

SHILLELAGH

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 Shillelagh. This plan, in conjunction with the County Development Plan, will inform and manage the future development of the town. Shillelagh is a small and historical rural settlement, with a significant number of buildings and items of heritage value, including the remnants of the now disused Shillelagh branch train line. The town also provides a community and employment hub in the mostly rural area, with Kerry Foods being a significant employer in this part of the County. While the settlement is not under severe development pressure given its distance from Dublin and the other large towns in the County, a plan is considered to be necessary given the growth envisaged for the town over the period of the County Development Plan.

The aim of this plan is to establish a framework for the planned, coordinated, and sustainable development of Shillelagh, 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 and 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 Shillelagh 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

Shillelagh is located in south Wicklow approximately 33 km from Arklow and 9 km from Carnew. 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 Shillelagh as a Level 6 'Rural Town' with a 2006 Census population of 311. Land use designation in this plan will be based on a target population of 600 by 2016. This will require the development of c. 135 new dwelling units 2006-2016¹ and in this regard, this plan originally designated c. 17ha for new residential development² when published in draft form.

Through the review of the County Development Plan 2010-2016, an additional area of 0.814ha has also been designated for residential development (RE).

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

² This quantum of land would allow for the provision of the required 135 units at an average density of 12/ha or 5/acre (which is considered appropriate given the low density character of the town) plus an additional 'headroom' of 50%

3. Settlement role & function

Shillelagh is designated a 'rural town'. These are strong rural towns, usually with a good range of infrastructural services and are suited to accommodating a significant element of urban generated housing demand, with necessary controls in place to ensure that local demand can also be met. These towns are differentiated in this plan from Small Growth Towns (Level 5) having regard to their more rural character and the rural nature of their catchments. Such rural centres are considered to contain the potential to consolidate rural development needs and support the maintenance of essential rural social and community infrastructure such as schools, shops, public houses, post offices and local sporting organisations.

4. Development vision

The development strategy is to consolidate Shillelagh 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 Shillelagh can develop in a natural and sustainable fashion. The zones have been divided into nine groups according to the main use in each.

Where any conflict arises between the map associated with this plan and the text, the text will take precedence.

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 that 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 rural town is located in an agricultural rural area, providing local services and 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 centre. The aim is to further develop the centre by the 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

- 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 Shillelagh and to resist changes of use from employment to other uses

Tourism (T)

Objective: To protect and provide for tourism

Vision: To enhance the tourism role of Shillelagh through the provision of high quality tourism site, facilities and infrastructure.

Such tourism uses include craft shops, art galleries, car parks, community facilities, cultural use, open spaces, public houses, public services, recreational buildings, recreational facility/sports club, restaurants and visitors centres.

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.

Community / Social / Voluntary Housing (CE1)

Objective: To facilitate and provide for Community / Social / Voluntary Facilities, including housing by an approved housing body up to a maximum of 50 units, of various sizes, suitable for a wide variety of household types

Vision: To allow for the provision of low density, mixed use community, social and voluntary project which includes social / voluntary housing and care / recreational facilities for residents, in a structured manner by a suitable housing body.

Uses permissible: Social / voluntary housing, residential institution, community facilities, care facilities, open space.

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.

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.

Conservation Zone (CZ)

Objective: To protect and enhance the area around the Derry River valley as a natural amenity area

Vision: The Derry River forms part of the River Slaney Natura 2000 site ³. This area is rich in natural heritage, containing certain habitats and species which must be protected and which can be easily damaged through development, pollution, land drainage, dumping, or recreational overuse. The Council will protect and preserve this land and ensure that any development is consistent with this policy objective.

³ Natura 2000 sites are sites subject to European designations, normally known as SAC (Special Area of Conservation) and SPA (Special Protection Area). These are protected under the Habitats Directive of 1992 (EU directive 92/43/EEC)

Where any zoning objective overlaps with an area designated as a Natura 2000 site the following shall apply:

Permitted in Principle

Projects directly necessary for the management of the site **that are** in accordance with the conservation objectives of the site **and** that will be developed and managed so as not to affect the integrity of the site, its qualifying interests or its sustaining resources

Open for Consideration

Projects which do not give rise to significant direct, indirect or secondary impacts on the Natura 2000 site 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 (either individually or in combination with other plans or projects)⁴.

Not Permitted

Projects which give rise to significant direct, indirect or secondary impacts on the Natura 2000 site 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 (either individually or in combination with other plans or projects)⁴.

5.2 Heritage Objectives

Shillelagh has a rich and diverse built and 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 protected items and structures, 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 Shillelagh 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. The stretch of the River Derry passing through Shillelagh is designated a candidate Special Area of Conservation (cSAC), now known as *Natura 2000* sites. The Derry River is part of the Slaney River system, which is selected for alluvial wet woodlands, a priority habitat on Annex I of the EU Habitats Directive. The site is also selected as a candidate SAC for floating river vegetation, estuaries, tidal mudflats and old oak woodlands, all habitats listed on Annex I of the EU Habitats Directive. The site is further selected for the following species listed on Annex II of the same directive - Sea Lamprey, River Lamprey, Brook Lamprey, Freshwater Pearl Mussel, Twaitte Shad, Atlantic Salmon and Otter. Floating river vegetation is found along much of the freshwater stretches within the site.

Objectives

- No development will be permitted that has an adverse impact on the environmental and ecological quality of the designated Natura 2000 site – River Slaney 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. The Council will consult the National Parks & Wildlife Service (NPWS) of the

⁴ 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.

Department of Environment, Heritage & Local Government regarding any proposals for development which may have an impact on the conservation value of the SAC.

- To protect the natural, architectural and archaeological heritage of the town, in accordance with the provisions of the County Development Plan
- 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 Shillelagh
- To facilitate future community initiatives to increase access to and appreciation of railway heritage, through preserving the routes of former lines free from development and the protection of structures and features associated with the disused railway line.

5.3 Infrastructure Objectives

5.3.1 Water supply

The public water supply in Shillelagh is from the Regional Scheme serving Shillelagh, Carnew and Tinahely. Raw water is abstracted from the Derry River upstream from Tinahely and is pumped to the Water Treatment Plant in Tinahely. The maximum capacity of this supply is 10,000 p.e (population equivalent). The current demand is approximately 5,000 p.e. This supply is therefore adequate to serve the planned growth of Shillelagh.

5.3.2 Wastewater facilities

Shillelagh is served by a wastewater treatment plant located beside the river to the south of the Bay Bridge. This plant has a design capacity of 800pe and therefore has adequate capacity to accommodate the growth of the town to 600. However, it will be necessary to monitor applications to ensure that capacity limits are not breached during the life of this plan.

5.3.3 Surface Water

Surface water in Shillelagh is generally drained to the Derry River via a number of existing stream and water courses. 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.

5.3.4 Transportation

Shillelagh is principally served by the R749 (Tinahely – Carnew) and the R725 (Shillelagh – Tullow). The most recent growth area has been on local road L3232 (Shillelagh to Park Bridge). Volumes of traffic passing through the town are not significant and the road network is operating effectively.

Shillelagh Town Plan

Legend

- RE - Existing Residential
- R1 - Proposed Residential
- TC - Town Centre
- PU - Public Utility
- CE - Community & Educational
- CE1 - Community/Social/
Voluntary Housing
- E - Employment
- T - Tourism
- AOS - Active Open Space
- OS - Open Space
- AGR/GB - Agriculture/Greenbelt
- CZ - Conservation Zone
- CP - Car Park
- Plan Boundary

