



1. Development Plan Review

Under Part II Chapter I Local Government (Planning and Development) Act, 2000, Planning Authorities are obliged to make a Development Plan for their functional area every 6 years. The Wicklow County Development Plan 1999, had effect from the 9th of March 1999. The new County Development Plan 2004–2010 was adopted on the 2nd of November 2004. In accordance with the statutory requirements of the Local Government Planning and Development Act 2000, this plan came into effect 4 weeks from its date of adoption on the 30th of November 2004.

In making the Development Plan the Planning Authority shall have regard to:

1. Development Plans of adjoining planning authorities
2. Take into account any significant likely effects the implementation of the Plan may have on the area of any adjoining Planning Authority.
3. National plans, policies and strategies.

The Development Plan shall set out the overall strategy for the proper planning and sustainable development of the area and shall consist of a written statement and a plan or plans all of which indicate the development objectives for the County. The Development Plan shall also contain information on the likely effects on the environment of implementing the Plan.

2. Plan Composition and Implementation

This County Development Plan has been prepared in accordance with the requirements of the Local Government (Planning and Development) Act, 2000 and the Planning and Development (Amendment) Act, 2002.

Under Section 10 (2), without prejudice to the overall strategy for the proper planning and sustainable development of the area, the Development Plan shall include the following objectives:

- Zoning of land
- Provision or facilitating the provision of infrastructure, including transport, energy and communication, water supplies, waste recovery and disposal.
- Conservation and the protection of the environment.
- Integration of planning and sustainable development of the area within social, community and cultural requirements of the area and its population.
- Preservation of the character of the landscape, including the preservation of views and prospects.
- Protection of structures which are of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest.

- Preservation of the character of architectural conservation areas.
- Development and renewal of areas in need of regeneration.
- Provision of accommodation for Travellers.
- Preservation, improvement and extension of amenities and recreational amenities.
- Control of establishments under the Major Accidents Directive.
- Provision or facilitation of the provision of services for the community, including crèches, schools and other education and childcare facilities.
- Protection of the linguistic and cultural heritage facilities of the Gaeltacht.

Note: This does not purport to be a legal interpretation. For full details see Section 10 & the First Schedule of the Planning and Development Act 2000.

Under Section 10 (5), a Development Plan shall contain information on the likely effects on the environment of implementing the Plan.

The Plan refers to the administrative area of Wicklow County Council. This does not include the Town Council areas of Bray, Arklow and Wicklow.

The 1999 County Development Plan included Town Plans for the two schedule towns of Greystones/Delgany and Rathdrum. Local Area Plans will be prepared for the two areas within 2 years of the adoption of the County Development Plan, in accordance with Part II, Section 19 of the Planning and Development Act 2000.

The 1999 Plan also included the Rathdown No.2 District Plan. This District Plan will remain within this Plan, until such time that a Bray Environs Local Area Plan is adopted. A Bray Environs Local Area Plan will be prepared within 2 years of the adoption of the County Development Plan.

A number of Local Area Plans have been adopted for various settlements within County Wicklow to date. Further Local Area Plans will be prepared in accordance with Chapter II Section 19 (1) of the Planning & Development Act, 2000. These Plans will identify future objectives and land use zonings within the respective settlement boundary. Refer to Chapter 5, Section 9 Local Area Plans and Interim Zoning Plans.

This Plan sets out the overall strategy for the proper planning and sustainable development of the functional area of Wicklow County Council, and consists of a written statement and plans indicating the development objectives for the County.

The Council is required to control development in accordance with the policies and objectives set out in its Development Plan. The development control objectives detailed in this Plan are the objectives by which the Council seeks to control and guide development. Various development standards have been prepared to enable this process. The County Development Plan is a strategic document and does not seek to define any



particular use or place, but to produce broad policies and strategies, the details of which shall be subject to further analysis as part of the development control process.

Any publications or standards referred to in this Plan that are required to be complied with, are those relevant at the time of drafting of the Plan. The requirements of succession or other relevant documents produced subsequently, should also be complied with.

Part I of the Plan contains the written statement. This section is divided into 12 chapters based on the specific areas and issues which are required to be covered within a County Development Plan.

This section includes the Housing Strategy which has also been reviewed as part of the Development Plan process in accordance with Section 94 Part V of the Planning and Development Act 2000. The Strategy ensures that the proper planning and sustainable development of Wicklow provides for the housing of existing and future populations of the area.

Part I also includes a Strategic Environmental Assessment of the Plan, which has been carried out throughout the preparation process of the Plan. Each chapter within the written statement identifies a Vision, Context, Strategy, Policies and Development Control Objectives and Works Objectives where appropriate. Details of what these include are identified below.

VISION

The vision provides the overall strategy, encompassing the policies and objectives.

CONTEXT

The context identifies the National, Regional and Local context of each section, detailing the core principles of the relevant strategies and guidelines to which the Plan shall have regard. It sets the scene for the strategies, policies and objectives which have been included in this Plan.

STRATEGY

The Strategy identifies the existing situation within County Wicklow and the main aims and way forward throughout the lifetime of the Plan. It provides the background and reasoning to the policies and objectives included in the Plan.

POLICY

The policies set out the aims of the Council for the proper planning and sustainable development of the County

DEVELOPMENT CONTROL OBJECTIVES

Development control is the statutory process that regulates development in the public interest by means of established and proven planning principles. It ensures that development takes place in a suitable location and enhances the physical environment of the County. The granting of planning permission does not in itself enable development to commence. There are other legal and procedural matters that must be complied with. Attention is drawn to the need to comply with the Building Regulations, Public Health Acts, Fire Regulations, Air and Water Pollution Legislation and Environmental Impact Assessment Regulations.

The Council is required to control development in accordance with the policies and objectives set out in its Development Plan. This section of the Plan is concerned specifically with development control objectives.

The Development Control Objectives illustrated in this Plan are the standards and objectives which shall be met by development around the County.

ENFORCEMENT

It is the policy of the Council that development will be controlled in accordance with the policies and objectives set out in the County Development Plan and in accordance with the principles of proper planning and sustainable development. The Council will be proactive in the consistent application of enforcement legislation, to address unauthorised development issues and to ensure compliance with the terms and conditions of permission.

WORKS OBJECTIVES

The works objectives identified within the Plan are the foreseen detailed development objectives of the Council over the next 6 years. Such objectives which require the carrying out of the works and the expenditure of public funds are subject to:

- (i) All the necessary permissions and subventions being forthcoming from the EU, State, Semi-State and other sources, to support and finance the objectives.
- (ii) Additional finances required by the Council being made available having regard to the overall commitments of the Council.
- (iii) The Council will require that development contributions be levied in respect of public infrastructure and facilities benefiting development in the area of the planning authority and that is provided, or that it is intended will be provided, by or on behalf of the Council in accordance with sections 48 and 49 of the Planning and Development Act 2000.
- (iv) The Council will require all developers of housing estates to produce satisfactory cash deposits for the completion of estates to the standard required by the Council for the taking in charge. The cash deposit may be sequestered in part or in its entirety where the development has not been satisfactorily completed. The amount of the cash



deposit shall be determined by the Council. The completion of a development may be divided into phases and the cash deposit requirement assessed accordingly. In such circumstances, the first phase must be completed to the satisfaction of the Council before the second phase will be allowed to commence.

