



# AUGHRIM TOWN PLAN



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Map



## 1. Purpose of this plan

The purpose of this plan is to put in place a structure that will guide the future sustainable development of Aughrim. This plan, in conjunction with the County Development Plan, will inform and manage the future development of the town. While Aughrim is a small settlement, its accessibility to larger towns in the County and to Dublin, as well as its charm, beautiful setting and its small size, puts it under severe development pressure.

The aim of this plan is to establish a framework for the planned, coordinated, and sustainable development of Aughrim, and to enhance and facilitate the balancing of economic, social and environmental infrastructure in the interests of the community.

This plan will ensure that residential development is located in a sustainable manner close to commercial development and amenities, that it will take place in tandem with physical, community and amenity infrastructure, and this plan will designate land for such usage.

As this plan is part of and forms a subset of the County Development Plan (CDP) it is not proposed to include a repetition of the policies, objectives or strategies as set out in the CDP. Where standards or objectives for a particular development are not included in this plan the provisions of the CDP shall apply. The plan will however seek to formulate appropriate Aughrim specific development objectives and guidance, compatible with those of the CDP, to assist the Development Management process in managing sustainable progress for the town.

## 2. Location, population & context

Aughrim is located in south Wicklow approximately 32km from Wicklow and 14km from Arklow. The settlement is located in the Mid-East Region and is identified in the Regional Planning Guidelines for the Greater Dublin Area 2004-2016 as being within the "Hinterland" Area. The Regional Planning Guidelines policy is to concentrate development in the Hinterland Area in County Wicklow into the designated Large Growth Towns of Wicklow and Arklow and Moderate Growth Towns of Newtownmountkennedy and Blessington and to restrict development outside these centres to local, as opposed to regional, growth.

The Regional Planning Guidelines indicate that control of development in the Hinterland Area is necessary to secure a clear distinction between urban and rural areas. The County Development Plan 2010-2016 identifies Aughrim as a Level 5 'Small Growth Town' with a 2006 Census population of 960. Land use designation in this plan will be based on a target population of 1,500 by 2016. This will require the development of c. 270 new dwelling units 2006-2016<sup>1</sup> and in this regard, this plan has designated c. 23ha for new residential development<sup>2</sup>.

## 3. Settlement role & function

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. 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. Aughrim is a service centre for its surrounding rural hinterland and is ideally suited as a base for exploiting the tourism assets of this hinterland.

<sup>1</sup> Assuming household size reduces from 2.89 in 2006 to 2.56 in 2016 and allowing an 'excess factor' of 6%

<sup>2</sup> This quantum of land would allow for the provision of the required 270 units at an average density of 15/ha (which is considered appropriate given sloping nature of most of the development land and the character of the town) plus an additional 'headroom' of 30%



## 4. Development vision

The development strategy is to consolidate Aughrim as a self sustaining settlement retaining its own unique character and atmosphere, to provide for balanced physical, social, economic and employment infrastructure so that it can develop in a sustainable manner. To achieve this it is intended that the centre of the Town will remain as the focus for most social, cultural and economic activity and that the bulk of housing and other developments will be consolidated within the existing development boundaries.

## 5. Development Objectives

### 5.1 Zoning

The plan area has been divided into zones. The purpose of the zoning objectives is to provide for a range of land uses so that Aughrim can develop in a natural and sustainable fashion. The zones have been divided into nine groups according to the main use in each.

#### Residential (R1, RE)

*Objective: To provide for residential development to provide new communities and to protect and improve residential amenity.*

*Vision:* To ensure that any new development conforms to County Development Plan standards and that development in existing areas (e.g. extensions, additional houses in side gardens, childcare facility etc) reflects the prevailing density and character of its immediate surroundings, and shall have a minimal impact on existing residential amenity.

Such residential uses include houses, open space, community facilities, home based economic activity, utility installations and ancillary development and other residential uses in accordance with the County Development Plan.

#### 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;
- Housing development shall be managed and phased to ensure that infrastructure and in particular, community infrastructure, is provided to match the need of new residents;
- Encourage in-fill housing developments, the use of under-utilised and vacant sites and vacant upper floors for accommodation purposes and facilitate higher residential densities at appropriate locations, subject to a high standard of design, layout and finish;
- In the RE zone, house improvements, alterations and extensions and appropriate infill residential development in accordance with principles of good design and protection of existing residential amenity will be permitted. While new developments shall have regard to the protection of the residential and architectural amenities of houses in the immediate environs, alternative and contemporary designs shall be encouraged (including alternative materials, heights and building forms), to provide for visual diversity.

#### Town Centre (TC)

*Objective: To protect the special character of the town, concentrate commercial and cultural facilities, and to protect, provide for and/or improve the town centre facilities.*

*Vision:* This town is located in an agricultural rural area, providing local services and limited employment opportunities to the surrounding rural areas. There is also a strong built and natural heritage background in the town. This zoning objective seeks to consolidate the existing town Aughrim Town Plan centre. The aim is to further develop the centre by extension of the area and provision of open space, parking, appropriate commercial and residential developments ensuring an opportunity mix of commercial, recreational, civic, cultural, leisure, residential uses, and urban streets, while delivering a quality rural town environment which will enhance the quality of life of resident, visitor and workers alike. The zone will strengthen retail provision, emphasise urban conservation, ensure priority for pedestrians and cyclists, and enhance and develop the existing town fabric.



Such town centre uses include retail, shops, health, restaurants, sufficient residential development to ensure the passive security of the zone, commercial, office, community, some tourism and recreational uses, community, utility installations and ancillary developments for town centre uses in accordance with the County Development Plan.

### Objectives

- To create a new streetscape along local road L-2140 (Aughrim town centre – Macreddin) for a distance of c. 90m from the square;
- The concept of 'living over the shop' will be encouraged generally and required in new developments. In particular, a relaxation in density, car parking and open space standards will be considered for such developments;
- The closure of side laneways, access doors and archways shall be generally discouraged, in order to maintain access to backland areas in the town centre;
- New developments (including the refurbishment of buildings) shall have regard to the protection of the residential and architectural amenities of structures in the immediate environs; however alternative and contemporary designs shall also be encouraged (including alternative materials, heights and building forms), to provide for visual diversity;
- Any new developments in the town centre shall include the refurbishment of existing footpaths, street furniture and street lighting which shall conform with an agreed design theme.

### Employment (E)

*Objective: To facilitate opportunities for general employment and enterprise related development.*

*Vision:* Employment areas are intended to create, preserve, and enhance areas containing a range of employment uses within a well-designed and attractive setting that would supply employment opportunities for the settlement and its hinterland. It is also envisaged that indigenous and local enterprise is facilitated in this zoning. Such employment uses include general and light industry, office uses, recycling centre, enterprise units, appropriate warehousing, utility installations and ancillary developments for employment and industry uses in accordance with the County Development Plan.

### Objectives

- Notwithstanding the zoning of land for employment purposes, the Development Management process shall monitor the granting of permission on employment lands, and shall phase and restrict, where necessary, the granting of employment planning permissions to ensure that such development is sustainable and meets the needs of the area
- To maintain the existing level of employment zoned land in Aughrim and to resist changes of use from employment to other uses

### Mixed Use (MU)

*Objective:* To provide for the development of a mixed-use area, subject to the agreement of a Master Plan for the entire area

*Vision:* To facilitate the suitable redevelopment of the old Mill for a mixed commercial, residential, employment and tourism related development. Any development proposals shall include restoration of the Mill and associated structures / items of heritage value. Any retail use proposed shall be directed at the tourism sector and shall comply with the County Development Aughrim Town Plan Plan objectives for tourist retail. No retail use shall be allowed that would undermine the core retail function for the existing town centre.



## Community, Educational & Social Infrastructure (CE)

*Objective: To facilitate and provide community, educational, recreational, institutional and related land uses.*

*Vision: The zoning objective seeks to provide and enhance the existing social infrastructure for the town.*

Such community, educational and institutional uses include burial grounds, places of worship, schools, training facilities, community hall, sports and recreational facilities, utility installations and ancillary developments for community, educational and institutional uses in accordance with the County Development Plan.

### Objectives

- To maintain the existing quantum of community zoned land to facilitate the expansion of community uses, particularly education facilities, to meet the needs of the target population of 1,500 in 2016

## Open Space (Passive OS & Active AOS)

*Objective: To preserve and provide for open space and recreational amenities.*

*Vision: This zoning objective seeks to provide recreational and amenity resources for urban and rural populations subject to strict development controls. Only community facilities and other recreational uses will be considered and encouraged by the Planning Authority.*

Such open space uses include tourism and recreational uses, community facilities, open space, sports grounds, utility installations and ancillary developments for open space uses in accordance with the County Development Plan.

### Objectives

- To maintain the existing level of passive and active open space in Aughrim and to resist changes of use of existing open areas
- To facilitate the development of Aughrim GAA and the National Disabled Angling Facility

## Agricultural/Greenbelt (AGR/GB)

*Objective: To protect and provide for an agricultural greenbelt to demarcate the urban and rural area and provide for agriculture and amenity in a manner that protects the physical and visual amenity of the area.*

*Vision: The zoning objective seeks to create a rural/urban fringe that is attractive, accessible, diverse and multi-functional. It will serve the needs of both urban and rural communities, strengthen the links between town and country and contribute fully towards sustainable development. The role of the agricultural greenbelt is to retain the open and rural character of lands between and adjacent to urban areas, and an area of step down control from the town development boundary to the greater rural hinterland. Social housing will be permitted provided it is located in accordance with firm planning principles especially with respect to proximity to services and connectivity to the town. Development within this zoning is controlled under the policies and objectives of the County Development Plan. Residential development shall be subject to the objectives for rural housing, as set out in the County Development Plan.*

## Public Utility (PU)

*Objective: To protect and provide for public services. 'Public Services' include all service installations necessarily required by electricity, gas, telephone, radio, television, drainage and other statutory undertakers.*



## 5.2 Infrastructure Objectives

### 5.2.1 Water supply

The public water supply in Aughrim (and Annacurragh) is abstracted from the Tinakilly River at Threewells to the north-east of the town. This supply has a current capacity of 2,000pe and therefore is likely to be adequate to meet the needs of the increased population up to 2016. No new development shall be permitted unless there is adequate capacity in the drinking water supply system.

### 5.2.2 Wastewater facilities

Aughrim is served by an aeration wastewater treatment plant located between the river the R747 on the south-east side of the town. This plant has a design capacity of 1,200pe and therefore will require improvement during the course of this plan. No new development shall be permitted unless there is adequate capacity in the wastewater collection and treatment system.

### 5.2.3 Surface Water

Surface water in Tinahely is generally drained to the Derry-Aughrim River. Subject to all new developments providing for separate surface water networks, attenuation where appropriate and measures to ensure no contamination enters the surface system, there are no issues with regard to surface water disposal in the town or impacts on downstream areas.

### 5.2.4 Telecommunications

Business and home user broadband services are provided in the area by a number of Internet Service Providers. Technologies include DSL, Satellite etc. All new developments to provide service cables / ducting suitable for phone, internet and broadband services (underground)

### 5.2.5 Transportation

Aughrim is principally served by the R747 (Arklow – Tinahely) and the R753 (Rathdrum – Aughrim). The most recent growth area has been on the Rednagh Road, which is also the location of the GAA facility and the National Disabled Angling Centre. Development on the south side of the settlement is served directly by the R747, which carries high volumes of traffic and has limited pedestrian facilities and no pedestrian crossing to the town centre. While on street parking is prevalent, there is little congestion in the town and the road network is operating effectively.

#### Objectives

- To facilitate the provision of additional off-street car parking close to Main Street
- Provide safe and high quality pedestrian and bicycle links between residential areas and retail, recreational and educational facilities in the town
- To resist significant new development on the south side of the R747



### 5.3 Heritage Objectives

Aughrim has a rich and diverse natural heritage. The Council has a role to play in helping to ensure the conservation of these resources for current and future generations. Of importance are designated wildlife habitats and species (e.g. NHA's, SAC's), areas of geological interest, and non-designated habitats for wildlife such as coastlines, trees, hedgerows, stonewalls, rivers and lakes. The Wicklow County Development Plan contains policies for the protection of these features, which are listed in this plan. In formulating additional policies for the protection of the built and natural heritage in the Aughrim area the Council will be required to give consideration to EU Habitats and Bird Directives, as well as national legislation in the form of the Natural Habitat Regulations.

#### Objectives

- To protect the natural, architectural and archaeological heritage of the town, in accordance with the provisions of the County Development Plan 2010-016;
- Ensure that all proposals for development in the vicinity of recorded monuments shall submit an architectural archeologically impact assessment, as part of their application for development;
- All developments shall have regard to the Eastern Regional Fisheries Board "Requirements for the protection of fisheries habitat during the construction and development works at river sites", and a statement of how it is intended to comply with same shall be submitted with any applications for permission;
- Protect trees, hedgerows, wooded areas, watercourses and other features of the natural landscape that contribute to the biodiversity of Aughrim.



<b>WICKLOW COUNTY COUNCIL</b> Wicklow County Council Planning Department County Buildings, Sarsfield Road, Wicklow Tel: (0404) 20100 Email: plandev@wicklowcoco.ie	<b>Aughrim Town Plan</b>	<b>Legend</b> RE - Existing Residential R1 - Proposed Residential MU - Mixed Use TC - Town Centre PU - Public Utility CE - Community & Educational E - Employment T - Tourism AOS - Active Open Space OS - Open Space AGR/GB - Agriculture/Greenbelt Plan Boundary	Director of Services: Desmond O'Brien Senior Planner: Patrick B. Hooper Scale: 1:7,500@a3 Date: 03/07/09
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