local Authorities (2005), the Retail Strategy for the Greater Dublin Area (2008) and the County Retail Strategy;
- To retain a greater percentage of retail expenditure in the County, to stem expenditure outflows and in particular the excessive leakage of comparison spend and to encourage the increased provision of both comparison and convenience retail opportunities in the County.

GOAL 6 ***To protect and enhance the County's rural assets and recognise the housing, employment, social and recreational needs of those in rural areas***

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 urban generated pressure for housing in our rural area and smaller villages. This has resulted in competition for housing sites and difficulties for rural natives in securing suitable sites. In accordance with 'Sustainable Rural Housing – Guidelines for Planning Authorities' (DoEHLG) 2005, this plan recognises that 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.

Furthermore, the decline in the primary sectors of agriculture, forestry and fishing has resulted in the need to diversify the rural economy into alternative resource based industries as well as appropriate non-resource based activities.

These housing and employment activities require to be accommodated in such a way that does not diminish the County's rural assets, including our landscape, nature designations, water quality and the safety of all road users, including pedestrians and cyclists.

Strategic Policies

- Rural housing development shall be in accordance with the provisions of "Sustainable Rural Housing - Guidelines for Planning Authorities" (DoEHLG 2005), the sustainable settlement policy framework as articulated in the National Spatial Strategy and the rural housing strategy and objectives set out in this plan;
- That rural housing shall be accommodated where rural housing need has been established, where it strengthens the established structure of villages, smaller settlements and other rural areas, where it sustains and revitalises established rural communities and does not endanger key rural assets or the vitality and viability of the higher order County Settlements;
- To minimise the impacts of new rural housing, in terms of adverse effects on the landscape, water quality, natural and built heritage and road users;
- To address the changing nature of the rural economy by promoting the diversification of employment options and towards maximising the potential of resource based development in the areas of forestry, marine, rural enterprise and services, natural resources, renewable energy production, tourism and agri-tourism. To promote restructuring and efficiencies

GOAL 7 ***To protect and improve the County's transport, water, waste, energy and communications infrastructure, whilst having regard to our responsibilities to respect areas protected for their important flora, fauna or other natural features***

Strategic Policies

- To continue to improve the County's transportation infrastructure, ~~with an emphasis shift away from new road construction in favour of solutions that facilitate the delivery of improved public transport (where feasible), reducing the demand for travel and improved public safety;~~ with the construction of new roads and the improvement of the existing road network and with a particular emphasis on delivering an improved public transport system.
- To promote and facilitate the improvement of the mainline train and DART services and to promote the linkage of the LUAS extension to Bray and Fassaroe and the linking of both DART and LUAS at Bray.
- To continue the County's investment in water services infrastructure and in particular investment in waste water infrastructure to ensure that existing barriers to growth, economic progress and the sustainable development of the County, are removed
- To implement the provisions of the "Planning System and Flood Risk Management" Guidelines (2008), have regard to the guidelines, objectives formulated around flood management, avoidance of development in flood risk areas, reduction and mitigation of risk and flood risk management and assessment.
- To implement the Wicklow Waste Water Management Plan 2006 – 2011 and have regard to the National Waste Prevention Plan 2009, and the National Hazardous Waste Management Plan.
- It is policy to pursue best practice in accordance with the Waste Management Hierarchy and formulate guidance regarding solid waste management including green waste and waste to energy facilities, hazardous waste and emissions, emissions to air, noise and light pollution.

GOAL 8 ***To promote and facilitate the development of sustainable communities through land use planning, by providing for land uses capable of accommodating community, leisure, recreational and cultural facilities, accessible to and meeting the needs of all individuals and local community groups, in tandem with the delivery of residential and physical infrastructure in order to create a quality built environment in which to live.***

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':

- (3) 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;
- (4) Facilitating access to the goods, services and structures within society for all, and particularly for those that are marginalised and powerless ('social inclusion').

Strategic Policies

- To ensure the provision of a comprehensive, integrated infrastructure of social and community facilities through out the County.
- To ensure the provision of social and community facilities as an essential part of the development of settlements where the scale and range of such infrastructure provided shall be in accordance with the Hierarchy Model of community facilities prepared under Strand 3 of County Development Levy scheme;
- That land use planning facilitate the delivery of social and community projects, the improved physical access to goods and services and the overall improvement in the quality of the built environment including the provision of open space.

GOAL 9 ***To protect and enhance the diversity of the County's natural and built heritage***

Wicklow's built heritage wealth is reflected in its abundance of archaeological and historical sites and monuments ranging from the late bronze age right through Christian, Viking, Norman and medieval eras, large county houses, planned estate villages, Georgian houses and other vernacular structures as well as bridges, harbours, stone walls and structures and sites associated with mining, industrial, political and religious heritage. The County's natural heritage includes an excellent diversity of natural and semi-natural habitats such as marine, coastal, wetland, woodland, lake, river and upland habitats that in turn support a diverse and varied flora and fauna.

Our natural and built heritage is under threat and is being diminished by, in the main, the pressures wrought by population growth and economic change and development. The Council recognises heritage's intrinsic value, and the importance of protecting and conserving Wicklow's heritage potential to the economic, social, cultural and environmental development of the County.

Strategic Policies

- To protect, conserve and enhance buildings, areas, structures, sites and features of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest.
- To ensure the conservation, wise management of areas of natural heritage value, and of features of natural interest and value such as woodlands, wetlands, watercourses and areas of unspoilt uplands. To protect plant animal species and habitats which have been identified in the Habitats Directive, Birds Directive, Wildlife Act (1976) and the Flora Protection Order 1999, **and in particular, to ensure that any programme, plan or project carried out on foot of this development plan, including an variation thereof, with the potential to impact upon a Natura 2000 site(s) shall be subject to an Appropriate Assessment in accordance with Articles 6(3) and 6(4) of the EU Habitats Directive 1992 and "Appropriate Assessment of plans and projects in Ireland – Guidance for Planning Authorities" (DoEHLG 2009)**
- To protect and promote the enhancement of the natural and built environment and the coastal zone as identified in the County Development Plan. Facilitate and strictly control appropriate development, prohibit development that is detrimental to coastal areas while minimising the adverse impacts of existing activities, promote the economic, social, cultural and environmental use of the coast, the bio-diversity of coastal cells and their critical support systems.

GOAL 10 ***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.***

We predominately use fossil fuels, non-renewable resources, such as coal, oil and natural gas, to generate energy. We inevitably face the depletion of these resources in the future and the associated risk of security of fuel supply. Furthermore the combustion of such fuels results in greenhouse gas emissions. The development of renewable energy shall be to the forefront of Wicklow County Council's policy formulation to ensure that our use and dependence on fossil fuels be reduced.

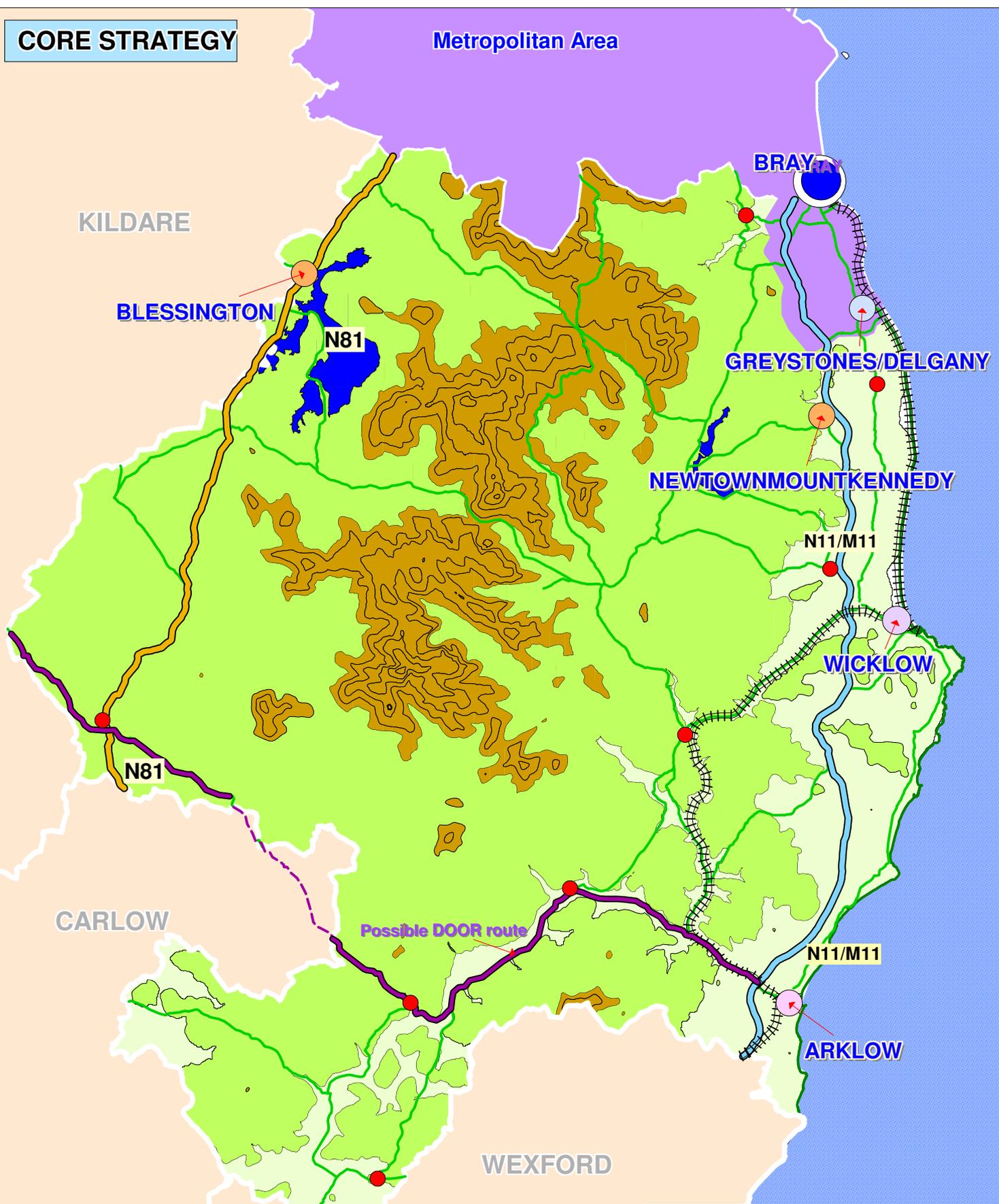
Flooding is an area of special planning concern, in the main attributable to the noticeable increase in the severity and frequency of flooding, and because of failure to appropriately take account of flood risk and the subsequent wide ranging costs incurred.

Strategic Policies

- To facilitate the minimisation of emissions to the air of greenhouse gases in accordance with international and European agreements and the National Climate Change Strategy. In this regard, the Council will support any appropriate initiatives taken to provide for more sustainable forms of energy use.
- To have regard to the National Climate Change Strategy (2007), the Government White Paper “Delivering a Sustainable Energy Future for Ireland - The Energy Policy Framework” (2007), the Wind Energy Guidelines for Planning Authorities (2006) and the Planning & Development Acts 2000 – 2007 in the development of appropriate strategies and objectives for the development of alternative and renewable energy, in particular Wind Energy;
- To reduce energy demand in the areas of primary consumption being transport, electricity and heating, particularly through improved integration of land use and transportation planning and higher standards of building design;
- To implement the provisions of the “Planning System and Flood Risk Management” Guidelines (2008), have regard to the guidelines, objectives formulated around flood management, avoidance of development in flood risk areas, reduction and mitigation of risk and flood risk management and assessment.

CORE STRATEGY

Metropolitan Area



	Metropolitan Consolidation Town		Metropolitan Area
	Large Growth Town I		Hinterland
	Large Growth Town II		Small Growth Town
	Moderate Sustainable Growth Town		

	Dublin to Rosslare Railway Line
	N11/M11
	N81
	Possible DOOR route

APPENDIX 2

PROPOSED MODIFIED CHAPTER 4

The original amendments proposed will continue to be shown in **red** and ~~blue~~ **strikethrough**.

Where the Manager is proposing modifications to the proposed amendment, such modifications are shown with new text in **pink** and deleted text in ~~strikethrough~~.

CHAPTER 4 POPULATION, HOUSING & SETTLEMENT

Modify Chapter 4 as follows:

The Proposed Amendments (made May 2010) are shown in red and blue ~~strikethrough~~

Proposed Modifications are shown pink and ~~strikethrough~~

4.1 Introduction

This chapter sets out the population, housing and settlement strategies and policies for County Wicklow for the plan period and up to 2022. These strategies will seek to:-

- Set out a plan for the growth of the County's population growth over the plan period and beyond, in accordance with historical trends and targets set by the National Spatial Strategy 2002 – 2020 (NSS) and Spatial Policy Unit of the DoEHLG;
- Project the housing requirements of this growing population and evaluate issues arising with regard to housing supply and affordability;
- Set out a settlement strategy for this growing population, which will be consistent with the settlement and growth strategy of the National Spatial Strategy 2002-2020 (NSS) and the Regional Planning Guidelines for the Greater Dublin Area 2004-2016 (RPGs). This strategy will identify the different types of the settlements in the County, outline their different roles and will set out indicative population targets for each settlement.

The County Wicklow Housing Strategy, which forms part of the draft plan and is a statutory requirement under the Planning Acts, provides the in-depth analysis on which these strategies are based (the complete Housing Strategy is set out in Volume 2 of this draft plan).

4.2 County population projections

County Wicklow is located in the most rapidly growing region in Ireland today (the 'Mid-East' region comprising the counties of Kildare, Meath & Wicklow). However, the rate of population growth in the County has not kept pace with other counties in the region. Its population has increased from 114,676 in 2002 to 126,196 in 2006, an increase of just under 11,520 people (Table 4.2A). This equates to a growth rate of 10.04%. This rate of growth is significantly below the growth rate in the other counties in the region as shown in Table 4.2B. Furthermore, Wicklow's share in the population of the region has been falling year on year, as shown in Table 4.2C below.

Table 4.2 A: Wicklow population 1996-2006

Year	Population	% change
1996	102,683	5.6%
2002	114,676	11.7%
2006	126,196	10.04%

Table 4.2 B: Growth rates in Mid-East Region 2002-2006

Year	2002	2006	% change
Region	412,625	475,362	15.2%
Kildare	163,944	186,335	13.7%
Meath	134,005	162,831	21.5%
Wicklow	114,676	126,196	10.04%

Table 4.2 C: Wicklow's share of Mid-East Region population 1996-2006

Year	Mid-East	Wicklow	Share
1996	347,407	102,683	29.5%
2002	412,625	114,676	27.8%
2006	475,362	126,196	26.5%

Source: CSO Census of population 1996, 2002 & 2006

The Central Statistics Office published new projections for national population growth in April 2008 and regional population growth in December 2008. These publications outline a number of growth scenarios up to 2026, making different assumption about fertility, mortality and international migration. A total of eight different scenarios are identified in the national projections and four scenarios for the regional projections, with the total population projected in the mid-east region up to 2021 ranging from 629,000 to 746,000 (from 475,362 in 2006). These **projections** were evaluated by the Spatial Policy Unit of the Department of the Environment, Heritage & Local Government, which published new regional **targets** in January 2009. It is important to note that the CSO projections do not take account of NSS policy, which aims to achieve more a more balanced growth across the Country through coordinated implementation of NSS principles. Therefore the regional population targets set out in the DoEHLG's document are based on a view of future development trends which are significantly influenced and driven by the NSS and thus differ in concept and practice from the CSO projections. Furthermore, the DoEHLG regional targets differ from the CSO projections in that they set out population breakdowns at 2010, 2016 and 2022. These dates are in line with the 6-yearly cycle for the review of the RPGs.

Table 4.2 D: DoEHLG Regional Population Targets 2010, 2016 and 2022

	2008	2010	2016	2022 (low / high range)
Border	492,500	511,000	552,700	595,000 - 611,400
Dublin	1,217,800	1,256,900	1,361,200	1,464,200 - 1,504,500
Mid-east	514,500	540,000	594,600	639,700 - 657,200
Midland	266,800	275,600	297,300	317,100 - 325,800
Mid-west	371,900	383,800	427,200	462,300 - 475,000
South-east	487,800	507,900	542,200	580,500 - 596,500
South-west	644,600	667,500	737,100	795,000 - 816,900
West	426,100	442,200	484,700	521,400 - 535,700
State	4,422,000	4,584,900	4,997,000	5,375,200 - 5,523,000

Source: Department of the Environment, Heritage and Local Government, 2009

~~The distribution of this population target across the three mid-east region counties will be determined in the new RPGs for the GDA, that will not be published until 2010. However the draft RPGs will be on display during 2009 and will give a strong indication of how this population will be distributed, but these figures are not available for this draft Plan.~~

~~This draft plan must therefore be framed in the absence of these final allocations. It is assumed however that the RPG strategy will endeavour to redress the population imbalance between Wicklow and the other counties in the mid-east region and attempt to increase Wicklow's share in the region's population. In this regard, population projections in this draft plan are based Wicklow's share in the region's population returning to 2002 levels by 2016 (27.8%) and increasing further to 28.8% by 2022.~~

~~As it is an overriding aim of the plan to be consistent with the RPGs, it is intended to update this plan during the adoption process to incorporate the RPG figures when they are available~~

~~The distribution of this population target across the three mid-east region counties is determined in the new RPGs for the GDA 2010-2022. and this plan will accord with the population allocations provided in the guidelines. While in the original circular the DoEHLG published a low and a high range for 2022, for the RPGs the low range is only shown and applied in the settlement strategy as directed by the DoEHLG in their September 2009 Population and Hub Targets document.~~

Table 4.2E: Wicklow Population Targets 2016 and 2022

Year	2002	2006	2016	2022
Mid-east	412,625	475,362	594,600	639,700 -657,200
Wicklow	114,676	126,196	165,299 164,280	184,234 189,274 176,800
% share	27.8%	26.5%	27.8% 27.6%	28.8% 27.3%

Source: Regional Planning Guidelines for the Greater Dublin Area 2010-2016

4.2.1 Population Objectives

POP1 To facilitate the growth of the population in County Wicklow, in accordance with the National Spatial Strategy 2002-2020 (NSS) and the (prospective) Regional Planning Guidelines for the Greater Dublin Area 2010-2022.

POP2 To increase the rate of population growth in the County, to redress the imbalance in growth between County Wicklow and other counties in the mid-east region.

4.3 Settlement Strategy

The purpose of a settlement strategy is to direct development to those locations that are the most suitable for growth. To achieve this aim, it is necessary to establish a hierarchy of settlements based on their role and capacity for growth and to determine what levels and type of future development shall be allowed to occur at each level in hierarchy.

4.3.1 Settlement hierarchy

The idea of a hierarchy of settlements is crucial to the achievement of regional dispersal and balanced growth in the County. As set out in the NSS, a settlement hierarchy will incorporate a range of settlements from small to large and concerns spatial distribution, service and economic functions as well as population. The idea of hierarchy suggests that several smaller settlements should be clustered around and readily accessible from the larger settlement next above it in the hierarchy. This is a principle which would maximise the accessibility of the full range of services and job opportunities from any location.

As with the 2004 County Development Plan, the hierarchy is divided into 'urban' settlements and 'rural' settlements. The positioning of the settlements in the 'urban' sector is relatively straight forward as the RPGs provide guidance and definitions of settlement types according to size and function. ~~However, there is one significant departure to note:-~~

~~Baltinglass and Rathdrum are elevated to moderate growth towns, in the same category as Blessington and Newtownmountkennedy~~

- ~~Baltinglass is a strong settlement, has a long history as a population centre and it dominates an extensive geographical area, albeit an area of lesser population than similar sized catchments in the north or east of the County. It has a wide range of services including retail, second level education, industry, warehousing, utilities and amenity that could support increased growth. The south west of the County is currently lacking in a strong growth pole, to act as an attractor of people and investment. Furthermore, obstacles to the expansion of wastewater treatment facilities in Blessington are likely to result in limited potential for expansion up to 2016. The designation of Baltinglass will therefore provide an alternative growth centre in the medium term for the west of the County.~~
- ~~Rathdrum again is a strong town with a full range of infrastructural and social services, which services a wide rural area. In addition, Rathdrum is served by the mainline railway line from Dublin to Rosslare. It is considered wholly consistent with the spirit of the RPGs that Rathdrum be designated for population growth given this sustainable form of transport available to the Metropolitan area.~~

The 2004 County Development Plan divided the small town category (1,000-5,000 population) into two categories (Small Growth Town 1 and Small Growth Town 2), with the more rural of these settlements being placed in the 'rural' zone of the hierarchy, notwithstanding population targets. A similar differentiation is maintained in this plan, with Small Growth Towns Type 1 being renamed 'Small Growth Towns' and Small Growth Towns Type 2 being renamed 'Rural Towns'.

There were 73 'rural' settlements designated in the 2004 County Development Plan, across four levels in the hierarchy. While similar levels are maintained in this plan, the positioning of all towns has been reviewed. This entailed the undertaking of an 'audit' of all settlements in the 'rural' zone with regard to essential services available in each²⁰ and an evaluation of the character and function of each settlement.

²⁰ Availability of mains water supply and mains sewerage, school, shop, pitch / sports club, church, Garda Station, public house, post office

**Table 4.3 A: County Wicklow Settlement Hierarchy 2010-2016
(See Maps 4.01 & 4.02 at the end of this chapter)**

Level	Settlement type	Settlement name		
1	Metropolitan consolidation town	Bray		
2	Large Growth Town 1	Wicklow / Rathnew		
3	Large Growth Town 2	Arklow	Greystones / Delgany	
4	Moderate growth town	Baltinglass Blessington	Newtownmountkennedy Rathdrum	
5	Small Growth Town	Ashford Aughrim Baltinglass Carnew	Enniskerry Kilcoole Rathdrum Tinahely	
URBAN – RURAL DIVIDE				
6	Rural Town	Avoca Donard Dunlavin	Kilmacanogue Newcastle	Roundwood Shillelagh
7	Large Villages	Barndarrig Ballinaclesh Coolboy Glenealy Hollywood	Johnstown/ Thomastown Kilpedder / Willowgrove Kiltegan	Knockananna Laragh - Glendalough Manor Kilbride Redcross Stratford
8	Small Villages	Annacurragh Annamoe Askanagap Ballyconnell Ballycoog Ballyknockan Ballynacarrig (Brittas Bay)	Connary Coolafancy Coolkenno Donaghmore Grangecon Greenan	Kirikee Knockanarrigan Lackan Moneystown Rathdangan Valleymount
9	<i>Rural Clusters</i>	Ballinglen Ballyduff Ballyfolan Ballynultagh Baltyboys Boleynass Barraniskey Carrigacurra Crab Lane Coolattin Croneyhorn	Crossbridge Davidstown Glenmalure Goldenhill Gorteen Kilamoat Kilcarra Killiskey Kilmurray (NMKY) Kilmurray (Kilmacanogue) Kilquiggan	Kingston Macreddin Moyné Mullinacuff Oldcourt Park Bridge Rathmoon Redwells Stranakelly Talbotstown Tomacork Tomriland
10	Rural Areas i.e. any location outside the development boundary of any settlement listed above			

4.3.2 Population allocation distribution

The 2006 Census revealed that approximately 72% of the County's population lived in one of the 21 settlements designated as towns in this draft County Development Plan (i.e. Levels 1-6). This increased slightly from the 2002 (71%) and the 1996 (70%) Censuses.

In 2006, of the c. 35,500 persons resident outside the larger settlements, it is estimated (using GeoDirectory data²¹) that approximately 5,200 of these lived in villages or rural clusters (i.e. Levels 7-9). Therefore approximately 30,300 persons were resident in the open countryside, outside of any designated settlement. This is approximately 24% of the total County population.

With the continued implementation of the NSS and the RPGs it is expected that the relative proportion of the County's population living in rural areas will decline further up to 2022 and population allocations for the larger 21 settlements therefore will aim to absorb up to 77% of the County's population by 2022 (i.e. 142,000 – 146,000 persons). While the relative proportion living in rural settlements and open countryside is planned to fall, the absolute numbers in such locations is expected to increase gradually along the same trends evident since 1996 i.e. growth in number of people living in rural areas by 500 per annum (of which 66% would be in the open countryside). This would mean that by 2022, the total number of people living in the open countryside would be in the order of 35,278 persons, compared to 30,328 in 2006.

The population allocated to Wicklow by the Regional Planning Guidelines for the Greater Dublin Area requires to be distributed throughout the County. This population distribution is required to underpin the NSS and the RPG settlement strategy for gateways and hubs. In this regard, the RPGs indicate that the Metropolitan area (Bray and Greystones) should increase to a population of 56,213 in 2016 (i.e. combined growth of 12,830) 42% of the growth allocated to County Wicklow should be directed to the Metropolitan Area settlements of Bray and Greystones, with the remainder of the growth allocated to be distributed around the County, with the majority being directed into the growth towns. In this regard, the population figures have been crafted to gradually increase the proportion of the County's residents living in the 21 towns from 72% in 2006 to 75% in 2016 and 76% in 2022.

It is necessary for this plan to also make provision for rural growth in the County in accordance with *Sustainable Rural Housing – Guidelines for Planning Authorities* given the high proportion of the County's residents living in rural areas and the likelihood that demand for rural housing will continue into the future, notwithstanding the overall aim to direct new population into designated settlements.

In this regard, in 2006, approximately 35,500 persons were residents outside of the 21 designated towns in the County, of which approximately 30,300 were residents in the open countryside (24% of the total County population). This plan allows for rural population growth to c. 40,500 in 2016 and 43,000 in 2022. This equates to an overall reduction in the proportion resident in rural areas from 28% in 2006 to c. 24.7% in 2016 and 24.3 % in 2022. This is considered to be in accordance the provisions of the NSS, the RPGs and the Sustainable Rural Housing Guidelines.

Population has been allocated over the period of the plan 2010-2016 and up to 2022 in order to provide a longer term timeframe for the planning and delivery of services, in particular water infrastructure. The current availability or otherwise of such infrastructure will not therefore dictate the growth target for each town up to 2022, but where it is known (based on the water services investment programme) that services are likely to be unavailable within the period of this plan (i.e. up to 2016), more substantial growth will be targeted for the next plan period, up to 2022.

²¹ GeoDirectory is the complete database of buildings in the Republic of Ireland. It assigns each property its own individual fingerprint – a unique, verified address in a standardised format, together with a precise Geocode.

The 2011 figure is based on an estimate of actual and likely growth in the settlements between 2006 and 2011 having regard to known capacities and developments granted permission between 2006-2009.

~~The targets for 2016 are based on those set out in the 2004 County Development Plan (as varied), adjusted where it is clear that the target cannot be reached due to infrastructural constraints which are not expected to be addressed before 2016. Assuming a gradual move to a higher proportion residing in the County's towns (assuming 75% by 2016)~~

~~The total population allocated to the 21 towns in the County in 2016 for these towns is actually 1112% higher than required. This modest 'market factor' is considered necessary in order to ensure that the plan provides opportunities and options for development across the whole County (which will give people choice as to their housing location) and to recognise that it is inevitable that over time some settlements will not develop or develop at different stages, either slower or faster than others for a variety of reasons.~~

~~The target for 2022 is based on a further increase in the proportion living in the larger 21 settlements to 77 76% and again a market factor of 15 23%, given the long time line involved and the inability to predict what factors will determine the growth rates of individual settlements that far into the future.~~

It is never possible to manage growth in any particular settlement to come in at an exact population figure at a set time. As the four largest growth centres, representing towards two thirds of the projected County growth, are reliant on the cooperation and financing of the National Roads Authority and the Railway Procurement Agency (Bray), an extended waste water treatment plant (Greystones), augmented water supply (Wicklow Town) and a waste water treatment plant that has been tied up in, inter alia, the Courts for seventeen years (Arklow) it is not possible to predict this with any accuracy whatsoever. The population allocations in this plan have thus incorporated 'compensatory headroom' of 12% in 2016 and 23% in 2022 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.

Table 4.3: Historical population figures for County towns 1996-2006 and growth estimates and targets up to 2022

Settlement type	Settlement	1996	2002	2006	2011	2016	2022
Metropolitan Consolidation Town	Bray	25,760	28,002	28,814	30,000	40,000	45,000
Large Growth Town 1	Wicklow / Rathnew	8,727	10,776	11,919	14,000	19,000	24,000
Large Growth Town 2	Arklow	8,557	9,993	11,759	13,000	19,000	23,000
	Greystones/ Delgany	11,296	11,913	14,569	16,000	21,000	24,000
Moderate Growth Town	Baltinglass	1,127	1,260	1,735	2,000	3,000	3,500
	Blessington	1,860	2,509	4,018	4,500	6,000	7,500
	Newtown	2,528	2,521	2,548	3,500	6,000	7,500
	Rathdrum	1,234	1,387	1,528	2,000	3,000	5,000
Small Growth Towns	Ashford	1,215	1,356	1,494	1,600	2,500	3,000
	Aughrim	745	871	960	1,200	1,500	2,000
	Baltinglass	1,127	1,260	1,735	2,000	3,000	3,500
	Carnew	795	809	892	1,200	1,500	2,000
	Enniskerry	1,275	1,904	1,881	2,000	2,500	3,000
	Kilcoole	2,694	2,826	3,252	3,750	4,500	5,000
	Rathdrum	1,234	1,387	1,528	2,000	3,000	5,000
	Tinahely	630	692	965	1,050	1,250	1,550
Rural Towns	Avoca	490	564	622	700	800	900
	Donard	162	201	182	200	300	400
	Dunlavin	693	914	897	1,000	2,000	2,500
	Kilmacanogue	818	834	839	915	1,000	1,100
	Newcastle	763	851	938	1,000	1,500	1,750
	Roundwood	446	518	571	700	1,100	1,300
	Shillelagh	324	278	311	450	600	750
Total town population		72,139	80,979	90,694	99,850	138,050	164,750
% of County		70%	71%	72%	73%	75%	77 76%
Headroom in towns						11 12%	15 23%
Smaller settlements							
Large villages				3,135	3,635	4,135	4,635
Small villages				1,059	1,309	1,559	1,809
Rural clusters				980	1,080	1,180	1,280
Total in villages/clusters				5,174	6,024	6,874	7,724
No. of rural dwellers				30,328	31,978	33,628	35,278
County total		102,683	114,676	126,196	138,691	165,299 164,280	186,754 176,800

Source: CSO Census of population, RPGs allocation and Wicklow Forward Planning Department

While the Census does not generally provide population surveys for smaller settlements, populations can be estimated based on the recorded number of houses in the GeoDirectory in each as of April 2006 (the time of the 2006 Census) multiplied by the County average household size in 2006 (2.89). Growth targets for settlements below Level 6 are set out in Chapter 6 (Rural Development).

4.3.3 Settlement Objectives

- SS1** To implement the County Wicklow settlement strategy having regard to the availability of services and in particular, to direct growth into the designated metropolitan growth centre and the large, moderate and small growth towns in the Greater Dublin hinterland area.
- SS2** To ensure that the designated large growth towns will insofar as is practical, be self sufficient, incorporating necessary employment, retail, social and services infrastructure.
- SS3** 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.
- SS4** To implement the population growth targets as set out in Table 4.3, to monitor development and the delivery of services on an ongoing basis and to review population allocations where service delivery is impeded.

4.4 Housing Strategy

The draft Wicklow Housing Strategy sets out:-

- The demand for new housing that will arise out of the projected growth in County population over the life of the strategy and this development plan (i.e. up to 2016);
- An assessment of the availability of zoned and serviced land, to meet this housing demand;
- An evaluation of housing affordability over the life of the strategy based on projections of future income and house prices.

4.4.4 Demand for housing

The demand for housing is a result of the formation of new households. This can be either fuelled by indigenous growth e.g. young adults moving out of the family home and buying their first property, or the movement of new households into the County. There has been a strong rate of household growth in County Wicklow between 1996 and 2006, with both intercensal periods showing an increase of around 17%.

Table 4.4 A: Number of households & household size, Co. Wicklow 1996-2006

Year	1996		2002		2006	
	Number of households	Average household size	Number of households	Average household size	Number of households	Average household size
	31,134	3.22	36,572	3.06	42,870	2.89
increase			+6,298		+5,438	
% increase			+17.2%		+17.5%	

Source: CSO Census of population 1996, 2002 & 2006

On the basis of the County population target set out earlier in this chapter and assuming a decrease in household size to 2.56 by 2016, the following table sets out the number of new households that will be formed and the number of additional housing units that will be required over the plan period.

Table 4.4 B: Population projections & projected growth in households 2006-2016

Year	Population	Total population in private households ²²	Average household size	Number of private households	% increase	Number of new households to be formed per annum	Number of additional housing units required ²³
2006	126,194	123,670	2.89	42,870	-	-	-
2007	128,693	126,119	2.86	44,098	2.9%	1,228	1,301
2008	131,192	128,568	2.83	45,430	3.0%	1,333	1,413
2009	133,691	131,017	2.79	46,960	3.4%	1,529	1,621
2010	136,190	133,466	2.76	48,357	3.0%	1,398	1,482
2011	138,691	135,917	2.73	49,787	3.0%	1,429	1,515
2012	143,809	140,933	2.69	52,391	5.2%	2,605	2,761
2013	148,927	145,948	2.66	54,868	4.7%	2,476	2,625
2014	154,044	150,964	2.63	57,401	4.6%	2,533	2,685
2015	159,162	155,979	2.59	60,224	4.9%	2,823	2,992
2016	164,280	160,994	2.56	62,888	4.4%	2,665	2,825

²² The Census reveals that c. 2% of the enumerated population on the date of the census is not resident in a private household in the County. This allows for visitors, hotel guest, those in hospitals, nursing homes etc on the census date.

²³ The number of housing units required will be slightly above the number of new households formed due to the 'excess factor' which is a term describing the fact that demand for housing will exceed actual household formation due to some of the additional units being required to replace obsolete housing, some units being vacant at any one time due to market frictional factors or some units being second homes or pieds à terre. An excess factor of 6% is used in this plan.

An analysis in the pattern of change in the age structure of the County since 1996 shows that there has been a decline of persons in the 0-24 age group in the County from 42% in 1996 to 36% in 2006. This is likely to have an impact on the rate of 'indigenous' household formation over the strategy. There is also a trend towards a greater proportion of the County's population in the older cohorts (55 years+).

Table 4.3C: Percentage of persons in each age group, 2006

Year	0-14	15-24	25-39	40-54	55-64	65+
2006	22%	14%	24%	20%	10%	10%
2002	23%	15%	23%	20%	9%	10%
1996	25%	17%	22%	19%	8%	10%

Source: CSO Census of population 2006

The breakdown of the household structure can be summarised as one person, two or more family units, non-family households, two or more non-related persons, couples with no children and couples with children, and lone parents with children.

In Wicklow the number of family units comprising couples (married / cohabitating) with children has remained constant at 41% - 42% between 2002 and 2006. Interestingly, while the proportion of households in the State with 3 or more persons has decreased between 2002 and 2006 (from 53% to 51%), the number of 3+ households in Wicklow has increase over the same period from 44% to 48%.

Table 4.3D: Percentage of Persons in each Age Group, Co. Wicklow 2006

Household composition	2002	2006
1-person household	18%	19%
Husband & wife	14%	15%
Cohabiting couple	4%	5%
Husband & wife with children (any age)	39%	35%
Cohabiting couple with children (any age)	3%	6%
Lone mother	9%	10%
Lone father	1.5%	2%
Other	11.5%	8%

Source: CSO Census of population 2002 & 2006

The demographic trends in the County have implications for housing demand. Clearly there is a requirement to ensure the provision of additional housing to meet the forecast demand and in Wicklow, given the high proportion in the 25-39 range and the high proportion of households with 3 or more persons, it would appear that the strongest demand will be from 1st time buyers, particularly those with young / expanding families. While household sizes overall will be falling over the plan period, this is largely attributed to 'empty nesters' rather than falling fertility amongst those in the 25-39 age group. This will require a policy approach that favours the development of medium-sized units (2-4 bedrooms).

However, housing growth in the future in County Wicklow will not be determined having regard to past trends – instead, the demographic analysis on trends has been carried out at a regional level in the RPGs and a housing 'allocation' given to County Wicklow. The RPGs allocate housing growth in Wicklow from c. 49,088 units in 2006 to 68,351 in 2016 and 82,012 units in 2022.

Demand for housing up 2016

- The 2006 Census found that there were 49,088 housing units in the County on the night of the Census, but that only 42,472 were occupied. The RPGs assume an average household size in Wicklow of 2.57 on the basis of the total County population of 126,196 persons.
- The RPGs assume a household size in Wicklow of 2.56 by 2016 and use an 'excess factor' of 6% i.e. 6% of new residential units built will not result in population growth, these houses being vacant due to market friction or because of their use as second homes.
- Therefore of the 68,351 houses in the County in 2016, only 64,250 will generate population. Given the County population target of 164,280, this will give an average household size of 2.556 (or 2.56 used in the RPGs)
- Therefore the total number of housing units required in the County by 2016 will be c. 64,250 compared to the existing number of 49,088 in 2006. The growth in units required is therefore c. **15,160 units**.
- This plan allows for a total number of housing units in the rural area of 15, 846 in 2016, which is a growth by c. **2,023 units**.
- This plan allows for a total number of units in the 'urban' area i.e. the 21 towns in the County of 48,351 units, which is growth by c. **13,137 units**

These three figures are clearly shown in Table 4.4 B.

Table 4.4B Demand for housing in Wicklow up to 2016

Settlement	2006	2016	Adjusted for headroom	Population growth 2006-2016	Number of new residential units required 2006-2016
Bray	28,814	40,000	35,865	7,051	2,820
Wicklow / Rathnew	11,919	19,000	17,036	5,117	2,027
Arklow	11,759	19,000	17,036	5,277	2,090
Greystones / Delgany	14,569	21,000	18,829	4,260	1,698
Blessington	4,018	6,000	5,380	1,362	541
Newtownmountkennedy	2,548	6,000	5,380	2,832	1,113
Ashford	1,494	2,500	2,242	748	296
Aughrim	960	1,500	1,345	385	153
Baltinglass	1,735	3,000	2,690	955	377
Carnew	892	1,500	1,345	453	179
Enniskerry	1,881	2,500	2,242	361	145
Kilcoole	3,252	4,500	4,035	783	313
Rathdrum	1,528	3,000	2,690	1,162	458
Tinahely	965	1,250	1,121	156	63
Avoca	622	800	717	95	39
Donard	182	300	269	87	34
Dunlavin	897	2,000	1,793	896	353
Kilmacanogue	839	1,000	897	58	24
Newcastle	938	1,500	1,345	407	161
Roundwood	571	1,100	986	415	164
Shillelagh	311	600	538	227	89
Total in towns	90,694	138,050	123,778	33,084	13,137
Total Rural population	35,502		40,502	5,000	2,023
Total County population	126,196		164,280		15,160

Demand for housing up 2022

- The 2006 Census found that there were 49,088 housing units in the County on the night of the Census, but that only 42,472 were occupied. The RPGs assume an average household size in Wicklow of 2.57 on the basis of the total County population of 126,196 persons.
- The RPGs assume a household size in Wicklow of 2.3 by 2022 and use an 'excess factor' of 6% i.e. 6% of new residential units built will not result in population growth, these houses being vacant due to market friction or because of their use as second homes.
- Therefore of the 82,012 houses in the County in 2022, only 77,091 will generate population. Given the County population target of 176,800, this will give an average household size of 2.293 (2.3 used in the RPGs)
- Therefore the total number of housing units required in the County by 2022 will be 77,091 compared to the existing number of 49,088 in 2006. The growth in units required is therefore c. 28,000 units.
- This plan allows for a total number of housing units in the rural area of 18,697 in 2022, which is a growth by c. 4,950 units.
- This plan allows for a total number of units in the 'urban' area i.e. the 21 towns in the County of 58,173 units, which is growth by c. 23,050 units.

Table 4.4C Demand for housing in Wicklow up to 2022

Settlement	2006	2022	Adjusted for headroom	Population growth 2006-2022	Number of new residential units required 2006-2022
Bray	28,814	45,000	36,546	7,732	4,724
Wicklow / Rathnew	11,919	24,000	19,491	7,572	3,861
Arklow	11,759	23,000	18,679	6,920	3,569
Greystones / Delgany	14,569	24,000	19,491	4,922	2,830
Blessington	4,018	7,500	6,091	2,073	1,092
Newtownmountkennedy	2,548	7,500	6,091	3,543	1,664
Ashford	1,494	3,000	2,436	942	481
Aughrim	960	2,000	1,624	664	335
Baltinglass	1,735	3,500	2,842	1,107	564
Carnew	892	2,000	1,624	732	361
Enniskerry	1,881	3,000	2,436	555	330
Kilcoole	3,252	5,000	4,061	809	505
Rathdrum	1,528	5,000	4,061	2,533	1,176
Tinahely	965	1,550	1,259	294	173
Avoca	622	900	731	109	77
Donard	182	400	325	143	71
Dunlavin	897	2,500	2,030	1,133	536
Kilmacanogue	839	1,100	893	54	63
Newcastle	938	1,750	1,421	483	255
Roundwood	571	1,300	1,056	485	238
Shillelagh	311	750	609	298	145
Total in towns	90,694	164,750	133,798	43,104	23,051
Total rural population	35,502		43,002	7,500	4,950
Total County population	126,196		176,800		28,000

4.4.5 Supply of housing

The supply of new housing will clearly be dependent on market factors, but assuming a market in equilibrium, if there is a demand for housing, there will be housing supply. The role of a land use plan is therefore to ensure that there are no obstacles to the delivery of housing. In this regard, it will be necessary to ensure that there is zoned and serviced land available for housing development.

4.4.2.1 Development capacity

~~Table 4.3E details the town development plans in effect in County Wicklow and sets out the amount of existing zoned land available in each. Furthermore, an estimate of development capacity and number of residential units in construction or granted but awaiting construction is provided. This information is sourced from the 2008 Housing Land Availability Study, which the Council prepares annually for submission to the DoEHLG. However, it has been updated to take into account the adoption of new plans for Carnew, Kilcoole, Newtownmountkennedy, Tinahely and Wicklow Environs, Enniskerry and Bray Environs.~~

Table 4.3E: Zoned land in County Wicklow & development capacity

Settlement	Period of plan	Amount of undeveloped zoned land (hectare)	Amount of Local Authority undeveloped zoned land	Development capacity (units)	No. of units in construction or awaiting commencement
Bray Town Plan	2005-2011	23	0	1,094	227
Bray Environs	2009-2015	58	0	2,680	0
Wicklow Town Plan	2007-2013	28	8.5	679	262
Wicklow Environs (incl Marlon LAP)	2008-2014	280	0	7,700	4,400
Arklow Town Plan	2005-2011	79	15	2,300	180
Arklow Environs	2006-2012	65	0	1,304	69
Greystones/Delgany	2006-2012	120	12.35	1,333	242
Newtownmountkennedy	2008-2014	36	0	739	980
Ashford	2008-2014	50	0.4	1,010	183
Aughrim	2004-2010	24	0	459	36
Baltinglass	2008-2016	28	0.93	477	5
Carnew	2009-2016	16	2.4	313	261
Enniskerry	2009-2015	19	0	325	18
Kilcoole	2008-2014	25	4.5	532	251
Rathdrum	2006-2012	23	1.2	463	290
Dunlavin	2008-2016	34	1.95	687	3
Newcastle	2007-2016	28	0	340	50
Roundwood	2007-2016	13	0	250	36
Tinahely	2009-2016	20	1.35	404	64
Shillelagh	2004-2010	17	2.5	359	53
Total		986	51	23,488	4,610

~~This table shows that there is currently sufficient land zoned to meet Wicklow's housing needs up to 2016. Although there is clearly significant 'headroom', in that there is approximately 5022% more land zoned than is required to meet the housing growth needs, some settlements will not have the necessary infrastructure to allow all zoned lands to be developed within the lifetime of the plan. It should also be noted that this table does not provide an estimate of the number of units that may be developed in smaller towns, villages and rural areas. The 2006 Census revealed that only 67% of the County's population resided in the 17 settlements included in this table.~~

~~Table 4.4 C details the current development capacity in County Wicklow having regard to the amount of land that is designated for development and the quantity of extant residential persons, using the following assumptions:~~

- An average gross density of 20 units to hectare on zoned residential lands, which reflects the range of density and housing types possible across the different settlements in the County;
- Town centre land being developed at a plot ratio of 0.5, which reflects both potential non-residential use of such lands and the range of town centre types across the County;
- All land with the benefit of existing permission will be developed in accordance with the current permission.

Table 4.4 C: — Development capacity (in number of housing units) in County Wicklow

Settlement	Development capacity of zoned land with no current permission	Number of units with current permission (in construction or awaiting commencement)
Bray	3,500	800
Wicklow	6,440	1,500
Arklow	4,000	1,000
Greystones/Delgany	1,520	850
Newtownmountkennedy	370	1,200
Ashford	1,200	350
Aughrim	450	10
Baltinglass	650	100
Carnew	625	200
Enniskerry	630	10
Kilcoole	570	300
Rathdrum	630	500
Dunlavin	400	325
Newcastle	600	40
Roundwood	180	25
Tinahely	480	100
Shillelagh	330	40
Total	22,575	7,350

In summary, this table shows that between extant permissions and zoned land, there is capacity to deliver an additional c. 20,925 housing units in the towns of the County, excluding Blessington, Avoca, Kilmacanogue and Donard which do not have local development plans and therefore no zoned land. The growth in population of the 21 towns in the County to 123,800 in 2016²⁴ will require the delivery of c.18,000 additional units and the growth to 133,800 in 2022 will require c. 28,000 additional units²⁵.

Therefore there is currently approximately 65% more development capacity than is required to meet population growth needs up to 2016, but this reduces to 7% for 2022. Of the settlements without development plans, only one is of significant size (Blessington) and it is unlikely that when plans are put in place for the remaining four settlements that this surplus would increase significantly. However, it is the stated objective of this plan to implement the population growth targets as set out in Table 4.3 and therefore this surplus of development capacity does not present any major issue. In fact, it is prudent to have a surplus having regard to the reality that some land will not be released to the market and some lands will not be serviced by 2016.

²⁴ This figure is derived from the total County population of 164,280 in 2016 less the total rural population of 40,500 in 2016

²⁵ Allowing for household size of 2.89 in 2006, 2.56 in 2016 and 2.3 in 2022 and an 'excess factor' of 6%

4.4.2.1 Availability of zoned land

Table 4.4 D below details the current development capacity in County Wicklow having regard to the amount of land that is zoned for development. The development capacity (in units) for each town is based on the densities possible to achieve on each of the available plots of zoned land, as per the provisions of the local plan applicable or the prevailing pattern of development in the area.

4.4.2.2 Availability of infrastructure

~~While there are restrictions in the County with regard to transport infrastructure (roads, rail, public transport etc), these do not in the main present a bottleneck to the release or development of zoned land.~~ There are restrictions in the County with regard to transport infrastructure (roads, rail, public transport etc), which present a bottleneck to the release or development of zoned land, particularly in the major settlements on the east coast, which are in main significantly dependent on the N11 / M11.

Deficiencies in public transport are a particular problem, including in the proposed new significant urban expansion area of Fassaroe in Bray.

Deficiencies in social and economic infrastructure persist, but the County Development Plan and Local Area Plans will control the role out of new residential development such that it is commensurate with development of this necessary social and economic infrastructure.

However, restrictions in Sanitary Services have and continue to present serious blockages to development. Table 4.4 D shows the amount of land the principal County settlements up to 2014 in the towns in the County that is serviceable ~~(as of June 2009)~~ (as of March 2010) by water supply and wastewater collection / treatment systems, and any planned service improvements on the basis of investment planned over the period of this plan.

Table 4.3F: Amount of undeveloped zoned land serviceable pre-2014

Settlement	Amount of undeveloped zoned land (hectare)	Amount of undeveloped zoned land serviceable pre-2010	Development capacity 2008-2010 (units)	Amount of undeveloped zoned land serviceable pre-2014	Development capacity 2008-2014 (units)
Bray Town Plan	23	20	1,100	23	1,094
Bray Environs	58	0	0	58	2,680
Wicklow Town Plan	28	28	679	28	679
Wicklow Environs (incl Marlton LAP)	280	0	0	267	5,340
Arklow Town Plan	79	0	0	0	0
Arklow Environs	65	0	0	0	0
Greystones/Delgany	120	0	0	120	1,333
Newtownmountkennedy	36	0	0	36	739
Ashford	50	0	0	50	1,010
Aughrim	24	1	20	1	20
Baltinglass	28	4	80	4	80
Carnew	16	16	313	16	313
Enniskerry	19	19	325	19	325
Kilcoole	25	0	0	25	532
Rathdrum	23	0	0	23	463
Dunlavin	34	0	0	34	687
Newcastle	28	0	0	28	340
Roundwood	13	0	0	0	0
Tinahely	20	0	0	0	0
Shillelagh	17	0	0	0	0
Total	986	88	2,517	743	16,904

Table 4.4 D: ~~Amount of serviced land (as of June 2009) and planned capacity increases during the plan period (number of housing units) undeveloped zoned land serviceable pre-2014~~

Settlement	Capacity June 2009	Planned capacity increase by 2016
Bray	1,750	2,550
Wicklow	0	3,500
Arklow	0	1,000*
Greystones/Delgany	0	2,850
Newtownmountkennedy	0	1,700
Ashford	0	500
Aughrim	10	-
Baltinglass	250	-
Carnew	1,040	-
Enniskerry	880	-
Kilcoole	0	1,300
Rathdrum	100	-
Dunlavin	0	-
Newcastle	0	-
Roundwood	30	-
Tinahely	250	-
Shillelagh	150	-
Total	4,460	13,400

Source: Wicklow County Council Water Services Department

* Assuming the planned Arklow WWTP is delivered before 2016

Table 4.4D Development capacity in Wicklow up to 2016

Settlement	Amount of undeveloped zoned land (Ha)	Capacity of zoned land (units)	Capacity of water services (units) 2010	Planned water services capacity increase by 2016
Bray	74	4,178	1,750	2,550
Wicklow / Rathnew	392	8,154	0	3,500
Arklow	135	4,886	0	400*
Greystones / Delgany	111	2,087	0	2,850
Blessington	n/a	n/a	n/a	-
Newtownmountkennedy	63	1,602	0	1,700
Ashford	63	1,248	0	500
Aughrim	24	436	10	-
Baltinglass	45	863	250	-
Carnew	32	487	1,040	-
Enniskerry	22	345	880	-
Kilcoole	29	619	0	1,300
Rathdrum	41	995	100	-
Tinahely	25	379	250	-
Avoca	n/a	n/a	n/a	-
Donard	n/a	n/a	n/a	-
Dunlavin	34	512	0	-
Kilmacanogue	n/a	n/a	n/a	-
Newcastle	30	372	0	-
Roundwood	13	190	30	-
Shillelagh	18	220	150	-
Total	1,150	27,573	4,460	13,400

Source: Wicklow County Council Water Services Department

* Assuming the planned Arklow WWTP is delivered before 2016

~~As can be seen from this table, the lack of water services in fact restricts the number of units that could be delivered up to 2016 to c. 18,000 units. In these circumstances, it would appear unlikely that the growth target of 16,700 for these towns up to 2016 will be achieved.~~

~~Between 2006 and 2010, the projected growth of the County will give rise to the formation of 5,820 households (see Table 4.3B above). There have been approximately 4,900 new homes completed between 2006-2008. There is permission outstanding for 4,610 units and development capacity for 2,517 additional units (as per Table 4.3F above). Therefore while there are significant capacity constraints in sanitary infrastructure up to 2010, it is apparent that there is and will be no shortfall in potential development to meet the growing population.~~

~~In the medium term (up to 2014), there will be capacity for 21,511 new residential units (16,901 units on currently undeveloped zoned land plus the 4,610 units already permitted). However, only approximately 72% (15,644) of the 21,633 new households formed up to 2016 will be formed before 2014 and therefore it is clear that sanitary infrastructure will not impede the delivery of sufficient residential units to meet the projected growth in population.~~

As can be seen from this table, the lack of water services in fact restricts the number of units that could be delivered up to 2016 to c. 18,000 units. Given the growth targets for these towns of c. 13,000 units up to 2016 (as set out in Table 4.4 B), the overall growth target for the towns should be achievable. However, given the growth target of c. 23,000 units in the same towns up to 2022, significant upgrades in water infrastructure will be required, and should be planned for during the lifetime of this plan, given the time lag between inception and delivery of any project.

It is **however** important to note the infrastructural difficulties being experienced in Arklow, which is designated a Large Growth Town II in the County Settlement hierarchy and the Regional Planning Guidelines for the Greater Dublin Area **2004-2016**. It is considered unlikely that wastewater collection and disposal infrastructural deficits will be resolved before **2014-2016**.

Furthermore, **both** all of the major settlements in the west of the County (Baltinglass, Blessington **and** Dunlavin) are experiencing short to medium term restrictions on development, while only the settlement in Carnew in the south of the County has development capacity.

There are clear implications therefore for the spatial distribution of new residential units in the County, with the housing needs of those desiring or willing to live in the north and east of the County being met, but significant restrictions elsewhere in the County. This however generally correlates to the growth strategy for the County as set out in the Regional Planning Guidelines for the Greater Dublin Area **2004-2016**.

4.4.6 Housing affordability

The Housing Strategy sets out a detailed evaluation of housing affordability over the plan period and forms part of the County Development Plan. Even assuming a scenario where house prices continue to fall yet incomes recover, between 33%-46% of new households formed every year over the plan period will experience affordability difficulties. The Housing Strategy for County Wicklow is included in Volume 2 of this plan.

4.4.4 Housing Objectives

HS1 To ensure adequate zoned and serviced land is available over the plan period to meet the housing needs of the growing population of the County and in particular, to allow the growth of the County to ~~465,299~~ **164,280** persons in 2016.

- HS2** To ensure an equitable distribution of zoned land around the County, to ensure that new households are not overly restricted in their choice of location and can maintain a relationship with their own community.
- HS3** To ensure that development land is designated in a range of settlement types and sizes in order to provide for needs arising in all areas.
- HS4** To ensure that adequate infrastructure, in particular water infrastructure, is or will be made available to all zoned land.
- HS5** To require compliance with Part V of the Planning Act, in accordance with the County Housing Strategy, for all new residential or mixed use development (of which residential forms part), other than applications with the benefit of a certificate of exemption from Part V under Section 97 of the Planning Act.
- HS6** To require a 20% quota of social / affordable housing to be provided for in all new residential or mixed use developments (of which residential forms part) on zoned land through the transfer of either:
- (f) 20% of the land of the site, or
 - (g) Housing units, where the total value of the planning gain of the unserviced site(s) of such units is equivalent in monetary value to the planning gain to the Council on the transfer of 20% of the land of the site, or
 - (h) Fully or partially serviced housing sites where the total planning gain for the unserviced element of such sites are equivalent in monetary value to the planning gain on 20% of the land of the site, or
 - (i) A payment of such an amount, which is equivalent to the monetary value of the amount accruing to the Planning Authority, under the provisions of a, b or c above, (ie equal in monetary value to the planning gain to the Council on the transfer of 20% of the land of the site) or.
 - (j) The provision of (a), (b), (c) or (d) above at another area within Wicklow.

Planning gain means the difference between the open market value and the existing use value.

- HS7** To require a 20% quota of affordable housing to be provided for in all new residential or mixed use developments (of which residential forms part) on unzoned land, to be transferred in the same mechanism as set out in Objective HS6.
- HS8** To require all new social and / or affordable housing development (whether Local Authority / Voluntary or Part V schemes) to provide a minimum of 50% of the units at a size of 3 bedrooms or greater.
- HS9** To require all applicants for permission that will include social and / or affordable housing to engage in meaningful pre-planning discussions with both the Housing and Planning Authorities, in order to establish at the outset the location, house size and house design requirements of both Authorities.
- HS10** To require the highest standard of design in all new social / affordable development or development containing an element of social / affordable housing, in accordance with the development standards set out in the County Development Plan and the DoEHLG social housing guidelines.
- HS11** To encourage proposals from developers to satisfy Part V obligations which are directed toward special need categories – namely, elderly accommodation, travellers accommodation, specialised accommodation for the homeless and specially adapted accommodation for persons with disabilities – where the proposal is related to an identified local need and is consistent with other policies of the Development Plan.

APPENDIX 3

ENVIRONMENTAL REPORT & APPROPRIATE ASSESSMENT

ADDENDUM

Environmental Report & Appropriate Assessment: Addendum III

arising from Submissions made during the
2nd Period of Public Display

for: Wicklow County Council

County Hall
Station Road
Wicklow Town
County Wicklow



by: CAAS

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Dublin 1



JULY 2010

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1 Introduction

1.1 Terms of Reference

This Addendum to the Strategic Environmental Assessment (SEA) and Appropriate Assessment (AA) of the Draft Wicklow County Development Plan 2010-2016 has been prepared to respond to the submissions made during the second period of public display.

It follows a number of previous Addenda, as follows:

Environmental Report: Addendum I

Response to submissions made during the 1st period of public display of the SEA Environmental Report (& Appropriate Assessment) and Updates Arising

Environmental Report: Addendum II

Environmental Consequences of Proposed Amendments arising from Submissions made during the 1st Period of Public Display (as commented on in Addendum I)

Addendum to Draft Appropriate Assessment Screening Report

Assessment of Proposed Amendments following consideration of Submissions made during the 1st Period of Public Display

Section 2 of this document describes implications of the submissions made during the second period of public display for the SEA and AA.

It should be noted that changes are not made to the original Environmental Report (ER) or AA at this stage; this Addendum forms part of the documentation of the ongoing SEA/Plan-making process. It supplements and should be read in conjunction with the Environmental Report and the above-listed Addenda.

The findings of this Addendum will be used to update the ER and AA on adoption of the Plan. The updated ER and AA will be made available to the public and will accompany the Wicklow County Development Plan, when adopted.

2 Consequences of Submissions for the Environmental Report and Appropriate Assessment

The following identifies implications for the ER and AA arising from submissions which were made on the Draft Plan and ER and AA during the second period of public display¹. It does not comment of matters which are outside the scope of the ER or AA as these are matters for the Planning Authority.

2.1 Department of the Environment, Heritage and Local Government

2.1.1 Land use Zoning

These are matters for the Planning Authority

2.1.2 Nature Conservation

The submissions notes the absence of any AA screening of the proposed amendments. However an Addendum to the Draft AA Screening Report was subsequently prepared and it is noted that a letter from the Department dated 16 July expressed satisfaction with that and with the findings of the AA screening.

2.1.3 Architectural Heritage

The removal of structures from the draft RPS would potentially conflict with the protection of architectural heritage however proposals for development will have to comply with other provisions of the CDP which provide for the protection of architectural heritage. Likewise, with regard to the amendment to the description for Clermont House, Rathnew, proposals for development will have to comply with other provisions of the CDP which provide for the protection of architectural heritage.

2.2 Department of Communications, Energy and Natural Resources

The Department made no comments/observations.

2.3 Environmental Protection Agency

2.3.1 Proposed Amendments to and proposed new Draft Plan Policies

No consequences.

2.3.2 Determination re. likely significant effects

The proposed amendments have been assessed for environmental effects and any effects have been set out in Addendum II to the ER and the Addendum to the Draft AA Screening Report.

¹ during May to June 2010

2.3.3 Obligations with respect to National Plans and Policies and EU Environmental Legislation

No consequences.

2.3.4 Appropriate Assessment

The submissions notes the absence of any AA screening of the proposed amendments. However an Addendum to the Draft AA Screening Report was subsequently prepared and it is noted that a letter from the Department of the Environment, Heritage and Local Government dated 16 July expressed satisfaction with that and with the findings of the AA screening.

2.3.5 SEA Statement

An SEA Statement will be prepared on adoption of the Plan.

2.3.6 General Comments

Where appropriate, this Addendum provides responses or clarifications to these comments under the below headings. Where these comments are matters for the Planning Authority or have been addressed in the ER, AA or the Addenda (as listed in section 1.1) further response is only included below where it is considered useful.

2.3.6.1 Flood Risk Assessment

Flood risk has been considered in the draft Plan and ER, for example:

- SEO W3 in the ER: *To prevent development on lands which pose - or are likely to pose in the future - a significant flood risk*
- The Strategic Policy associated with Goals 7 and 10 in the draft Plan: *To implement the provisions of the "Planning System and Flood Risk Management" Guidelines (2008), have regard to the guidelines, objectives formulated around flood management, avoidance of development in flood risk areas, reduction and mitigation of risk and flood risk management and assessment.*
- The Flood Management Objectives in chapter 12 of the draft Plan

2.3.6.2 3.3.1 Population and Settlement

There are numerous waste and water objectives in the draft Plan, including WS1-5 and WW1-8. For example WS2 is *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.*

In response to the point in the submission the Planning Authority should nonetheless consider including a specific objective setting out a requirement for adequate and appropriate water supply and wastewater treatment infrastructure to be in place prior to granting of any planning permissions.

2.3.6.3 Green Issues

The need for appropriate drainage systems is addressed in the draft Plan, for example by:

- the Strategic Policy associated with Goals 7 and 10: *To implement the provisions of the "Planning System and Flood Risk Management" Guidelines (2008), have regard to the guidelines, objectives formulated around flood management, avoidance of development in flood risk areas, reduction and mitigation of risk and flood risk management and assessment; and*
- WS2 *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.*

2.3.6.4 Amendment 12 Page 61

The Planning Authority should consider incorporating reference to the *Code of Practice* as suggested.

2.3.6.5 Amendment 25

This point is addressed by Objectives BD1-4 and 7-9 in the draft Plan.

2.3.6.6 Amendment 39

Environmental protection in the context of developments, including any aviation developments, is addressed by various objectives in the draft Plan and other statutory requirements and legislation. These include Habitats Directive and EIA compliance.

2.3.6.7 Amendment 45

“Related habitats and species” are adequately protected by objectives BD1-4 and BD7-9.

2.3.6.8 Amendment 53

The amended mapping has been considered through the SEA process and it was determined that the amendments did not change the conclusions reached in the assessment of the policies and objectives which incorporate the Wind Energy Strategy into the draft Plan.

2.3.6.9 Amendment 63

The planning Authority should consider including a specific objective to commit to compliance with the Freshwater Pearl Mussel Sub Basin Management Plan as this would demonstrate commitment to adhere to this Plan and to the requirements of the Habitats Directive.

2.3.6.10 Amendment 66

The Planning Authority should consider including the suggested buffer.

2.3.6.11 Amendment 68

The Planning Authority should consider implementing the proposed change.

2.3.6.12 Amendment 71

Detailed monitoring

10.6 of ER

The Council is responsible for collating existing relevant monitored data, the preparation of a monitoring report, the publication of this report and, if necessary, the carrying out of corrective action.

It is recommended that a Steering Committee be established to oversee the monitoring process.

This is addressed at section 2.3.2 of Addendum I to the ER, which states:

Monitoring measures are included in the Environmental Report in compliance with Article 10 and Annex 1 of the SEA Directive and Article 7 and Schedule 2B of the Planning and Development (Strategic Environmental Assessment) Regulations 2004 (SI No. 436 of 2004) in order to monitor the likely significant environmental effects of implementing the Plan.

The requirement to prepare a Manager's report for the Elected Members on the progress achieved in securing Development Plan objectives within two years of the making of the Plan is separate to that of the SEA Directive and SI No. 436 of 2004 - it is required under section 15 of the 2000 Planning Act as amended.

There is no requirement to include the SEA Environmental Report indicators in the County Development Plan text.

A preliminary monitoring evaluation report on the significant environmental effects of implementing the Plan will be prepared to coincide with the Manager's report mentioned above.

2.3.6.13 Proposed TTP3

This point is addressed by Objectives BD1-4 and 7-9 in the draft Plan.

2.3.6.14 Monitoring

This is addressed under heading 2.3.6.12above.

APPENDIX 4

APPROPRIATE ASESMENT SCREENING REPORT

Addendum to Appropriate Assessment Draft Screening Report:

Assessment of Proposed Amendments following consideration of Submissions made during the 1st Period of Public Display

for: Wicklow County Council

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1 Introduction

1.1 Terms of Reference

This addendum to the Appropriate Assessment Screening Report of the Draft Wicklow County Development Plan 2010-2016 outlines the Appropriate Assessment screening of Amendments to the Draft Plan as proposed by the Elected Members of the Council.

It should be noted that changes are not made to the original Appropriate Assessment Screening Report at this stage; this Addendum forms part of the documentation of the ongoing SEA/AA/Plan-making process. It supplements and should be read in conjunction with the Appropriate Assessment Draft Screening Report.

1.2 Process for making a new Development Plan for Wicklow

The Proposed Amendments to the Draft Plan constitute a further stage in the process of making a new Development Plan for County Wicklow.

The Draft Plan and accompanying Environmental Report were put on public display from in September 2009. The Manager prepared a report on the submissions/observations received during the display period and submitted it to the Elected Members for their consideration. Addendum I to the Environmental Report was prepared at that stage.

Having considered the Draft Plan, the Environmental Report and the Manager's Report, the Members of Wicklow County Council, by resolution, resolved to amend the Draft Development Plan in accordance with the provisions set out in Section 12(6) of the Planning and Development Act 2000-2009.

A second addendum to the Environmental Report was prepared to set out the SEA implications of the proposed amendments.

The Proposed Amendments were required to be placed on public display for a period of not less than four weeks in accordance with Section 12(7) (b) of the Planning and Development Act 2000-2009. Written submissions or observations with respect to the Proposed Amendments are taken into consideration by the Members of the Council before the making of actual amendments to the Draft Plan.

1.3 Appropriate Assessment of Proposed Amendments

This addendum to the Appropriate Assessment Screening Report identifies the effects on the Natura 2000 Network due to the proposed amendments to the Draft Wicklow County Development Plan 2010-2016. In Section 2 of this addendum, the text in black is the text as contained in the Draft Wicklow County Development Plan 2010-2016 and is not changing. The text in ~~strikethrough~~ is the text as contained in the Draft Plan and is proposed to be deleted. The text in red is proposed as amended or new text to the Draft Plan. Responses with regard to the consequences of the proposed amendments for the Appropriate Assessment are shown in green.

2 Assessment of Amendments

2.1 Chapter 3: Core Strategy

GOAL 1

To implement the overarching guidance offered by the National Spatial Strategy 2002 – 2020, the National Development Plan 2007 – 2013, the Regional Planning Guidelines for the Greater Dublin Area ~~2004–2016~~, and manage the spatial organisation of the County in an efficient sustainable manner.

This Proposed Amendment does not change the assessment provided in the Appropriate Assessment Screening Report.

GOAL 7

Strategic Policies

- To continue to improve the County's transportation infrastructure, ~~with an emphasis shift away from new road construction in favour of solutions that facilitate the delivery of improved public transport (where feasible), reducing the demand for travel and improved public safety;~~ with the construction of new roads and the improvement of the existing road network and with a particular emphasis on delivering an improved public transport system.

This Proposed Amendment does not change the assessment provided in the Appropriate Assessment Screening Report.

GOAL 9

Strategic Policies

- To ensure the conservation, wise management of areas of natural heritage value, and of features of natural interest and value such as woodlands, wetlands, watercourses and areas of unspoilt uplands. To protect plant animal species and habitats which have been identified in the Habitats Directive, Birds Directive, Wildlife Act (1976) and the Flora Protection Order 1999, and in particular, to ensure that any programme, plan or project carried out on foot of this development plan, including any variation thereof, with the potential to impact upon a Natura 2000 site(s) shall be subject to an Appropriate Assessment in accordance with Articles 6(3) and 6(4) of the EU Habitats Directive 1992 and "Appropriate Assessment of plans and projects in Ireland – Guidance for Planning Authorities" (DoEHLG 2009).

This Proposed Amendment would further strengthen the provisions of the Plan with regard to the protection of biodiversity and flora and fauna and, in particular, the protection of Natura 2000 sites.

2.2 Chapter 4: Population, Housing and Settlement

Table 4.2E: Wicklow Population Targets 2016 and 2022

Year	2002	2006	2016	2022 (low / high range)
Mid-east	412,625	475,362	594,600	639,700 - 657,200
Wicklow	114,676	126,196	165,299 164,280	184,234 – 189,274 176,800
% share	27.8%	26.5%	27.8% 27.6%	28.8% 27.3%

Source: Draft Regional Planning Guidelines for the Greater Dublin Area 2010-2016

Table 4.3: Historical population figures for County towns 1996-2006 and growth estimates and targets up to 2022

Settlement type	Settlement	1996	2002	2006	2011	2016	2022
Metropolitan Consolidation Town	Bray	25,760	28,002	28,814	30,000	40,000	45,000
Large Growth Town 1	Wicklow / Rathnew	8,727	10,776	11,919	14,000	19,000	24,000
Large Growth Town 2	Arklow	8,557	9,993	11,759	13,000	19,000	23,000
	Greystones/ Delgany	11,296	11,913	14,569	16,000	21,000	24,000
Moderate Growth Town	Baltinglass	1,127	1,260	1,735	2,000	3,000	3,500
	Blessington	1,860	2,509	4,018	4,500	6,000	7,500
Small Growth Towns	Newtown	2,528	2,521	2,548	3,500	6,000	7,500
	Rathdrum	1,234	1,387	1,528	2,000	3,000	5,000
	Ashford	1,215	1,356	1,494	1,600	2,500	3,000
	Aughrim	745	871	960	1,200	1,500	2,000
	Baltinglass	1,127	1,260	1,735	2,000	3,000	3,500
Rural Towns	Carnew	795	809	892	1,200	1,500	2,000
	Enniskerry	1,275	1,904	1,881	2,000	2,500	3,000
	Kilcoole	2,694	2,826	3,252	3,750	4,500	5,000
	Rathdrum	1,234	1,387	1,528	2,000	3,000	5,000
	Tinahely	630	692	965	1,050	1,250	1,550
Rural Towns	Avoca	490	564	622	700	800	900
	Donard	162	201	182	200	300	400
	Dunlavin	693	914	897	1,000	2,000	2,500
	Kilmacanogue	818	834	839	915	1,000	1,100
	Newcastle	763	851	938	1,000	1,500	1,750
	Roundwood	446	518	571	700	1,100	1,300
	Shillelagh	324	278	311	450	600	750
Total town population		72,139	80,979	90,694	99,850	138,050	164,750
% of County		70%	71%	72%	73%	75%	77.76%
Headroom in towns						11.12%	16.23%
Smaller settlements							
Large villages				3,135	3,635	4,135	4,635
Small villages				1,059	1,309	1,559	1,809
Rural clusters				980	1,080	1,180	1,280
Total in villages/clusters				5,174	6,024	6,874	7,724
No. of rural dwellers				30,328	31,978	33,628	35,278
County total		102,683	114,676	126,196	138,691	165,299	186,754
						164,280	176,800

Proposed Amendments relating to revised population figures based on the revised Regional Planning Guidelines figures would reduce potential conflicts with the protection of the environment or make them no worse.

Baltinglass and Rathdrum are proposed to be changed from Moderate Growth Towns to Small Growth Towns however their population targets are proposed to remain unchanged – this amendment does not change the assessment in the Appropriate Assessment Screening Report.

2.3 Chapter 5: Urban Development

Objective UD3

It is an objective of the Council to:-

- To require the creation and maintenance of a high quality urban and suburban environment;
- Encourage higher residential densities in urban centres, and to reflect this in local area and town plans;

- To allow a relaxation in certain development standards in urban centres in the interest of achieving the best development possible, both visually and functionally;
- To seek to address dereliction and urban / **suburban** decay by supporting urban / **suburban** regeneration projects;
- Ensure that businesses and services with a high potential for public transport utilisation by employees and visitors are sited in locations which are easily accessible or which can be made easily accessible by public transport;
- Encourage the provision of a wide range of employment opportunities;
- Direct all new retail activities into existing urban centres, in accordance with the County Retail Strategy (as set out in Chapter 10).

The introduction of 'suburban' at the first and fourth bullet point would be likely to extend the beneficial effects of these parts of the objective (with regard to maximising brownfield development and minimising greenfield development) to more areas across the County. It further strengthens the provisions of the Plan by directing development pressure away from greenfield sites thus avoiding adverse effects on the Natura 2000 network.

2.4 Chapter 6: Rural Housing and Development

Objective RH9

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

Multi-house development	50% Regional Growth 50% County Growth , excluding those living / working in Levels 1-3 of the hierarchy
Single house development	County Growth, excluding those living / working in Levels 1-3 of the hierarchy

This Proposed Amendment does not change the assessment provided in the Appropriate Assessment Screening Report.

Objective RH11

The settlements in Level 7 shall be considered suitable for limited growth and investment and shall absorb demand for new housing from inside and outside the County subject to the following controls:-

Multi-house development	25% Regional Growth 50% County Growth , excluding those living / working in Levels 1-4 of the hierarchy 25% Local Growth
Single house development	Local Growth

This Proposed Amendment does not change the assessment provided in the Appropriate Assessment Screening Report.

Section 6.3.1 Rural settlements (Levels 6-9 in the County settlement hierarchy)

Large Villages (Level 7)

Amend large village boundaries as follows:-

Barndarrig Extend boundary by 1.77ha / 4.4 acres

Glenealy Extend boundary by 0.4ha / 1 acre

Bardarrig and Gleanealy are not physically close to or hydrologically linked to any site within the Natura 2000 network. This Proposed Amendment does not change the assessment provided in the Appropriate Assessment Screening Report.

RH12 The settlements in Level 8 shall be considered suitable for restricted growth and investment and shall absorb only local or rural generated housing demand subject to the following controls:-

Multi-house development	<p>Proven Need for new housing, and</p> <p>25% 50% County Growth, excluding those living/working in Levels 1-4 of the hierarchy</p> <p>75% 50% Local Growth</p>
Single house development	<p>Proven Need for new housing and compliance with Local Growth criteria</p>

This Proposed Amendment does not change the assessment provided in the Appropriate Assessment Screening Report.

RH13 The settlements in Level 9 shall be considered suitable for limited growth and shall absorb only local or rural generated housing demand subject to the following controls:-

Multi-house development	Not permissible
Single house development	<p>Proven Need for new housing, and</p> <p>Meet Local Growth criteria, with the following limitation:</p> <p>Residents of Level 6 & 7 Levels 1- 8 will only be eligible for permission in Level 9 if the applicant is a son/daughter of a parent that was born and raised and resided for a period of not less than 10 years in that rural cluster or its surrounding rural area.</p>

This Proposed Amendment does not change the assessment provided in the Appropriate Assessment Screening Report.

Section 6.3.1 Rural settlements (Levels 6-9 in the County settlement hierarchy)

Rural Clusters (Level 9)

Amend rural cluster boundary as follows:-

Kilmurray (Kilmacanogue) Extend boundary by 3.042ha

The Glen of the Downs SAC is approximately 1.5km to the south of Kilmurray (Kilmacanogue). This distance, combined with the fact that there is no hydrological link between the proposed development area and the SAC will ensure that the integrity of the site will not be adversely affected. This Proposed Amendment will therefore not change the assessment provided in the Appropriate Assessment Screening Report.

~~RH14 The Planning Authority will support proposals for necessary individual dwellings on suitable sites in the open countryside (i.e. areas outside of any designated settlement) where the applicant can clearly demonstrate a genuine social or economic need for a rural dwelling (as defined in this section) and a housing need, having regard to their existing housing situation. Where permission is granted, 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 other such persons that the Planning Authority may agree to in writing.~~

Objective RH14

Residential development will be considered in the countryside only when it is for the provision of a necessary dwelling 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 was either born and reared in the family home in the immediate vicinity of the proposed site (including permanent native residents of levels 8 and 9 i.e. small villages and rural clusters), or resided in the immediate environs of the proposed site for at least 10 consecutive years 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 principle occupation is in agriculture and who owns and farms substantial lands in the immediate vicinity of the site.
6. An immediate family member (i.e. son or daughter) of a person described in 5, who is occupied in agriculture in the immediate vicinity.
7. A person whose principle occupation is in a rural resource based activity (i.e.: agriculture, forestry, mariculture, agri-tourism etc.) and who can demonstrate a need to live in the immediate vicinity of this activity.
8. Renovation or conversion of existing dilapidated buildings of substance, in a scale, density and manner appropriate to the rural area and its scenic amenities. Any such developments shall be in accordance with the Rural Design Standards set out in Section 6.4).
9. 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.
10. 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.
11. An emigrant, returning to their local area, seeking to build a house for his/her own use not as speculation.
12. Persons whose work is intrinsically linked to the rural area and who can prove a definable social and economic need to live in the rural area and who has resided in the immediate area for at least 10 consecutive years prior to the application.
13. A permanent native resident who has to dispose of their dwelling, on foot of a court order, following divorce or a legal separation.
14. Permanent native residents of moderate and small growth towns, seeking to build a house in their native town or village within the 50kmph / 30 mph speed limit on the non national radial roads, for their own use and not as speculation as of 11th October 2004.
15. 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.
16. 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. Previous ownership of a house in County Wicklow will not be used as a reason for refusal of a rural planning.

Consideration for rural housing will also be given to those persons who were permanent native residents of a rural area but due to the expansion of an adjacent town / village, the family homeplace is now located within the development boundary of the town / village. A person whose lands have been zoned or designated as development lands in the extension of the development boundary shall not benefit from such consideration in this regard. This shall relate to lands subsumed within individual development boundaries of Local Area Plans and Town Plans adopted in the previous 12 years.

Where a permanent native resident cannot secure an appropriate site in their native rural area, consideration will be given to permission for a rural house in an alternative rural area, so long as the proposed development site is not located in a landscape zone higher up in the landscape hierarchy than the applicant's homeplace.

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 fulfill the criteria set out in Objective RH14 or to other such persons as the Planning Authority may agree to in writing.

This Proposed Amendment does not change the assessment provided in the Appropriate Assessment Screening Report.

RZ1

To provide for rural residential development, with no restrictions on purchasing and occupation at the following location:

- Grounds of Delgany Golf Club (as shown on map 06.05A) – for a maximum of 4 units

The Glen of the Downs SAC is located within 1km of this site (across Delgany golf course). However, there is no hydrological link between the areas and the type and scale of development allowed for by the proposed amendment will not result in any adverse effect on the integrity of this SAC. This Proposed Amendment therefore does not change the assessment provided in the Appropriate Assessment Screening Report.

2.5 Chapter 7: Enterprise and Employment

Strategy

To promote the successful economic development and growth in employment of the County by:

- Providing the infrastructure and zoned land necessary to attract inward investment and growth in indigenous industry;
- Supporting the development of new employment opportunities in the right locations in the County, in particular, by promoting development in the designated growth towns, where access to the market can be maximised;
- Fostering entrepreneurial activity by providing opportunities for training and education, and business start-up and incubator facilities;
- Supporting and facilitating to the highest degree possible (subject to environmental and other relevant planning considerations) all forms of employment generation.
- **The Council will strive to obtain funding available from central government for infrastructure and any other business promotion and that all spending will give value for money**

This Proposed Amendment does not change the assessment provided in the Appropriate Assessment Screening Report.

Objective EMP 13

To provide for employment development at the following locations as shown on Maps 7.01 – 7.09):

Location	Map No.	Size	Zoning
Mountkennedy Demesne, Kilpedder	7.01	31.99	To provide for a data centre facility ¹⁴ 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, Tullow	7.02	4.4ha	To provide for a light industrial development
Kilmurray South	7.03	0.76ha	To provide for transport purposes development
Kilmurray North	7.04		To provide for a warehousing / storage / distribution and commercial vehicle park
Scratenagh crossroads	7.05	8.09ha	To provide for light industrial uses/business park uses with extensive landscaping and a high architectural standard of layout and building design.
Kilmurray South	7.06	2ha	To provide for an arts and crafts development with studio and workshops with a maximum total gross floor area of 400m ² (in one or two blocks) to be divided into units of 40 m ² , 60 m ² or 100 m ² with one dwelling only for a centre manager for the development.
Kilpedder Interchange	7.07	27.7	To provide for Employment uses including industrial, transport, distribution, warehouse or retail warehouse developments of good architectural design, layout and landscaping including substantial screening from N11. The provision of transport and retail facilities will not be at the expense of facilities in existing settlements.
Rathmore, Ashford	7.08	20.37	To provide for Employment uses
Ballybeg, Rathnew	7.09	4	To provide for Commercial use. Any development shall be subject to an EIS and shall be set back 100 metres from the N11 in accordance with County Development Plan policy on building lines.

- The Kilpedder site is approx. 1.5 km south of the Glen of the Downs candidate Special Area of Conservation.
- The Slaney River Valley candidate Special Area of Conservation is located less than 2km from the Rath East/Knockloe, Tullow site.
- The Glen of the Downs candidate Special Area of Conservation is located within 150m of the Kilmurray site.
- Tributaries to the Redcross River cross the Scratenagh Crossroads site. The Redcross River flows into Buckrone-y-Brittis Dunes and Fen candidate Special Area of Conservation.
- A River flows through the Kilpedder Interchange site and then onto the Murrough candidate Special Area of Conservation and Special Protection Area.
- Tributaries to the Vartry River flow through the Rathmore, Ashford site and then onto the Murrough candidate Special Area of Conservation and Special Protection Area.
- A river which flows within 250m of the Ballybeg, Rathnew site runs to the Murrough candidate Special Area of Conservation and Special Protection Area.

The proposed amendments to zoning will not result in the loss or fragmentation of habitats within the Natura 2000 network. As outlined, there are some hydrological links between areas subject to the

proposed amendments and sites within the Natura 2000 network. This could potentially lead to pollution of water courses during construction activities or discharge of waste water where inadequate treatment facilities exist. However the following objectives within the Wicklow CDP will ensure the protection of ground and surface water and prevent the occurrence of adverse effects on the integrity of the Natura sites:

- WW2 To ensure that all foul water generated is collected and discharged after treatment in a safe and sustainable manner.
- WS2 To protect existing and potential water resources of the County, in accordance with the EU Water Framework Directive, the River Basin Management Plan and the Groundwater Protection Scheme
- SW2 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
- WT1 To implement the EU Water Framework 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.
- WT3 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
- WT4 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 10m along watercourses should be provided free of built development, with riparian vegetation generally being retained in as natural a state as possible. and 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*"

In addition, it is a strategic policy (Goal 9) of the Wicklow CDP *to ensure that any programme, plan or project carried out on foot of this development plan, including any variation thereof, with the potential to impact upon a Natura 2000 site(s) shall be subject to an Appropriate Assessment in accordance with Articles 6(3) and 6(4) of the EU Habitats Directive 1992 and "Appropriate Assessment of plans and projects in Ireland – Guidance for Planning Authorities" (DoEHLG 2009).* This objective will ensure that any development arising through the implementation of this objective will be subject to compliance with the Habitats Directive.

Objective EMP 14

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 developments, at appropriate locations **generally** on suitably zoned land within settlements. Large-scale development should be located in appropriate settlements, having regard to the scale of the development and the settlement's place within the identified tiers of the County Settlement Hierarchy. Planning applications for large-scale employment generating developments should be accompanied by a Mobility Management Plan. Regard should be paid to the design standards for employment generating developments set out in Section 7.5 of this chapter."

This Proposed Amendment does not change the assessment provided in the Appropriate Assessment Screening Report.

Objective EMP 21

It is the objective of the Council to **promote 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.

This Proposed Amendment does not change the assessment provided in the Appropriate Assessment Screening Report.

2.6 Chapter 8: The Rural Economy

Objective RUR3

To permit the development of commercial / industrial developments in rural areas, where it is proven that the proposed development requires to be located in the rural area **and will have a positive impact on the location.** ~~due to its dependence on an existing local resource or source material that is required for the carrying out of the industrial process or commercial activity / service. The local resource or source of material that is essential to the industrial process or commercial activity shall be from a source that is in close proximity to the location of the proposed development.~~

This Proposed Amendment does not change the assessment provided in the Appropriate Assessment Screening Report.

Objective RUR6

To encourage, where appropriate, home-based economic activity 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 proposal complies with the following:

- Requirements set out in RUR5;
- ~~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;~~
- ~~Permissions will be restricted to use by the applicant and shall be temporary, for a period of five years, to enable the Planning Authority to monitor the impact of the development;~~
- ~~The Planning Authority will determine the appropriate number of employees that will be permitted at the development. In certain cases, it may be appropriate that the development is restricted to owner operated 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 a development.~~

This Proposed Amendment does not change the assessment provided in the Appropriate Assessment Screening Report

Objective RUR7

The Council will promote improved broadband in rural areas to help the rural economy.

This Proposed Amendment could potentially create impacts through the disturbance of species, loss of habitats and pollution of watercourses during construction, depending on where broadband infrastructure is to be located. Objective BD4 of the Wicklow CDP states that '*Any project with the potential to impact upon a Natura 2000 site(s) shall be subject to an Appropriate Assessment in accordance with Article 6(3) of the Habitats Directive*'. This objective will ensure that any development arising through the implementation of this objective will be subject to the requirements of the Habitats Directive.

Objective 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.

This Proposed Amendment does not change the assessment provided in the Appropriate Assessment Screening Report.

Objective 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 Coillte and the Forest Service.

and Objective FTY2

To promote afforestation in co-operation with relevant agencies, including the Forest Service (Department of Agriculture, Fisheries and Food) and forestry operators Coillte, and to ensure that afforestation is undertaken in a manner that is consistent with the principle of 'sustainable forest management'.

This Proposed Amendment does not change the assessment provided in the Appropriate Assessment Screening Report.

Objective 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', DoEHLG 2004
- '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
- 'Wildlife, Habitats and the Extractive Industry – Guidelines for the protection of biodiversity within the extractive industry', NPWS 2009

This Proposed Amendment does not change the assessment provided in the Appropriate Assessment Screening Report.

2.7 Chapter 9: Tourism

Objective TR6

TR6 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'¹ in all landscape areas:

- The following tourist uses will not be permitted in the Zone of Outstanding Natural Beauty (both the Mountain Uplands Zone and the Coastal Zone): Static caravans / mobile homes and touring caravans²;
- Holiday homes will not be permitted in any zone other than urban zones except where they comply with objectives TA4, TA5 and TA6 below;

This Proposed Amendment does not change the assessment provided in the Appropriate Assessment Screening Report.

Objective TA5

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

¹ Uses that are 'open for consideration' are uses that will only be permitted in cases where the Council is satisfied that the use would not conflict with the general objectives for that zone / 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.

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

- 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, 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;
- in the case of larger scale developments,

- (a) all lands, including any on-site tourist facility shall be held ~~in single ownership~~ **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
- (b) 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.

This Proposed Amendment does not change the assessment provided in the Appropriate Assessment Screening Report.

Objective TA10

To provide for a holiday home developments (subject to objective TA5) at the following locations:

- Baltyboys Golf Club, up to 4 units on a site of 1.3ha as shown on Map 9.09
- Annamoe Fish Farm, on a site of 1.2ha as shown on Map 9.10

The Annamoe Fish Farm is approximately 200m south of the Wicklow Mountains Special Protection Area.

Baltyboys Golfclub site is located less than 1km from the Poulaphouca Reservoir Special Protection Area and a nearby stream flows into the Reservoir.

The proposed amendments to zoning will not result in the loss or fragmentation of habitats within the Natura 2000 network. The scale of development allowed for and the distance from the designated sites will ensure that adverse effects through loss or fragmentation of habitats or disturbance of species will not occur. There is a hydrological link between the Baltyboys Golfclub site and the Poulaphouca Reservoir SPA. This has potential to lead to pollution of water courses during construction activities or discharge of waste water where inadequate treatment facilities exist. However the following objectives within the Wicklow CDP will ensure the protection of ground and surface water:

- WW2 To ensure that all foul water generated is collected and discharged after treatment in a safe and sustainable manner.
- WS2 To protect existing and potential water resources of the County, in accordance with the EU Water Framework Directive, the River Basin Management Plan and the Groundwater Protection Scheme
- SW2 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
- WT1 To implement the EU Water Framework 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.
- WT3 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

In addition, it is a strategic policy (Goal 9) of the Wicklow CDP *to ensure that any programme, plan or project carried out on foot of this development plan, including any variation thereof, with the potential to impact upon a Natura 2000 site(s) shall be subject to an Appropriate Assessment in accordance with Articles 6(3) and 6(4) of the EU Habitats Directive 1992 and "Appropriate Assessment of plans and projects in Ireland – Guidance for Planning Authorities" (DoEHLG 2009).* This objective will ensure that any development arising from the implementation of this objective will be subject to compliance with the Habitats Directive.

Amend Map 9.02 Norpark (ski slope) site, Newtownmountkennedy
Omit areas outlined in black from ITLR zoning

This Proposed Amendment does not change the assessment provided in the Appropriate Assessment Screening Report

Objective TTP2

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. **In particular, to consider the development of Belmont Demesne, Delgany (as shown on Map 9.07) as an outdoor adventure / equestrian centre.**

Insert new map

Map 9.07 Belmont Demesne, Delgany

This Proposed Amendment will not change the assessment provided in the Appropriate Assessment Screening Report

Objective TTP3

To support the development of new and existing walking, cycling and driving trails, including facilities ancillary to trails (such as car parks) and the development of linkages between trails in Wicklow and adjoining counties. **In particular, to encourage hill walking trails in West Wicklow and to promote a walk around Blessington lake, subject to consultation and agreement with landowners .**

This Proposed Amendment has the potential to give rise to impacts on the Natura 2000 network through increased recreational pressure and disturbance of key species, depending on where trails and facilities are located. Objective BD4 of the Wicklow CDP states that *'Any project with the potential to impact upon a Natura 2000 site(s) shall be subject to an Appropriate Assessment in accordance with Article 6(3) of the Habitats Directive'*. This objective will ensure that any development arising through the implementation of this Objective TTP3 will be subject to compliance of the Habitats Directive.

Objective TTP7

To promote, in co-operation with **landowners, recreational users and other relevant stakeholders, on the basis of 'agreed access' ~~the various relevant organisations~~**, 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.

This Proposed Amendment does not change the assessment provided in the Appropriate Assessment Screening Report.

2.8 Chapter 10: Retail

Table 10.2 Retail hierarchy for County Wicklow

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	Tier 1 Towns serving a wide district Arklow, Blessington, Baltinglass Tier 2 Towns serving the immediate district Newtownmountkennedy, Rathdrum
LEVEL 4	NEIGHBOURHOOD CENTRES	LOCAL CENTRES – SMALL TOWNS
	Bray Area Boghall Road / Ballywaltrim, Vevay, Dargle Rd, Dublin Road / Little Bray, Albert Road & Walk, Fassaroe, Southern Cross Road Greystones Area Delgany, Blacklion, Charlesland, Killincarrig, Victoria Road	Ashford, Aughrim, Avoca, Carnew, Donard, Dunlavin, Enniskerry, Kilcoole, Kilmacanogue, Newcastle, Rathnew, Roundwood, Shillelagh, Tinahely
LEVEL 5	CORNER SHOPS	VILLAGES
		Barndarrig, Ballinaclash, Coolboy, Glenealy, Hollywood, Johnstown / Thomastown, Kilpedder / Willowgrove, Kiltegan, Knockananna, Laragh – Glendalough, Manor Kilbride, Redcross, Stratford

This Proposed Amendment does not change the assessment provided in the Appropriate Assessment Screening Report.

Objective RT7

Any change of use of retail facilities from their current use to Health Shop / Head Shop or any similar activity will require a change of use planning permission prior to the use taking place.

This Proposed Amendment does not change the assessment provided in the Appropriate Assessment Screening Report.

NC1 New / **expanded** neighbourhood centres shall generally only be considered in areas of significant residential **development** / expansion on the edges of settlements in Levels 2 and 3 of the retail hierarchy. At such locations, the applicant will be required to show that;

- the scale of the **existing** / new residential development is such to sustain a neighbourhood centre;
- the retail development is located and sized to meet the needs of the **existing** / new development without impacting on the viability of the existing town centre (total retail floorspace in excess of 500sqm shall not generally be considered **outside of the growth centres of Bray, Greystones, Wicklow and Arklow**);
- the location of the development is sufficiently separated from the core retail area of the settlement as to warrant new retail facilities;

- the range of retail and non-retail services to be provided is appropriate to the needs of the area;
- 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.

This Proposed Amendment does not change the assessment provided in the Appropriate Assessment Screening Report.

2.9 Chapter 11: Transportation

Strategy

- 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. To achieve this aim, IFPLUT studies have and will be prepared, which will continue to inform future policy formulation;
- Promote the delivery of local transport links within towns (such as feeder buses to train stations), between towns and in rural areas;
- Promote the improvement of public transport services, in particular the upgrading of the Dublin – Rosslare train line, bringing the LUAS to Bray 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 our 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.
- **To improve facilities for pedestrians and access for people with special mobility needs**

This Proposed Amendment does not change the assessment provided in the Appropriate Assessment Screening Report.

Change all references in chapter to the ‘DTO’ to the ‘NTA’

This Proposed Amendment does not change the assessment provided in the Appropriate Assessment Screening Report.

Include the wording ‘Covered Bicycle Parking’ throughout the plan where reference is made to bicycle parking.

This Proposed Amendment does not change the assessment provided in the Appropriate Assessment Screening Report.

Objective PT2

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**, ~~through the zoning of land and the tie-in of new facilities within the development of land, the delivery of park and ride facilities in Fassaroe, Wicklow-Rathnew and Blessington;~~
- 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 to Bray DART;
- to promote integrated ticketing between transport types;
- 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;
- to allow for the construction of bus shelters, particularly where they incorporate bicycle parking facilities.

This Proposed Amendment does not change the assessment provided in the Appropriate Assessment Screening Report.

Objective PT7

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-scale¹⁷ 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;
 - In larger settlements that can sustain bus services, to require new housing estate road layouts to be designed to have permeable 'bus only' linkages between different housing estates.
- To work with Bus Éireann to improve services in south and west Wicklow

This Proposed Amendment does not change the assessment provided in the Appropriate Assessment Screening Report.

Objective PR2 Traffic Impact Assessments and Road Safety Audits will be required for new developments in accordance with the thresholds set out in the 'Design Manual for Roads & Bridges' and the 'Traffic & Transport Assessment Guidelines' (NRA 2007).

This Proposed Amendment does not change the assessment provided in the Appropriate Assessment Screening Report

Objective NR7

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.

This Proposed Amendment will not result in any adverse effects on the integrity of the Natura 2000 network.

Objective PP1

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 Table 11.2 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 Table 11.2 shall be taken as *minimum standards*. ~~parking shall in accordance with Table 11.2 below.~~ 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;
- ~~- Where a residential development is in close proximity to a transport interchange;~~
- 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.

This Proposed Amendment does not change the assessment provided in the Appropriate Assessment Screening Report.

Objective PHM3

To facilitate the development of the aviation sector, in particular aerodromes, air strips and airports, 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.

The development of aerodromes, air strips or airports in the County has the potential to affect the Natura 2000 network through habitat loss or fragmentation, disturbance of key species and pollution of water bodies during construction and operation, depending on where this infrastructure is located. Such projects would be required to undergo Environmental Impact Assessment through which both the need for the project and alternatives for its location would have to be thoroughly examined. In addition a Strategic Policy of the Plan is: *To ensure the conservation, wise management of areas of natural heritage value, and of features of natural interest and value such as woodlands, wetlands, watercourses and areas of unspoilt uplands. To protect plant animal species and habitats which have been identified in the Habitats Directive, Birds Directive, Wildlife Act (1976) and the Flora Protection Order 1999, and in particular, to ensure that any programme, plan or project carried out on foot of this development plan, including any variation thereof, with the potential to impact upon a Natura 2000 site(s) shall be subject to an Appropriate Assessment in accordance with Articles 6(3) and 6(4) of the EU Habitats Directive 1992 and "Appropriate Assessment of plans and projects in Ireland – Guidance for Planning Authorities" (DoEHLG 2009).* This objective will ensure compliance of such developments with the provisions of the Habitats Directive.

Objective 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.**

This Proposed Amendment does not change the assessment provided in the Appropriate Assessment Screening Report.

2.10 Chapter 12: Water Infrastructure

Objective WW2

To ensure that all foul water generated is collected and discharged after treatment in a safe and sustainable manner, having regard to the standards and requirements set out in EU and national legislation and guidance documents. **The Planning Authority will continue to monitor the cumulative effect of grants of planning permission on available waste water treatment capacity under the terms of the relevant Waste Water Discharge Licence. Where there is inadequate capacity within a Waste Water Treatment Plant to accommodate new development or where the Waste Water Treatment Plant does not meet the terms of the relevant Waste Water Discharge License to the Planning Authority will:**

- (a) Refuse planning permission for the development, or
- (b) Consider granting permission with conditions limiting the commencement of development until facilities are suitably upgraded, so long as this is planned to occur within a reasonable timeframe (not more than 3 years) in accordance with the Local Authority's Water Services Investment Programme

This Proposed Amendment does not change the assessment provided in the Appropriate Assessment Screening Report.

Objective WW3

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 the Environmental Protection Agency "Waste Water Treatment Manuals";
- An annually renewed maintenance contract for the system is contracted with a reputable company / person, details of which shall be provided to the Local Authority.
- **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**

This Proposed Amendment does not change the assessment provided in the Appropriate Assessment Screening Report.

2.11 Chapter 13: Waste and Environmental Emissions

Objectives ED1 and EH1 to be replaced with the following objective:

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. 666 of 2006 European Communities (Energy Performance of Buildings) Regulations 2006.

This Proposed Amendment does not change the assessment provided in the Appropriate Assessment Screening Report.

Section 14.3.2 Electricity - Wind Energy Strategy (Volume 2)

Amend map as shown attached

This Proposed Amendment does not change the assessment provided in the Appropriate Assessment Screening Report.

2.12 Chapter 15: Social and Community Infrastructure, including open space

Objective ED5

To facilitate and promote 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.**

This Proposed Amendment does not change the assessment provided in the Appropriate Assessment Screening Report.

Objective ED8

To promote the continuation and expansion of rural / village primary schools.

Theoretically, development arising through implementation of this objective could potentially give rise to impacts such as habitat loss or fragmentation, disturbance of key species and pollution of watercourses, depending on where development is located. However, it is a strategic goal of the

Wicklow CDP *'to ensure that any programme, plan or project carried out on foot of this development plan, including any variation thereof, with the potential to impact upon a Natura 2000 site(s) shall be subject to an Appropriate Assessment in accordance with Articles 6(3) and 6(4) of the EU Habitats Directive 1992 and "Appropriate Assessment of plans and projects in Ireland – Guidance for Planning Authorities" (DoEHLG 2009).* This objective will ensure compliance of such developments with the provisions of the Habitats Directive.

Objective HC2

To support 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.

This Proposed Amendment will not change the assessment provided in the Appropriate Assessment Screening Report.

Objective NH5

To provide for new or extended residential care facilities for the elderly at the following locations:

- a) Ballinahinch Lower, Newtownmountkennedy (as shown on Map 15.01)
- b) Blainroe / Kilpoole Lower (as shown on Map 15.02)
- c) Coolgarrow, Woodenbridge (as shown on Map 15.03)
- d) Killickabawn, Kilpedder (as shown on Map 15.04)

The scale of development allowed for by the proposed amendment and the distance from the designated sites will ensure that impacts through loss or fragmentation of habitats or disturbance of species will not occur. Streams to the south of both the Ballinahinch site and the Killickabawn site flow into the sea at the Murrough candidate Special Area of Conservation and Special Protection Area. This has potential to lead to pollution of water courses during construction activities or discharge of waste water where inadequate treatment facilities exist. The following objectives within the Wicklow CDP will ensure the protection of ground and surface water and ensure the integrity of the Natura 2000 network will not be adversely impacted:

- WW2 To ensure that all foul water generated is collected and discharged after treatment in a safe and sustainable manner.
- WS2 To protect existing and potential water resources of the County, in accordance with the EU Water Framework Directive, the River Basin Management Plan and the Groundwater Protection Scheme
- SW2 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
- WT1 To implement the EU Water Framework 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.
- WT3 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
- WT4 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 10m along watercourses should be provided free of built development, with riparian vegetation generally being retained in as natural a state as possible. and 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"*

In addition, it is a strategic policy (Goal 9) of the Wicklow CDP *to ensure that any programme, plan or project carried out on foot of this development plan, including any variation thereof, with the potential to impact upon a Natura 2000 site(s) shall be subject to an Appropriate Assessment*

in accordance with Articles 6(3) and 6(4) of the EU Habitats Directive 1992 and "Appropriate Assessment of plans and projects in Ireland – Guidance for Planning Authorities" (DoEHLG 2009). This objective will ensure that any development arising through the implementation of this objective will be subject to compliance with the Habitats Directive.

Objective SR6

SR6 To provide for GAA sports complex and mixed use development of lands at Tinode, Manor Kilbride, (as shown on Map 15.05)

The scale of development allowed for by the proposed amendment and the distance from any site within the Natura 2000 network will ensure that adverse effects through loss or fragmentation of habitats or disturbance of species will not occur. The river that flows through the proposed development lands at Tinode, Manor Kilbride flows on to Poulaphouca Reservoir Special Protection Area. This has potential to lead to pollution of water courses during construction activities or discharge of waste water where inadequate treatment facilities exist. The following objectives within the Wicklow CDP will ensure the protection of ground and surface water prevent the occurrence of adverse effects on the integrity of the Natura sites:

- WW2 To ensure that all foul water generated is collected and discharged after treatment in a safe and sustainable manner.
- WS2 To protect existing and potential water resources of the County, in accordance with the EU Water Framework Directive, the River Basin Management Plan and the Groundwater Protection Scheme
- SW2 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
- WT1 To implement the EU Water Framework 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.
- WT3 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
- WT4 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 10m along watercourses should be provided free of built development, with riparian vegetation generally being retained in as natural a state as possible. and 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*"

In addition, it is a strategic policy (Goal 9) of the Wicklow CDP *to ensure that any programme, plan or project carried out on foot of this development plan, including any variation thereof, with the potential to impact upon a Natura 2000 site(s) shall be subject to an Appropriate Assessment in accordance with Articles 6(3) and 6(4) of the EU Habitats Directive 1992 and "Appropriate Assessment of plans and projects in Ireland – Guidance for Planning Authorities" (DoEHLG 2009).* This objective will ensure that any development arising through the implementation of this objective will be subject to compliance with the Habitats Directive.

Objective OS5

All passive and active open spaces shall be provided with environmentally friendly lighting in order to ensure their safe usage after day light hours.

Installation of lighting in all open spaces would be likely to lead to adverse effects on bat species, which are protected under Annex IV of the Habitats Directive. Inclusion of this objective would trigger the need for Stage Two Appropriate Assessment of the Plan. It is recommended that this amendment be either omitted or else modified to a wording such as: The provision of lighting for all passive and active open spaces in compliance with: Articles 6(3) and 6(4) of the EU Habitats

Directive 1992; *Appropriate Assessment of plans and projects in Ireland – Guidance for Planning Authorities* (DoEHLG 2009) and the Policies set out in Chapter 15 of this Plan shall be examined.

2.13 Chapter 16: Built Heritage

Objective AR5

That Wicklow recognise the important of Hillforts in south west Wicklow and that the Council request central Government to conduct a detailed study of their importance

This Proposed Amendment will not result in any adverse effects on the integrity of the Natura 2000 network.

Objective AR6

To promote and campaign for the designation of the Glendalough Monastic Settlement as a UNESCO World Heritage Site

This Proposed Amendment will not result in any adverse effects on the integrity of the Natura 2000 network.

Remove the following buildings from the proposed additions to the record of protected structures:

- Thatched cottage, Delgany
- Foresters' hall, Aughrim
- Oldcourt Lower, Talbotstown
- Muckduff Lower
- Trooperstown
- La Touche Hotel Remove from RPS

This Proposed Amendment will not result in any adverse effects on the integrity of the Natura 2000 network.

2.14 Chapter 17: Natural Environment

Objective BD3

To maintain the favourable conservation status value of existing and future Natura 2000 sites (SACs and SPAs) and Annex I - *Habitats* and Annex II – *Animal and Plant species* in the County

This Proposed Amendment will provide further clarity with regard to the requirements of the Habitats Directive and will contribute towards the protection of the Natura 2000 network and Annexed Habitats and Species.

Objective BD4

Any programme, plan or project carried out on foot of this development plan, including an variation thereof, with the potential to impact upon a Natura 2000 site(s) shall be subject to an Appropriate Assessment in accordance with Articles 6(3) and 6(4) of the EU Habitats Directive 1992 and "*Appropriate Assessment of plans and projects in Ireland – Guidance for Planning Authorities*" (DoEHLG 2009).

This Proposed Amendment will provide further clarity with regard to the requirements of the Habitats Directive and it will contribute towards the protection of the Natura 2000 network.

Objective BD9

The National Parks and Wildlife Service will be invited to prioritise the preparation of Management Plans for Natura 2000 Sites ~~which are located within the County~~. This will facilitate the ~~identification of Conservation Objectives for use in screening and scoping that would be necessary for any Appropriate Assessment that might be required for plans and projects within the County~~. development of site specific

Conservation Objectives in the context of the proper planning and sustainable development of the County.

This Proposed Amendment will provide further clarity with regard to the requirements of the Habitats Directive and will contribute towards the protection of the Natura 2000 network.

Objective WH6

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.**

This Proposed Amendment does not change the assessment provided in the Appropriate Assessment Screening Report.

Objective WT1

To implement 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.

This Proposed Amendment will not change the assessment provided in the Appropriate Assessment Screening Report.

Objective WT4

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 10m along watercourses should be provided free of built development, with riparian vegetation generally being retained in as natural a state as possible.** ~~and~~ 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"

This Proposed Amendment will not change the assessment provided in the Appropriate Assessment Screening Report.

Objective WT5

To promote the development of riverine walks and parks, subject to the sensitivity and / or designation of the riverside habitat, **particularly within 10m of the watercourse.**

This Proposed Amendment will not change the assessment provided in the Appropriate Assessment Screening Report.

Objective WT6

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 17.12, Volume 2)
New map to be included in Volume 2

This Proposed Amendment will not result in any adverse effects on the integrity of the Natura 2000 network.

Objective SL1

Geological and soil mapping where available shall be utilised to inform 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.

This Proposed Amendment will not result in any adverse effects on the integrity of the Natura 2000 network.

Objective GY3

To facilitate public access to "Sites of Geological Importance" on the principle of 'agreed access', subject to appropriate measures being put in place to ensure public health and safety.

This Proposed Amendment does not change the assessment provided in the Appropriate Assessment Screening Report.

Objective GI1

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.

This Proposed Amendment will not result in any adverse effects on the integrity of the Natura 2000 network.

Objective GI2

To apply the principles of green infrastructure to inform the land use planning and development management process in terms of the location, design and layout of new development areas.

This Proposed Amendment will not result in any adverse effects on the integrity of the Natura 2000 network.

Objective GCZ3

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.

This Proposed Amendment does not change the assessment provided in the Appropriate Assessment Screening Report.

2.15 Add new Chapter 19: Implementation and Monitoring

This Proposed Amendment will not result in any adverse effects on the integrity of the Natura 2000 network.

2.16 Volume 2

Map 17.09 (Landscape Characterisation)

Amend the 'urban zone' around Arklow to be consistent with the adopted boundary of the draft Arklow Town & Environs Plan 2011.

This Proposed Amendment will not result in any adverse effects on the integrity of the Natura 2000 network.

Map 17.08 (Special Amenity Area Orders)

Remove 'Dargle Glen' as an area to be considered for possible future SAAO

This Proposed Amendment will not change the assessment provided in the Appropriate Assessment Screening Report

Wind Strategy

Amend page 6 of Wind Energy Strategy as follows:

Land Cover issues

Certain locations may not be suitable for wind farm development due to existing land cover or land uses. An obvious example would be the unsuitability of lands in town or village centres. The land cover / use types taken as being unsuitable for the purpose of this study are:

- bog lands, due to the danger of land slides
- lands within 600m of the historic core of a settlement or a residential zone within a settlement; ~~in and within 1,500m of settlements~~
- lands within 100m of the N11 / N81, in order to avoid driver distraction
- lands within 1km of licensed airfields
- lands within 100m of high voltage cables

This Proposed Amendment will not change the assessment provided in the Appropriate Assessment Screening Report.

2.17 Volume 3

2.17.1 Proposed Amendments to Zoning in Town Plans

Carnew Town Plan

1. Extend town boundary by 0.4296ha
2. Zone extended area R1 – Proposed Residential

Newcastle Town Plan

- (a): Within existing plan boundary
 - i. Change of zoning of 0.4326ha RE to CE immediately south of primary school
 - ii. Change 0.2252ha of AGR / GB to RE (Existing Residential)
- (b): Extend town boundary into AGR / GB zone by 3.25ha (2.08ha + 1.171ha)
- (c): Zone extended area RE (Existing Residential)

Roundwood Town Plan

- (a): Extend town boundary by 1.023ha
- (b): Zone extend area RE (Existing Residential)

Shillelagh Town Plan

- Change zoning of part AOS / part CE / part AG to all CE1 (total area in new CE1 zone to be 9.165ha, existing CE zone is 8.02ha)
- Extend town boundary by 0.814ha
- Zone extended area RE (Existing Residential)

Tinahely Town Plan

- (a): Extend town boundary by 1.49ha
- (b): Zone extended area R1 LD (New Residential – Low Density)

It is noted that:

- A river flows to the south of the Newcastle Town Plan area and then onto the Murrough candidate Special Area of Conservation and Special Protection Area;
- A stream to the north of Roundwood flows to meet with the Avonbeg River which is designated as part of the Wicklow Mountains candidate Special Area of Conservation;
- The Slaney River Valley candidate Special Area of Conservation flows through Shillelagh; and
- The Slaney River Valley candidate Special Area of Conservation is located approximately 500m away from Tinahely.

The proposed amendments to zoning in the town plans will not result in the loss or fragmentation of habitats within the Natura 2000 network. The small scale of development allowed for by the proposed amendments and the distance from the designated sites will ensure that adverse effects on the integrity of the Natura 2000 network through loss or fragmentation of habitats or disturbance of

species will not occur. As outlined above, there are hydrological links between some of the areas subject to development under the proposed variations and sites within the Natura 2000 network. This has potential to lead to pollution of water courses during construction activities or discharge of waste water where inadequate treatment facilities exist. The following objectives within the Wicklow CDP will ensure the protection of ground and surface water and prevent the occurrence of adverse effects on the integrity of the Natura sites: :

- WW2 To ensure that all foul water generated is collected and discharged after treatment in a safe and sustainable manner.
- WS2 To protect existing and potential water resources of the County, in accordance with the EU Water Framework Directive, the River Basin Management Plan and the Groundwater Protection Scheme
- SW2 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
- WT1 To implement the EU Water Framework 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.
- WT3 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
- WT4 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 10m along watercourses should be provided free of built development, with riparian vegetation generality being retained in as natural a state as possible. and 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*"

In addition, it is a strategic policy (Goal 9) of the Wicklow CDP *to ensure that any programme, plan or project carried out on foot of this development plan, including any variation thereof, with the potential to impact upon a Natura 2000 site(s) shall be subject to an Appropriate Assessment in accordance with Articles 6(3) and 6(4) of the EU Habitats Directive 1992 and "Appropriate Assessment of plans and projects in Ireland – Guidance for Planning Authorities" (DoEHLG 2009).* This objective will ensure that any development arising through the implementation of this objective will be subject to compliance with the Habitats Directive.

2.17.2 Proposed Amendments to Text in Town Plans

Shillelagh Town Plan

CE1 Community / Social / Voluntary Housing

Objective:

To facilitate and provide for Community / Social / Voluntary Facilities, including housing by an approved housing body up to a maximum of 50 units, of various sizes, suitable for a wide variety of household types

Vision: To allow for the provision of low density, mixed use community, social and voluntary project which includes social / voluntary housing and care / recreational facilities for residents, in a structured manner by a suitable housing body.

Uses permissible: Social / voluntary housing, residential institution, community facilities, care facilities, open space.

This Proposed Amendment will not result in any adverse effects on the integrity of the Natura 2000 network.

Roundwood Town Plan

Objectives

In the RE zone, house improvements, alterations and extensions and appropriate infill / new residential development in accordance with principles of good design, protection of existing residential amenity and consistency with the prevailing pattern and density of development in the vicinity will be permitted. While new developments shall have regard to the protection of the residential and architectural amenities of houses / buildings in the immediate environs, alternative and contemporary designs shall be encouraged (including alternative materials, heights and building forms), to provide for visual diversity.

This Proposed Amendment will not result in any adverse effects on the integrity of the Natura 2000 network.

Newcastle Town Plan

Objectives

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