

Appendix 1.

Coastal Zone Management Plan

The development policy for each coastal zone cell (see Maps 35a and 35b) is set out below.

BRAY TOWN CENTRE

This cell extends from the county boundary at Bray Golf Club in the north to open heathland at Newcourt on the slopes of Bray Head in the south. Between these two areas of open space is located the built up area of Bray. Within the built up area only the lands between the railway line and the shore are included within the coastal zone.

Policy CZ1: Policies in relation to the development of Bray Town Centre Coastal Cell are contained in the Town Plan.

BRAY HEAD

This cell extends from the Brandy Hole in the North to the Cliff Road at Windgate in the south. 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.

Policy CZ2:

- 1) It is Council policy to protect and enhance the views and scenic beauty of Bray Head.
- 2) The Council will consider, in conjunction with Bray Town Council, the making of a Special Amenity Area Order in respect of Bray Head. See Appendix 2 Rathdown No. 2 District Plan. Bray Head is a site of importance for wildlife, flora and fauna and is designated as an SAC.
- 3) It is Council policy to protect and enhance the natural conservation value of Bray Head.

Control Objectives: In order to conserve the proposed Area of Special Amenity at Bray Head, all building within the boundaries of the area should be restricted and public access should be controlled subject to the provisions of the Rathdown No. 2 Rural District Plan, see Appendix 2.

Works Objectives: The Council will maintain the public right of way along the cliff path from Bray to Greystones and shall encourage the provision of further ways for walking.

RATHDOWN

This cell is bounded by the Cliff Road, below Bray Head, to the north, the R761 to the east and Grove Lane to the south. This cell also includes a narrow strip of land between the railway line and the coast as far south as Greystones Yacht Club.

Policy CZ3: The Council shall provide for public open space and harbour development at North Beach in accordance with the provisions of the Greystones Delgany Development plan.

Control Objectives: To preserve the rural character of all lands in this area in order to maintain the greenbelt between the towns of Bray and Greystones.

GREYSTONES

This cell extends southward in a narrow strip from Greystones Yacht Club to the driving range at South Beach. Thereafter the cell widens to include all the lands between the R762 and Three Trouts Stream as far inland as Killincarrig.

Policy CZ4: The Council will support the objectives of the Greystones Delgany development plan and the development of a harbour at Greystones Harbour.

Control Objectives:

- 1) To seek to develop the town of Greystones as a based holiday and day visitor centre by promoting the development of the town's recreation function in association with the existing amenity area to the north at Bray Head. Matters in relation to development control are dealt with in the Greystones/Delgany Development Plan.
- 2) The Council shall seek to improve public access to north and south beaches as a priority and shall support the development of Greystones harbour for sailing and other boating activities.

BALLYNERRIN

This cell consists of the coastal strip between Three Trouts Stream at Greystones and the Sea Road at Kilcoole and partly includes the village of Kilcoole.

Policy CZ5:

- 1) It shall be the policy of the Council to restrict development along the R761 between Delgany and Kilcoole in order to preserve the rural character of this area and to preserve the physical distinction that exists between the villages, as provided in the Greystones Delgany development plan.
- 2) It shall be the policy of the Council to restrict any further expansion of Kilcoole to the east in order to consolidate existing development and to preserve the amenities of the coastal environment.

Works Objectives: To continue to improve picnicking and day-tripper facilities at Kilcoole Station.

THE MURROUGH

This is by far the largest single definable cell along the coast being 2,682 hectares in extent. This is a wide flat strip between the R761 and the coast that contains parts of the villages of Rathnew and Kilcoole. It extends from the Sea Road at Kilcoole in the north to Wicklow train station in the south.

Policy CZ6:

- 1) The Council will protect the proposed Special Protection Areas at Broadlough and Kilcoole Marshes and the Special Area of Conservation at the Murrough.
- 2) The Council will protect the proposed Natural Heritage Area at The Murrough.

Control Objective: The Council will provide for the land use zoning provisions of the Wicklow Environs Plan.

Works Objectives:

- 1) The Council will maintain and improve points of vehicular access to the coast at the southern end of Broad Lough, Ballybla, Five Mile Point, Six Mile Point and at Kilcoole and shall improve the quality and availability of car parking at these locations.
- 2) The Council will consider the development of appropriate day recreation facilities such as picnicking and swimming areas at these locations.
- 3) The Council will provide for and facilitate improved waste water treatment works for the Wicklow Urban and Environs Area and for the Kilcoole, Newtownmountkennedy and Newcastle areas

WICKLOW TOWN

This cell extends from Wicklow Train Station in the north to the Glen Strand in the south. The coast north of Wicklow Harbour has been intensively developed for amenity, housing and industry. To the south of the harbour the area is open in character with public open space giving way to Wicklow Golf Club.

Policy CZ7: Policies in relation to the development of Wicklow Town Council are contained in the Town Plan

WICKLOW HEAD/KILPOOLE

This cell extends from the Wicklow Town Council boundary at The Glen Strand in the north to Furzeditch in the south. Included within this cell are Wicklow Head, Silverstrand, Blainroe Hotel, Holiday Complex and Golf Course, Magheramore and Magherabeg.

Policy CZ8

- 1) Where planning permission is granted for any future development between the coast road and the shore, the Council shall seek, where appropriate, to have public rights of way established as conditions of these permissions so as to ensure continued and improved public access to the coast.
- 2) To conserve the proposed Natural Heritage Areas and SPA at Wicklow Head.
- 3) To conserve the proposed Natural Heritage Areas and SAC at Magherabeg Dunes.
- 4) To conserve the right of way from the Wicklow Town boundary along the coastline to Brides Head and Lime Kiln Bay

Control Objectives:

- 1) To restrict urban expansion along the coast road south of Wicklow Town.
- 2) To retain Wicklow Town Golf Club at its present location and to preserve the open character of this cell, as it acts as an important buffer area between the town and day recreation areas further to the south.
- 3) To preserve the open character of Wicklow Head.
- 4) The Council will provide for the land use zoning provisions of the Wicklow Environs Plan.

Works objectives:

- 1) The Council shall investigate the possibility of establishing a continuous clifftop walkway (public easement) from Dunbur to Magheramore Strand. The Council shall seek to limit the development of any further tourist accommodation, i.e. caravans and chalets.
- 2) The Council will seek to improve public access, parking and camping facilities along this stretch of coastline and support day use as opposed to based or touring accommodation provision.

BRITTAS BAY

This cell extends from Rockfield and Jacks Hole in the north to the European Golf Club south of Mizen Head and inland as far as Bennett's Cross Roads. The centrepiece of the Brittas Bay area is the sandy beach that is 4 km long, backed by 100 hectares of sand dunes. Development pressure resulting from the popularity of the area as a tourist and day-tripper destination during the summer months has resulted in the development of a number of caravan parks and has created problems relating to traffic and parking. The Council has developed two large car parks in an attempt to alleviate some of these traffic problems.

Policy CZ9:

- 1) To develop the recreational uses of the Brittas Bay cell to cater for day visitors and based holiday makers to the extent that it is consistent with maintaining the capacity of the cell (including its beach and bathing water quality, sand dunes, car parks and road network) to cater for day visitors and in a manner that does not diminish its unique rural, scenic and recreational amenities.
- 2) To support the primary role of Brittas Bay as a recreation resource for the Dublin and North Wicklow region, deriving from the relative scarcity of sandy beaches in region, the quality of its beach and sand dunes and its scenic rural hinterland.
- 3) To promote the N11 (via Jack White's Cross-) and County Road No. 161 as the principle route for day visitors to Brittas Bay. Priority will be given to the improvement of the capacity and safety of this link road to the N11.
- 4) To encourage a greater range of outdoor and indoor recreation provision in the Brittas Bay cell by permitting the use of its rural hinterland for extensive recreational purposes, where buildings and structures have only a minor impact on the landscape and where the completion of landscaping schemes would assimilate such developments into the countryside (e.g. golf, pitch and putt, amenity forestry, paint ball games, adventure fun parks).
- 5) To conserve the proposed Natural Heritage Area and Special Area of Conservation at Buckroneys- Brittas Bay Dunes and Fen.

Control Objectives:

- 1) To prevent the further proliferation of sea outfalls for effluent discharge at Brittas Bay and in particular to promote a reduction in short sea outfalls. All effluent discharges should be in compliance with the E.U.'s Bathing Water directive.
- 2) To limit the size of existing public car parks to their present levels and to provide additional car parking on the inland side of the road at Cornagower East.

Works objectives:

- 1) To prepare and implement a detailed programme of sand dune protection and rehabilitation, involving the entire Brittas Bay sand dune system in association with the National Parks and Wildlife service and the Department of Communications, Marine and Natural Resources.

- 2) To develop a new beach access with car park, to the southern sand dunes close to Haughton's Bridge in order to increase the capacity of the Brittas Bay beach as an environmentally sustainable recreation resource.
- 3) To create a new public right of way from Ballynacarrig to north Brittas Bay beach.
- 4) To prepare and implement a programme of landscaping of the Council's car parks at Brittas Bay and to provide a children's play area in each car park in the short term.
- 5) To make provision for pedestrian and cycleways on the coast road at Brittas Bay, in the interests of traffic safety.

SALLYMOUNT/JOHNSTOWN

This cell consists of the coastal strip between Ballytunny in the north and Porters Bridge, on the Arklow Town Council boundary, in the south. The cell is bounded to the east by the N11. Fine stretches of sandy beach are easily accessed along the shoreline.

Policy CZ10

- 1) To prevent the further expansion of caravan and mobile home parks into areas that have as yet remained undeveloped.
- 2) To prohibit any physical development within the Ferrybank Sand Dunes PNHA that would have a detrimental impact upon this dune complex.
- 3) To provide for and facilitate improved waste water treatment works for the Arklow Urban Area and Arklow Environs Area.
- 4) Create additional car parking space to alleviate traffic congestion from roadside parking.

Control objectives: To protect existing public access to the shore at Johnstown North and Ennereilly.

ARKLOW TOWN

This cell extends from Porters Bridge in the north to Tinahask Upper in the south. The dunes along the coast north of Arklow Harbour at Ferrybank have been intensively developed as a static caravan park. Arklow harbour is an existing commercial port used primarily for bulk handling including wood and chemicals. To the south of the harbour industrial area is located Arklow Golf Club.

Policy CZ11: Policies in relation to the development of Arklow Town Council are contained in the Town Plan

ARKLOW HEAD/CLOGGA

This cell stretches from Money Beg in the north to the Wicklow County boundary at Kilmichael point in the south. The coast road forms the eastern boundary of the cell, for the most part, but the cell does extend inland as far as the railway line at Bogland and Money Little. The cell includes the large Roadstone quarry, aggregate distribution centre and port at Arklow Head. The Cell also includes that area designated as a Seaside Resort Area under the Finance Act, 1995.

Policy CZ12:

- 1) To encourage and support the establishment of a new Roll-on Roll-off freight port at the Roadstone site, south of Arklow Town in addition to Arklow Port.
- 2) To reserve the area between Clogga and Kilmurry as an agricultural area with no expansion of development beyond existing commitments.
- 3) To prevent the further expansion of caravan and mobile home parks within the immediate vicinity of the Askintinny and Clogga Sand Dunes.

Works Objectives:

- 1) To prepare a detailed Action Area Plan for the area between the coast road and the shoreline a part of its assessment of the opportunities afforded by the expansion of the Roadstone Jetty and Arklow Port.
- 2) To reserve the area between Clogga and Kilmurry as an agricultural area except for infill development permitted for existing developments to north-east of the cell including the townland of Ballinabanogue.