



**WICKLOW COUNTY COUNCIL
WICKLOW COUNTY DEVELOPMENT PLAN 2004-2010**

ADOPTED VARIATION 10.2

MODIFICATIONS TO CHAPTER 5 – DESIGN & DEVELOPMENT

Modification to Chapter 5, Section 7, subsection 7.2 - Housing densities.

The modification comprises an increase in allowable densities in the Bray & Environs from 28/ha to 85/ha.

Reason: This purpose of this variation is to allow increase densities in the Bray & Environs area, in order to ensure critical population density at specified locations in order to ensure the delivery of community, employment and transport facilities

7.2 – HOUSING DENSITIES

There is limited amount of land zoned to accommodate the housing requirements in Wicklow, particularly given the accelerated rate of growth experienced in the past few years. Therefore, additional land will be required to be zoned to facilitate an increased output of housing and there will be a need for adequate zoned land for employment and community uses. The most appropriate location for additional zoned land will be those well-served by public transport in the designated developments.

It is an objective of the Development Plan to encourage increased densities town centre and brownfield sites. It is acknowledged that higher densities have negative connotations attached to poor urban quality and reduced space standards. This is the not the case where density is treated as a product of design to generate a critical mass of people (threshold population) able to support urban services such as public transport, local shops and community facilities.

It is an objective of the Development Plan to encourage maximum provision of residential floorspace and encourage greater choice of accommodation types and sizes.

A mix of dwelling types and sizes including apartments and townhouses would be encouraged in the Mixed Use Zones. This should not preclude a mix of dwelling configurations and sizes.

Proposals for new greenfield residential development shall generally not exceed the following maximum density standards:-

- (a) 85 units/ha in Bray Environs area
- (b) 3,500sqm gross residential floor space per hectare (no greater than the equivalent of 28 units of 125sqm/ha) in Arklow Environs area, Blessington, Greystones and Wicklow Environs area (unless otherwise specified in local area plans for these settlements)
- (c) In other towns and villages
 - 2,500sqm gross residential floor space per hectare for detached and semi-detached dwellings (e.g. 25 dwellings of 100sqm or 20 dwellings of 125sqm)
 - 3,125sqm gross residential floor space per hectare for terraced dwellings (e.g. 25 dwellings of 125sqm)

Developments providing smaller or larger houses shall correspondingly vary the number of houses so that the total floor area is consistent with the density zoning.

All densities will fundamentally depend upon compliance with various other criteria such as site topography, open space provision, front and rear garden sizes, separation between dwellings, road layouts, etc. Density standards shall take account of land that is steeply sloping in character and will accordingly be reduced. In addition, 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 will not be considered to be part of the density equation even if it forms part of the overall site. In certain circumstances, (such as brown field sites in urban areas, sites in proximity to town centres adjacent to public transport nodes and access nodes), the maximum density standard can be relaxed, at the discretion of the planning authority, in the interests of good urban design and the proper planning and sustainable infilling within urban areas. In particular, a high quality of design and layout and a good living environment will be required where densities are proposed to be increased.

The development of purpose built apartments require that the mass of the building be controlled whilst encouraging flexibility of apartment size. Accordingly the following density standards will apply.

- a) A maximum gross floor area of 210 m² of flat may be permitted for each house permissible on the site.
- b) A maximum of four apartments may be permitted for each house permissible on the site.
- c) A minimum of 50% of apartments in a scheme shall be 70m² or greater. No more than 20% shall be under 50m². The minimum size apartment shall be 45m².
- d) Apartment development will only be considered on sites of adequate size for at least one house.
- e) Mixed flat and house developments may be permitted at a density between that of apartments and for houses in the relevant zone.