



The coastal areas of County Wicklow are amongst the most sensitive and valuable resources in the County, both in terms of habitats, scenic beauty and recreation. They provide a destination for tourists and attractive settlement areas. Given the pressure on these areas, it is considered necessary to set out more detailed objectives for these locations. For the avoidance of doubt, any objectives set out in this chapter shall override any other objectives set out in this plan.

A number of areas along the coast are designated Special Areas of Conservation (SACs) or Special Protection Areas (SPAs), now known as Natura 2000 sites. These sites are protected under the EU Habitats Directive (Directive 92/43/EEC). Accordingly no projects giving rise to significant adverse direct, indirect or secondary impacts on Natura 2000 sites arising from their size or scale, land take, proximity, resource requirements, emissions (disposal to land, water or air), transportation requirements, duration of construction, operation, decommissioning or from any other effects shall be permitted on the basis of this Plan (either individually or in combination with other plans or projects)<sup>1</sup>; any projects with the identified potential to impact on Natura 2000 sites shall include Appropriate Assessment screening or full Appropriate Assessment and / or an EIS<sup>2</sup>.

### General coastal zone management objectives

- GCZ1** To ensure that there is no removal of sand dunes, beach sands or gravels through application of the provisions of the Foreshore (Amendment) Act (1992), in close co-operation with the Department of Communications, Energy & Natural Resources.
- GCZ2** To ensure that no reclamation of estuary land or coastal marshland occurs, which would damage coastal habitats.
- 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'.
- GCZ4** To prohibit the development of habitable structures below 3m (OD Malin), in the interest of public safety and the protection of property and residential amenity.

As not all coastal areas have the same characteristics or pressures, the County has been divided into coastal 'cells' as shown on Maps 18.01 and 18.02 and described to follow.

### Cell 1 Bray Town

This cell extends from the County boundary in the north to open heathland at Newcourt on the slopes of Bray Head in the south. Between these two areas is located the built up area of Bray. The 'coastal' parts of Bray vary in their characteristics, with manicured lands of the former Bray golf clubs lands to the north of the harbour, the harbour itself which is somewhat 'industrialised', the seafront, with its Victorian history and promenade and the lower slopes of Bray Head.

### Objective CZ1

To enhance the visual, recreational and natural amenities of the Bray coastal area, in accordance with the policies and objectives set out in the Bray Town Plan.

<sup>1</sup> Except as provided for in Section 6(4) of the Habitats Directive, viz. there must be: (a) no alternative solution available, (b) imperative reasons of overriding public interest for the plan to proceed; and (c) adequate compensatory measures in place.

<sup>2</sup> Appropriate Assessment' is a process which comprises the assessment, based on scientific knowledge, of the potential impacts of a plan / project on the conservation objectives of any Natura 2000 site and the development, where necessary, of mitigation or avoidance measures to preclude negative effects. The impacts assessed must include the indirect and cumulative impacts of the plan/project, considered with any current or proposed activities, developments or policies impacting on the site



## Cell 2 Bray Head

This cell extends from the Brandy Hole in the north to the Cliff Road at Wingates 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.

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.

### Objective CZ2

1. To protect and enhance Bray Head, in accordance with the SAAO.
2. To maintain and enhance public right of ways on Bray Head and in particular the cliff path from Bray to Greystones.
3. To facilitate the development of services and facilities for visitors such as suitable signage, footpath surfaces, notice and maps, while preserving the rugged and natural character of the area and its paths.
4. To protect all listed views and prospects to or from Bray Head as set out in the Bray Town Development Plan and Wicklow County Development Plan.
5. Development, which would reduce existing areas of heathland, maritime grassland and wooded areas, will not normally be permitted except for reasons of overriding public interest.
6. To facilitate existing agricultural usage of Bray Head, in a sustainable and suitable manner which does not compromise either landscape quality or habitat diversity.
7. To strictly regulate and manage development in this cell to protect its amenity and green break function between the built up area of Bray and Greystones. Within this area, the following restrictions apply:-
  - (a) Residential development shall be strictly limited to those persons engaged in agriculture in this cell and who can demonstrate a definable economic need to live on the farm holding;
  - (b) The highest standards of siting and design will be rigorously enforced for any developments in this area;
  - (c) Commercial and industrial development will be prohibited in the cell.
8. To require an Environmental Impact Assessment to be submitted in respect of any planning application which the Planning Authority considers would be likely to have significant effects on the environment of the area.

### Cell 3 Bray Head to Greystones (Rathdown)

This cell is bounded by the Bray Head SAAO to the north and partially to the east, the R761 to the west and the northern boundary Greystones - Delgany Local Area Plan 2006 to the south.

### Policy CZ3

1. To strictly regulate and manage development in this cell to protect its function as a green break between the built up area of Bray and Greystones. Within this area, the following restrictions apply:-
  - (a) Residential development shall be strictly limited to those persons engaged in agriculture in this cell and who can demonstrate a definable economic need to live on the farm holding;
  - (b) The highest standards of siting and design will be rigorously enforced for any developments in this area;
  - (c) Commercial and industrial development will be prohibited in the cell.



2. To maintain and enhance public right of ways and in particular the cliff path from Bray to Greystones, while preserving its rugged and natural character.
3. To strictly control the development of new entrances and access driveways on the R761, to those which can be proven to be necessary for either traffic safety reasons or the normal functioning of the landholding.

#### **Cell 4 Greystones Town**

This coastal cell comprises the coastal area between the northern and southern boundaries of the Greystones - Delgany Local Area Plan 2006. This zone is not uniform, with farmlands bounded by cliffs to the north, the harbour and north beach action plan area and the Victoria seafront area in the central area and the south beach and Charlesland golf club area to the south.

#### **Objective CZ4**

1. To support the objectives of the Greystones - Delgany Local Area Plan, in particular to provide for a high quality integrated harbour/marina mixed development linked to a linear coastal public park and any future heritage park. The development shall provide leisure, recreational, open space and marine facilities, and mixed form residential, commercial, civic and social amenities, centred around the harbour and marina. The development shall provide a link to the coastline with public access and coastal protection works provided to preserve the landscape from further erosion in the future.
2. To facilitate the development and enhancement of visitor and recreational facilities along the coastal area, particularly walking routes, car parking areas, signage and changing / toilet facilities.

#### **Cell 5 Greystones to Kilcoole (Ballynerrin)**

This cell consists of the coastal strip between the R761 and the coast between the southern boundary of the Greystones - Delgany LAP and the northern boundary of the Kilcoole LAP (excluding those lands designated 'The Murrough cSAC). This area is intensively used for agricultural purposes and includes three principal pockets of rural housing – at Knockroe, near the Greystones boundary, at Ballygannon near Glenroe Open Farm and near the train station.

This area is characterised by a soft shore line, which has implications for both the existing railway line and the development of new dwellings. Coastal protection works have been carried out by Iarnrod Eireann to protect the railway line, particularly the installation of rock armour on the seaward side of the line. These works however are not adequate to protect all lands to the east of the railway line from risk from flooding and therefore the development of new dwellings requires to be strictly controlled, in the interests of public health and safety.

#### **Objective CZ5**

1. To facilitate the development of visitor and interpretative facilities, particularly those relating to bird watching, in a sustainable and suitable manner which does not compromise either landscape quality or habitats.
2. To control and limit residential development to that shown to be strictly necessary (in accordance with the County settlement and rural development strategies) and to require the highest standards of siting and design for any new dwellings and regard to environmental designations.
3. To prohibit the development of new dwellings within 100m of the shoreline.
4. To protect all listed views and prospects along the R761 and coast in this cell.
5. To strictly control the development of new entrances and access driveways on the R761, to those which can be proven to be necessary for either traffic safety reasons or the normal functioning of the landholding.
6. To facilitate the development of a coastal walk (having due regard to environmental designations and compliance with the EU Habitats Directive) and to restrict development that interferes with the achievement of this objective.
7. To facilitate and support the upgrading of Kilcoole train station and associated facilities.



## Cell 6 Kilcoole - Wicklow Town

The cell consists of the coastal area between the R761 and the coast from the southern boundary of the Kilcoole LAP and the northern boundary of the Wicklow-Rathnew LAP, excluding the settlement of Newcastle (as defined by the boundaries of the adopted town plan for Newcastle). This is by far the largest single definable cell along the coast being 1,925 hectares in extent.

This cell is dominated by The Murrough cSAC, which occupies 25% of the area. The Murrough is a coastal wetland complex, which stretches for 15km from Ballygannon to north of Wicklow town, and in parts, extends inland for up to 1km. A shingle ridge stretches the length of the site and carries the mainline Dublin-Wexford railway. The site supports a number of habitats listed on Annex I of the EU Habitats Directive and a number of bird species listed on Annex I of the EU Birds Directive, as well as a wide range of important migratory birds. There are also many rare plants in the site.

This area is also characterised by a soft shore line and control measures are therefore required. This is also a historical landscape, with land divisions dating back to Cromwellian times and many substantial Georgian and Victorian country houses.

### Objective CZ6

1. No development will be permitted that has an adverse impact on the environmental and ecological quality of The Murrough cSAC. The Planning Authority will have particular regard to the impact that all developments have on the integrity of the cSAC, including development that is within the cSAC and development that is not within a designated area, but which is likely to have an effect thereon. Applicants will be required to demonstrate beyond all reasonable doubt that a proposed development does not adversely impact on the integrity of the designated area.
2. To facilitate the development of visitor and interpretative facilities, particularly those relating to bird watching and beach usage, in a sustainable and suitable manner which does not compromise either landscape quality or habitats.
3. To maintain and improve points of vehicular access to the coast at Six Mile Point, Five mile point and Ballybla.
4. To strictly control the development of new entrances and access driveways on the R761, to those which can be proven to be necessary for either traffic safety reasons or the normal functioning of the landholding.
5. To control and limit residential development to that shown to be strictly necessary (in accordance with the County settlement and rural development strategies) and to require the highest standards of siting and design, which takes due cognisance of the historic settlement pattern in the area and to environmental designations.
6. To prohibit the development of new dwellings within 100m of the shoreline.
7. To facilitate the development of a coastal walk (having due regard to environmental designations and compliance with the EU Habitats Directive) and to restrict development that interferes with the achievement of this objective.
8. To protect all listed views and prospects along the R761 and coast in this cell.
9. To provide a regional wastewater collection system and treatment works to serve the settlements of Newtownmountkennedy, Newcastle and Kilcoole.

## Cell 7 Wicklow Town & Environs

This cell comprises the coastal area of the lands within the boundaries of the Wicklow – Rathnew LAP and the Wicklow Town Plan and extends from Tinnikilly in the north to Dunbur Head in the south. The Murrough cSAC continues into this area. Like the other more urban coastal cells, this cell is varied in character, with the lands to the north of the harbour in the home to in-depth residential, industrial and utilities infrastructure, while the lands to the south of the harbour are for the most part in residential use, opening up to the Wicklow golf club lands and Dunbur head to the south.

A detailed coastal protection study was carried out in 2007 on the area between Five Mile Point and Wicklow Pier. Although coastal erosion was found to be significant, in light of the environmental impacts of coastal protection works, limited intervention was recommended, other than (a) those works necessary to protect the existing railway



bridge and the new Port Access Road bridge and (b) the installation of breakwaters north of the harbour to stabilise and improve the recreational value of the beach.

### Objective CZ7

1. To support the coastal protection and development objectives of the Wicklow Town Plan and the Wicklow Environs – Rathnew LAP.
2. No development will be permitted that has an adverse impact on the environmental and ecological quality of The Murrugh cSAC. The Planning Authority will have particular regard to the impact that all developments have on the integrity of the cSAC, including development that is within the cSAC and development that is not within a designated area, but which is likely to have an effect thereon. Applicants will be required to demonstrate beyond all reasonable doubt that a proposed development does not adversely impact on the integrity of the designated area.
3. To facilitate the development and enhancement of visitor and recreational facilities along the coastal area, particularly walking routes, car parking areas, signage, changing / toilet facilities and water based clubs.
4. To support investigations into alternatives for the development of Wicklow port.
5. To retain Wicklow Golf Club at its present location and to preserve the open character of this area, as it acts as an important buffer area between the town and recreation areas further to the south.

### Cell 8 Wicklow Head / Kilpoole

The cell consists the coastal area between Local Road L-5103 and regional road R750 and the coast from the southern boundary of the Wicklow Environs & Rathnew Local Area Plan to Furzeditch and includes Wicklow Head. This mainly agricultural area is under pressure for development (particular urban generated rural housing) and as a result is significantly developed with single rural houses and one larger scale development at Blainroe. This is a high amenity area, being the location of the highly attractive and visited beaches of Silver Strand, Magheramore and Magherabeg. The Magherabeg Dunes are designated a cSAC and pNHA.

### Objective CZ8

1. To preserve the open character of Wicklow Head.
2. No development will be permitted that has an adverse impact on the environmental and ecological quality of the Magherabeg pNHA / cSAC or Vulnerable Aquifer designations in the area. The Planning Authority will have particular regard to the impact that all developments have on the integrity of a SAC, including development that is within a SAC and development that is not within a designated area, but which is likely to have an effect thereon. Applicants will be required to demonstrate that a proposed development does not, beyond all reasonable doubt, adversely impact on the integrity of a designated area.
3. Development that is detrimental to the quality or amenity of heritage features will not be permitted, including views and prospects, archaeological features, protected trees/structures.
4. To strictly control the further proliferation of sea outfalls for effluent discharge and in particular to prohibit short sea outfalls. All effluent discharges should be in compliance with the EU Bathing Water Directive.
5. To facilitate the development of new tourist accommodation subject to the following controls:-
  - (a) The development of new tourist accommodation shall be restricted to the existing development cluster at Blainroe or to existing developed sites;
  - (b) Permission will only be considered for new accommodation where the development forms part of a well developed, integrated tourism and recreation development, which would add to the public amenity and enjoyment of the area and provides a significant public element (e.g. public car parking, playground / indoor playzone, swimming pool open to paying public etc);
  - (c) The development of any further static or touring caravan parks shall be prohibited;
  - (d) The development of any further holiday homes shall be prohibited, other than a small scale element of which may be allowable in an integrated development that provides a range of accommodation types;
  - (e) Automated gates will not be permitted on any development.
6. To strictly control the development of new entrances and access driveways on the R750 to those which can be proven to be necessary for either traffic safety reasons or the normal functioning of the landholding.



7. To control and limit the development of permanent rural housing to that shown to be strictly necessary (in accordance with the County settlement and rural development strategies) and to require the highest standards of siting and design for any new dwelling and regard to environmental designations.
8. To conserve the right of way from the Wicklow Town boundary along the coastline to Brides Head and Lime Kiln Bay.

### Cell 9 Brittas Bay

The cell consists of the coastal area between the R750 and the coast, from the boundary of Cell 8 to Mizen Head/Ardinary. This area for the most part comprises an agricultural area, with notable pockets of more intense development around Ballynacarrig (Brittas Bay), Brittas Bridge and Cornagower and a significant number of single rural houses. Ballynacarrig is designated a 'small village' in the County settlement strategy.

The centrepiece of this area is Brittas Bay beach, a sandy beach that is 4 km long, backed by 100 hectares of sand dunes. Development pressure resulting from the popularity of the area as a tourist and day-tripper destination during the summer months has resulted in the development of a number of caravan parks / holiday home developments and has created problems relating to traffic and parking. The Council has developed two large car parks in an attempt to alleviate some of these traffic problems.

The Buckroneys-Brittas Dunes and Fen is designated a cSAC and pNHA.

### Objective CZ9

1. To facilitate the enhancement of recreational amenities and facilities in the cell to cater for day visitors and long stay holiday makers to the extent that it is consistent with maintaining the capacity of the cell (including its beach and bathing water quality, sand dunes, car parks and road network) and in a manner that does not diminish its unique rural, scenic and recreational amenities.
2. No development will be permitted that has an adverse impact on the environmental and ecological quality of the pNHA, cSAC or Vulnerable Aquifer designations in the area. The Planning Authority will have particular regard to the impact that all developments have on the integrity of a cSAC, including development that is within a cSAC and development that is not within a designated area, but which is likely to have an effect thereon. Applicants will be required to demonstrate beyond all reasonable doubt that a proposed development does not, beyond all reasonable doubt, adversely impact on the integrity of a designated area.
3. To protect, conserve and encourage the recovery of the beach-dune system at Brittas Bay. Development that results in the erosion of the beach-dune system will not be permitted. In this respect, the Council will particularly ensure protection against erosion caused by amenity and recreational use of the dunes. Regard will be paid to the 'Wicklow County Council Brittas Bay Monitoring Project 2004'.
4. Development that is detrimental to the quality or amenity of heritage features will not be permitted, including views and prospects, archaeological features, protected trees/structures.
5. To strictly control the further proliferation of sea outfalls for effluent discharge and in particular to prohibit short sea outfalls. All effluent discharges should be in compliance with the EU Bathing Water Directive. Any development that compromises the Blue Flag status of the beach will not be permitted.
6. To facilitate the development of appropriate outdoor and indoor recreation in the cell by permitting the use of its rural hinterland for environmentally sensitive and sustainable recreational purposes, where buildings and structures have only a minor impact on the landscape and where the completion of landscaping schemes would assimilate such developments into the countryside (e.g. golf, pitch and putt, amenity forestry, paint ball games, adventure fun parks).
7. All services and facilities to serve the local community and tourists shall be located within the boundaries of Ballynacarrig Village. Notwithstanding this, one small-scale local service type development shall be considered in proximity to the South Beach car park. The development may comprise a shop/service garage/pub/restaurant/café development. The maximum floor area of the development shall be 200m<sup>2</sup>.



8. To facilitate the development of new tourist accommodation subject to the following controls:-
  - (a) New tourist accommodation shall be directed into one of the three identified development clusters of Ballynacarrig Village, Brittas Bridge and Cornagower (as shown on Map 18.03), or to existing developed sites. Only in exceptional circumstances, and where the following criteria are complied with, will accommodation be considered on a greenfield site outside a cluster:
    - (i) the development shall be located in close proximity to the identified clusters and shall have or be provided with direct and high quality connections to the clusters and to the coast;
    - (ii) the development shall be of an exceptionally high quality design.
  - (b) Permission will only be considered for new accommodation where the development forms part of a well developed, integrated tourism and recreation development, which would add to the public amenity and enjoyment of the area and provides a significant public element (e.g. public car parking, playground / indoor playzone, swimming pool open to paying public etc).
  - (c) The development of any new static or touring caravan parks shall be prohibited; expansion of existing facilities will be considered subject the suitability of the site, a modest scale and high quality design.
  - (d) The development of any further holiday homes shall be prohibited, other than a small scale element of which may be allowable in an integrated development that provides a range of accommodation types.
  - (e) Automated gates will not be permitted on any development.
9. To limit the size of existing public car parks to the present levels and to support the development of additional car parking on the inland side of the road at Cornagower East.
10. To strictly control the development of new entrances and access driveways on the R750 to those which can be proven to be necessary for either traffic safety reasons or the normal functioning of the landholding.
11. To control and limit the development of permanent rural housing to that shown to be strictly necessary (in accordance with the County settlement and rural development strategies) and to require the highest standards of siting and design for any new dwelling and regard to environmental designations.

### Cell 10 Mizen head to Arklow

This cell consists of the land between the N11 and the coast, between Ballytunny / Ardinary in the north and the northern boundary of the Arklow Environs Local Area Plan at Seabank / Ballymoney to the south. There are a number of fine stretches of sandy beach in this cell, particular Ennereilly beach. There is limited tourist development in this cell and few tourist facilities such as car parks, resulting in some car parking and traffic issues. The Buckroneys-Brittas Dunes and Fen system (designated a cSAC and pNHA) extends into the area. There are fine long distance views available over this cell from the N11.

### Objective CZ10

1. To facilitate the enhancement of recreational amenities and facilities in the cell to the extent that it is consistent with maintaining the capacity of the cell (including its beach and bathing water quality, sand dunes, car parks and road network) and in a manner that does not diminish its unique rural, scenic and recreational amenities.
2. No development will be permitted that has an adverse impact on the environmental and ecological quality of the pNHA, cSAC or Vulnerable Aquifer designations in the area. The Planning Authority will have particular regard to the impact that all developments have on the integrity of a cSAC, including development that is within a cSAC and development that is not within a designated area, but which is likely to have an effect thereon. Applicants will be required to demonstrate beyond all reasonable doubt that a proposed development does not adversely impact on the integrity of a designated area.
3. Development that is detrimental to the quality or amenity of heritage features will not be permitted, including views and prospects, archaeological features, protected trees/structures.



4. To strictly control the further proliferation of sea outfalls for effluent discharge and in particular to prohibit short sea outfalls. All effluent discharges should be in compliance with the EU Bathing Water Directive. Any development that compromises the Blue Flag status of the beach will not be permitted.
5. To facilitate the development of appropriate outdoor and indoor recreation in the cell by permitting the use of its rural hinterland for environmentally sensitive and sustainable recreational purposes, where buildings and structures have only a minor impact on the landscape and where the completion of landscaping schemes would assimilate such developments into the countryside (e.g. golf, pitch and putt, amenity forestry, paint ball games, adventure fun parks).
6. To facilitate the development of new tourist accommodation subject to the following controls:-
  - (a) New tourist accommodation shall be limited to suitable sites west of the coast road that are served by high quality road network and are or can be provided with direct and proximate access to the coast;
  - (b) Permission will only be considered for new tourist accommodation where the development forms part of a well developed, integrated tourism and recreation development, which would add to the public amenity and enjoyment of the area and provides a significant public element (e.g. public car parking, playground / indoor playzone, swimming pool open to paying public etc);
  - (c) The development of any new static or touring caravan parks shall be prohibited; expansion of existing facilities will be considered subject the suitability of the site, a modest scale and high quality design;
  - (d) The development of any further holiday homes shall be prohibited, other than a small scale element of which may be allowable in an integrated development that provides a range of accommodation types;
  - (e) Automated gates will not be permitted on any development.
7. To strictly control the development of new entrances and access driveways on the R750 to those which can be proven to be necessary for either traffic safety reasons or the normal functioning of the landholding.
8. To preserve existing access routes to the beach and to support and facilitate the development of additional car parking on the inland side of the coast road, proximate to existing access ways to the beach.
9. To control and limit the development of permanent rural housing to that shown to be strictly necessary (in accordance with the County settlement and rural development strategies) and to require the highest standards of siting and design for any new dwelling and regard to environmental designations.
10. To facilitate the development of necessary new wastewater and energy infrastructure in the area and in particular to provide for a new waste water treatment works for the Arklow Town and Environs Area.

### Cell 11 Arklow Town & Environs

This cell comprises the coastal area within the boundaries of the Arklow Environs and Arklow Town plans. There are long sandy beaches along most of this cell, with the central harbour area the location of intensive residential and industrial development and the southern end marked by Arklow Rock. The Arklow Sand Dunes at Seabank to the north and the area around Arklow Rock – Askinnity are designated pNHAs.

### Objective CZ11

1. To enhance the visual, recreational and natural amenities of the Arklow coastal area, in accordance with the policies and objectives set out in the Arklow Environs LAP and the Arklow Town Plan.
2. To facilitate the development and enhancement of visitor and recreational facilities along the coastal area, particularly walking routes, car parking areas, signage, changing / toilet facilities and water based clubs.
3. To support and facilitate the development of marine and shipping activity in Arklow, particularly the recreational use of the existing harbour / marina and the development of a roll on-roll off port at the existing Roadstone jetty.





## Cell 12 Arklow Rock to Kilmichael Point

This cell stretches from Rock Big in the north to the Wicklow County boundary at Kilmichael point in the south. The coast road forms the eastern boundary of the cell, for the most part, but the cell does extend inland as far as the railway line at Bogland and Money Little. Tourism development, mainly in the form of holiday homes and mobile home parks has taken place around Clogga.

Clogga beach itself is an attractive, medium sized sandy beach with limited tourist facilities and a very small car park. The Arklow Rock-Askinnity pNHA extends into this cell.

### Objective CZ12

1. To facilitate the enhancement of recreational amenities and facilities in the cell to cater for day visitors and long stay holiday makers to the extent that it is consistent with maintaining the capacity of the cell (including its beach and bathing water quality, sand dunes, car parks and road network) and in a manner that does not diminish its unique rural, scenic and recreational amenities.
2. Development that is detrimental to the quality or amenity of heritage features will not be permitted, including views and prospects, archaeological features, protected trees/structures.
3. To strictly control the further proliferation of sea outfalls for effluent discharge and in particular to prohibit short sea outfalls. All effluent discharges should be in compliance with the EU Bathing Water Directive. Any development that compromises the Blue Flag status of the beach will not be permitted.
4. To facilitate the development of appropriate outdoor and indoor recreation in the cell by permitting the use of its rural hinterland for environmentally sensitive and sustainable recreational purposes, where buildings and structures have only a minor impact on the landscape and where the completion of landscaping schemes would assimilate such developments into the countryside (e.g. golf, pitch and putt, amenity forestry, paint ball games, adventure fun parks).
5. To facilitate the development of new tourist accommodation subject to the following controls:-
  - (a) New tourist accommodation shall be restricted to the existing developed cluster at Clogga or to existing developed sites;
  - (b) Permission will only be considered for new accommodation where the development forms part of a well developed, integrated tourism and recreation development, which would add to the public amenity and enjoyment of the area and provides a significant public element (e.g. public car parking, playground / indoor playzone, swimming pool open to paying public etc);
  - (c) The development of any further holiday homes shall be prohibited, other than a small scale element of which may be allowable in an integrated development that provides a range of accommodation types;
  - (d) The development of any further static or touring caravan parks shall be prohibited;
  - (e) Automated gates will not be permitted on any development;
  - (f) New development shall have or be provided with high quality direct access to the main traffic routes;
  - (g) Development shall be of an exceptionally high quality design.
6. To preserve existing access routes to the beach and to support and facilitate the development of additional car parking, proximate to existing access ways to the beach.
7. To control and limit the development of permanent rural housing to that shown to be strictly necessary (in accordance with the County settlement and rural development strategies) and to require the highest standards of siting and design for any new dwelling and regard to environmental designations.





# North Coastal Cells

Map No. 18.01



**LEGEND**

-  Coastal Cells
-  SAC/SPA/NHA

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