

7. Tinahely Town Plan

7.1 Context

Tinahely is located between three hills at a crossing of the Derry River Valley, at an important communications point at the intersection of routes to Wicklow, Arklow, Carlow and Kildare. It is a small, historic, market town, with an important cluster of commercial and public service infrastructure that services both the town and its rural hinterland. The town has a strong but simple urban form, with a triangular main square dominated by the historic Market House that is now used as a library. To the south of the square is the former Courthouse, now used as an Arts Centre. The cultural role of this centre has important potential for the development of the town.

The town centre is built on the western slopes of the valley of the River Derry and the square is consequently characterised by its steep gradient. The north west bank of the River Derry was the site of a complex of corn and saw mills driven by water power. Parts of two of these mills and their mill races remain. Up to 1944 a railway linked Tinahely to the Dublin-Wexford line at Woodenbridge. Outside the centre, more recent development is mainly linear, spreading out along the three radial routes that intersect at Tinahely's Main Square. In addition, a separate but linked development area has evolved at Ballinacor and Lugduff, to the west of the River Derry. None of the town's churches were built in the town centre - as a consequence the primary schools and some other community facilities are also located outside the town core.

This historic evolution has led to a dispersed, multcentred form of development focused on four distinct and separate areas:

1. Tinahely town centre and the linear extension of the town out along the Hacketstown Road. This is the main commercial / retail area of the settlement. Development along both sides of the Hacketstown road has generally been restricted by the higher land to the west and the river valley to the east.
2. Shillelagh Road / Coolross area to the west of the town centre. This area is predominately residential but also hosts number of important commercial and community facilities including the Garda and Fire Station, Teagasc office and County Council Area Offices. The landscape in this direction is generally more open and exposed and access is also constrained by the narrow junction from this road onto the market square.
3. Ballinacor / Lugduff, to the east of the River Derry, with the RC Church, Community Hall, GAA pitch and Tinahely NS. Residential development in the last 20 years has generally been in this direction, where there are fewer natural / topographical constraints to development and community facilities are located. This area is somewhat separated from the main town centre and would benefit from strengthened linkages.
4. Churchland, to the south-east, the location of the Church of Ireland Church and primary school and also the site of the former railway station.

7.2 Overall Vision and Development Strategy

A key aim of a Town Plan is to set out the vision and development strategy for the future development of a settlement and from this vision, all policies and objectives can be developed and implemented with the overall aim of achieving this vision. The vision and development strategy must be consistent with the 'Core Strategy' of the County Development Plan and reflect the characteristics, strengths and weaknesses of Tinahely.

The vision for Tinahely is:

- To ensure a high quality living environment for existing and future residents.
- To provide a framework for the growth of the town, in order to provide housing for current and future generations, to revitalise the economy of the town and to allow improvements of social and community facilities.
- Sustain a revitalised town centre with commercial, residential and community developments.
- Create increased connectivity between a revitalised town core and the existing and proposed residential areas in the town.
- To protect the integrity of the Slaney River Valley SAC.
- Promote and foster economic development and linkages to surrounding larger settlements within and outside the County.
- Develop the tourism potential of the area as a visitor/ tourist destination in itself and in its role as a 'gateway' linking the east and southeast of the County to the Wicklow Mountains.
- Protect the built and natural heritage of the area.

In recognition of the historical pattern of development, the profile of the settlement, the demands of higher order strategies and the vision for the town set out above, the development strategy is as follows:

- To reinforce and improve the visual appearance of the central area of the town and encourage development that will enhance the town's vitality and vibrancy.
- To identify key sites suitable for development in the town centre and set out design criteria capable of meeting the overall vision for the town core area.
- To improve linkages between Tinahely town centre and residential and community lands to the east across the Derry River.
- To plan for and encourage the development of new employment opportunities, in the form of both new mixed use developments in the town centre and office / light industrial / warehousing development on greenfield lands to the south east of the river.
- To identify and address deficits in social, community and recreational services; to require developers to provide such facilities in tandem with new housing development where appropriate and/or to require the payment of development levies for the provision of such facilities by the local authority.
- To support the development of Tinahely as a major tourist destination in south Wicklow, particularly given its location on the disused Woodenbridge to Shillelagh railway line, which is intended to be developed as a continuous green route.
- To create functional public spaces and pedestrian routes linked to new development that maximise the natural features of the area.
- To protect the character and setting of the town centre in accordance with the provision of the designated Tinahely Architectural Conservation Area.
- To ensure the protection and enhancement of natural habitats, cultural heritage, ecological resources and biodiversity, and in particular to maintain the ecological integrity of the Slaney River Valley SAC.
- To ensure that only appropriate land uses are provided on lands identified as being at risk of flooding.

7.3 Residential Development

This plan shall provide for sufficient zoned land and residential development objectives in order to achieve the population and housing objectives set out in the 'Core Strategy' of the County Development Plan and as detailed in Part 1 of this plan 'Introduction to Level 5 Town Plans'.

Table 7.1 below sets out the land zoned for residential development in this plan, while Table 7.2 sets out details of lands to be included within the 'Strategic Land Reserve'.

Table 7.1 Residential Zoning Provisions

Location/description	Zoning	Potential / Indicative number of units
Old 'Fair Green'	SLO1-TC	30
SLO1 and R20 lands	R20 (2ha)	40
SLO2	R20 (1.416)	28
Lugduff (Ballinacor South Baron)	R15 (2ha)	30
rear of Carraigmor	R15 (0.5ha)	1
North of community centre	MU	24
Churchland	Special R	4
Rear of Methodist church	Special R	4
0.94ha east Kilcommon View	Special R	5
Backland east and west of Kevin Street	TC	10
Infill	RE/TC	10
Lugduff (Ballinacor South Baron)	R15	25
The Tyndles		
west Kilcommon View	R15	25
Total		236

Table 7.2 Strategic Land Reserve

Location/description	Zoning	Potential number of units
1.36ha north Tinahely, adjoining Derry River	SLB	20 (assuming @15/ha)
2.2ha old 'Fair Green' lands	SLB	44 (assuming @20/ha)
4.26ha Lugduff	SLB	64 (assuming @15/ha)
Total		128

Residential Development Objectives

- TIN1** To provide for residential development for a maximum of 4 additional units on lands zoned 'R Special', measuring 1.73ha to the rear of the Methodist Church.
- TIN2** To provide for residential development for a maximum of 4 additional units on lands zoned 'R Special' at Churchland.
- TIN3** To provide for residential development for a maximum of 5 additional units on 0.94ha of lands zoned 'R Special', east of Kilcommon View.
- TIN4** To provide for a mixed housing and community facilities, including a range of tenure types in the MU (Mixed Use) zone.
- TIN5** To reserve lands for future development beyond the lifetime of the plan in the form of a 'Strategic Land Reserve'. These are lands that are identified as being within the potential built envelope of the settlement with regard to proximity and accessibility to infrastructure. However these lands are not suitable or necessary for development during the lifetime of this plan and may only be considered for detailed zoning and development after 2022. Any development proposals within the lifetime of the plan will be considered under the Wicklow County Development Plan rural objectives.

7.4 Economic Development and Employment

As set out in Part 1 of this plan, it is an objective of the County Development Plan to increase the 'jobs ratio' in Tinahely by 50% by 2028. The strategy of this plan is to take advantage of the existing economic assets in order to stimulate employment within the area. The key assets the plan area has to offer are:

- a large hinterland population offering a wide variety of skills;
- a strong agricultural sector;
- the potential for the town to develop as a key tourist destination; and
- location of a key cross county regional road from Arklow to the south and west of the County (R747) which may form part of a future 'Leinster Outer orbital Route'.

While the town lacks a large scale single employer, it does act as the main hub for a number of public services including a Garda and Fire Station, a Teagasc Office and the County Council Area Office for the Baltinglass Municipal District, alongside a number of retail, commercial and professional services in the town centre. The main employment hub serving the area outside the town centre lands is located to the south east of the plan area at Lugduff where a number of businesses are in operation.

The presence of existing natural amenities and visitor facilities, alongside spill over revenue associated with destinations in the area such as Brooklodge and Woodenbridge hotels and Ballybeg House, provide a base from which the tourism industry potential of the area can be developed. In addition to this there are a number of significant opportunities for the area to generate tourist revenue in its own right by expanding the existing tourist walking and cycling industry within the area.

This plan will therefore make provision for lands to be reserved which will be capable of accommodating a variety of forms of employment development. Section 7.5 to follow addresses the development strategy for the town centre and retail.

This plan provides two sites of undeveloped zoned 'employment' land at Lugduff that would be suitable for various types of industries and start up businesses requiring purpose-built premises. These lands are identified on the land use map as specific local objectives (SLO) 3 and 4 and while both sites are designated for employment use, only one of these sites shall be developed within the lifetime of this plan on the basis of 'first come first served'.

Economic Development and Employment Objectives

TIN6 To facilitate and support economic growth and job creation through facilitating the delivery of appropriate developments including those that may relate to the following:

- Industries based on the use or manufacture of local natural resources relating to agriculture, forestry etc;
- tourism, hospitality and recreation uses that support the needs of visitors who undertake tourist activities such as walking and outdoor recreational activities, having regard to Tinahely's location near the Wicklow Way and other local trails such as the Railway Walk;
- retailing, service and administrative developments which provide services and facilities for the local population and visitors; and
- attractions and events including the Courthouse Arts Centre, Tinahely Farm Shop and Tinahely Agricultural Show.

TIN7 To allow for the development of an integrated employment zone that may be developed on either SLO3 **or** SLO4 lands at Lugduff.

7.5 Town Centre and Retail

The commercial core of Tinahely is centred around Market Square - Tinahely Courthouse and along the Hackettstown Road (R747). The pattern of development along this road, and the natural topography of steep lands to the west and river valley to the east, has limited opportunities for further expansion or re-development of any significant new or infill sites. A knock on effect of this lack of developable 'backland' sites is the lack of dedicated off street parking. The majority of businesses in the town centre are dependent on on-street car parking, which is limited and unregulated and therefore inhibits business expansion.

Tinahely is well served by a range of shops and retail services to a level that is akin with its status as a Level 5 town, including a number of small local shops and 2 medium sized foodstores – Centra and GALA convenience stores. The expansion of the town centre onto town centre zoned lands at the 'Fair Green' south of the Courthouse provides the opportunity for the expansion of additional shops, retail services and car parking to meet the needs of the town into the future. These lands are designated 'SLO-1', objectives for which are set out in Section 7.9 to follow.

Town Centre and Retail Objectives

- TIN8** To protect and enhance the traditional character and setting of the town centre.
- TIN9** New development (including the refurbishment of buildings and backland development) shall generally be two-storey in the town centre area. Where lands zoned town centre adjoin or have the potential to be linked to SLO-1 lands, the design and layout of any such development proposals shall demonstrate how connectivity has been provided for in the design.
- TIN10** The closure of side laneways, access doors and archways shall generally be discouraged in order to maintain access to backland areas in the town centre.

7.6 Social and Community Infrastructure

In order to meet the needs of the existing and future residents of Tinahely and its hinterland, there is a need to enhance community facilities in the town. While the town is reasonably well served by existing schools, sports / recreational facilities, a library, Arts Centre and indoor community space, there are opportunities to further enhance the social and community infrastructure in the area.

The town would benefit from improved community space provision. The existing community centre requires upgrading to modern community centre standards. In addition, the town would benefit from the provision of an additional community space / premises for social / community use from which local community groups can operate local development projects, e.g. education / training, development of tourism initiatives, walking trails etc.

Within the plan area, the following lands are zoned for social and community infrastructure:

Table 7.3 Provision of Community and Recreation Infrastructure

Use Group	Specific use	Zoning	Location	Area (ha)
Community/ education	Tinahely NS & community hall (existing)	CE	School Road	2.4
	Kilcommon National School (existing)	CE	Churchland	6.2
	Playground/MUGA (existing)	MU	School Road	0.15
	Community use – to be determined	TC	SLO1	To be determined
	Community use – to be determined	SLO3 or SLO4	Lugduff/ Churchland	To be determined
Open Space	Active Open Space – GAA grounds	AOS		3.2
	Active Open Space	AOS	SLO2 at Lugduff	1.4
	Open Space	OS	Between Derry River and 'Fair Green'	1.2

Social and Community Infrastructure Objectives

TIN11 To facilitate and encourage the provision of service and infrastructure for the elderly (including housing and care facilities) and in particular, to allow the development of a continuing care/nursing home facility on lands zoned CE at Lugduff.

TIN12 Community facilities shall be provided in SLO3 or SLO4, the nature of which shall be determined following consultation with local community groups and the Community, Cultural & Social Development Section of Wicklow County Council.

7.7 Service Infrastructure

To ensure that Tinahely can fulfil its role within the Wicklow Core Strategy, the adequate provision of services infrastructure is essential in order for the town to grow.

Flooding

Parts of Tinahely are at flood risk. Lands at a high and moderate risk of flooding are identified on the attached flood risk maps. Regard shall be paid to the Strategic Flood Risk Assessment and relevant objectives of the County Development Plan

Water Services

Wastewater: Tinahely is served by the Tinahely Wastewater Treatment Plant located south of the bridge and discharges treated effluent to the Derry River downstream of Tinahely. The plant has a design capacity of 1,200pe and has limited spare capacity for further development. No new development shall be permitted unless there is adequate capacity in the wastewater collection and treatment system. An Asset Need Brief was submitted to Irish Water in August 2014 to consider the issues with the plant.

Water Supply: Shillelagh, Tinahely and Carnew are served by the Tinahely Regional Water Supply Scheme, which extracts water from the Derry River north of the bridge at Tinahely. There are currently no deficiencies in this supply or network, which would impact on future development. The maximum capacity of the scheme is 10,000p.e. The scheme is currently operating with an estimated demand of 5,000p.e.

Transportation and Movement

The town centre would benefit from the introduction of additional off street public parking. The Local Authority will aim to improve pedestrian, cyclist and traffic safety and accessibility throughout the town and to provide safe and high quality links between residential areas and the town centre, community/sports facilities and schools.

The Railway Walk now runs along part of the original disused railway track and now forms an important recreational and tourism asset for the town.

Service Infrastructure Objectives¹

TIN13 To support the development of an 'Outer Regional Ring' road from Arklow (N11) to Baltinglass (N81), which may form part of a future 'Leinster Outer Orbital Route' (LOOR) and which could pass through or around Tinahely town centre.

TIN14 The following road improvements are required to facilitate vehicle and pedestrian movements generated by new developments adjoining or adjacent to these roads. New development shall not be permitted ahead of the provision of these new roads/ road improvements:

- Improve local primary road L3216 (Tinahely – Coolattin) as far as the old railway line, and
- Improve junction of R747 and L3205 (Tinahely – Rosbane) immediately east of Tinahely Bridge.

TIN15 To facilitate the delivery of improved pedestrian linkages across the River Derry from the town centre to Lugduff. The development of a pedestrian bridge will be subject to Appropriate Assessment as required under Article 6 of the Habitats Directive. This process is likely to partly inform the most appropriate route and design.

TIN16 To facilitate the provision of additional off street car parking close to Main Street.

TIN17 To facilitate the extension of the Railway Walk from Tinahely, south to Shillelagh and east to Woodenbridge and Arklow, and to reserve lands free from development to facilitate the extension of the walk, as required by the Transportation & Roads Section of the Council.

7.8 Built and Natural Heritage

Tinahely is rich in natural and built heritage, such assets and features being identified on the Heritage Map as associated with this plan. Tinahely ACA is attached at the end of this plan. Objectives relating to the protection, conservation and enhancement of heritage are included in Chapter 10 of the County Development Plan.

In terms of natural heritage, the key feature in the settlement is the Slaney River Valley SAC which is an EU protected Natura 2000 site.

Heritage Objectives

TIN18 To protect the integrity of the Slaney River Valley SAC, in light of the sites conservation objectives.

TIN19 To protect the character of the Tinahely ACA in accordance with the objectives set out in Chapter 10 of the County Development Plan.

¹ The Planning Authority may require the delivery of all or some of these objectives as part of a development proposal

7.9 Specific Local Objectives

SLO1 'Fair Green' Lands

These lands measure c. 2.7ha and are zoned for 'town centre' uses. These lands encompass backlands of properties on Market square and Pound Lane, the old 'Fair Green', the old Handball Alley and other undeveloped lands to the south of Market Square. These lands present an opportunity to expand the mixed use and commercial area of the town centre, to allow for the creation of new streets and squares and to provide for off street car parking for the core of the town.

Objectives

- These lands shall be developed as a 'town centre' expansion and shall comprise of a series of new streets and / or squares, well integrated both functionally and visually with the format and architectural style of the existing town core. Excellent vehicular, pedestrian and cycling connections shall be provided into the existing town centre, and in particular new pedestrian links shall be provided into Market Square.
- The development of these lands shall include the provision of an off street public car park, at a location that is easily accessible by foot from the Market Square.
- While the overall layout of road / pedestrian connections shall be a matter determined at design stage, the development of these lands shall ensure that suitable access is made available to the lands zoned for residential development to the south of the SLO site.
- These lands shall be developed for a mix of commercial, community and residential uses, with non-residential uses making up not less than 25% of the floor area of any individual or overall development on the lands.
- Any aspect of the development that would be open to views from the bridge or from the east shall enhance the overall visual setting of this valley.
- Any development proposals for these lands shall include proposals for community uses, which can be determined through consultation with the Community, Cultural & Social Development Section of Wicklow County Council.
- A phasing plan shall be submitted for agreement with the Council. Public infrastructure including car park and community facilities shall be provided in early phases.
- Any proposal shall have regard for the Slaney River Valley SAC which is in close proximity to this site.

Any application for permission that does not encompass the entirety of these lands shall be required to show how the development would contribute to the achievement of these objectives and not impede the development of the lands in accordance with the above objectives.

SLO2 Lugduff (Ballinacor south)

This area is located in the townland of Lugduff (Ballinacor south) immediately south of Tinahely National School. This area measures c. 2.8ha and shall be developed as a Residential (R20) and Active Open Space (AOS) zone in accordance with the following criteria:

- Access arrangements are subject to the requirements of the Transportation and Roads Section, which should be consulted with prior to the submission of a proposal.
- A maximum area of 1.4ha may be developed for residential use. Construction may not commence on any unit until works are underway on the provision of the AOS.
- A minimum area of 1.4ha shall be provided for active open space and the developer shall be responsible for the levelling, draining and servicing of the land suitable for use as a playing pitch and shall provide suitable access arrangements including road entrance and car parking area on the site.

- This active open space area may be provided elsewhere within the town plan boundaries if a more suitable site is available. In this event, the maximum area that may be developed for housing shall remain at 1.4ha.
- Dwellings shall be positioned and orientated to provide maximum passive surveillance of the AOS and shall not back onto any public road.
- Any proposal shall have regard for the Slaney River Valley SAC which is in close proximity to this site.

SLO 3 Integrated Employment — Churchland

This SLO area is located in the townland of Churchland on the south-east side of the settlement. This area measures c. 6.2ha and shall be developed as an employment and community zone in accordance with the following criteria:

- A minimum of 1ha shall be devoted to smaller start-up type incubator units and an enterprise centre.
- Proposals shall be included for the provision of community facilities, the nature of which shall be determined following consultation with local community groups and the Community, Cultural & Social Development Section of Wicklow County Council.
- Access shall be provided from LP-3216 Coolattin Road subject to improvement of this road from the junction with the R747 as far as the old railway station, including re-alignment, widening, footpaths, cycleways and lighting.
- Any proposal shall have regard for the Slaney River Valley SAC which is hydrologically linked to the stream to the stream in SLO 3.

SLO4 Integrated Employment - Lugduff (Ballinacor South Baron)

This area is located in the townland of Lugduff (Ballinacor south) on the south-east side of the settlement. The area measures c. 5.6ha and shall be developed as an employment and community zone in accordance with the following criteria:

- A minimum of 1ha shall be devoted to smaller start-up type incubator units and an enterprise centre.
- Proposals shall be included for the provision of community facilities, the nature of which shall be determined following consultation with local community groups and the Community, Cultural & Social Development Section of Wicklow County Council.
- Access arrangements are subject to the requirements of the Transportation and Roads Section. Any required access from LP-3216 Coolattin Road may be subject to the improvement of the LP-3216, from the junction with the R747 as far as the old railway station, including re-alignment, widening, footpaths, cycleways and lighting.

An action plan was approved for this area on 6th November 2009. The action plan relates to lands 6.2ha in area.

7.10 Tinahely Architectural Conservation Area (ACA)

The extent of the Tinahely ACA is outlined on the attached Heritage Map. The character of the ACA is defined as follows:

The ACA contains an important and attractive townscape of well-proportioned stone built town houses, commercial and public buildings dating mainly from the 18th and early 19th centuries, built along the backdrop of the Derry River, at the junction of the Shillelagh-Wicklow and Hacketstown roads.

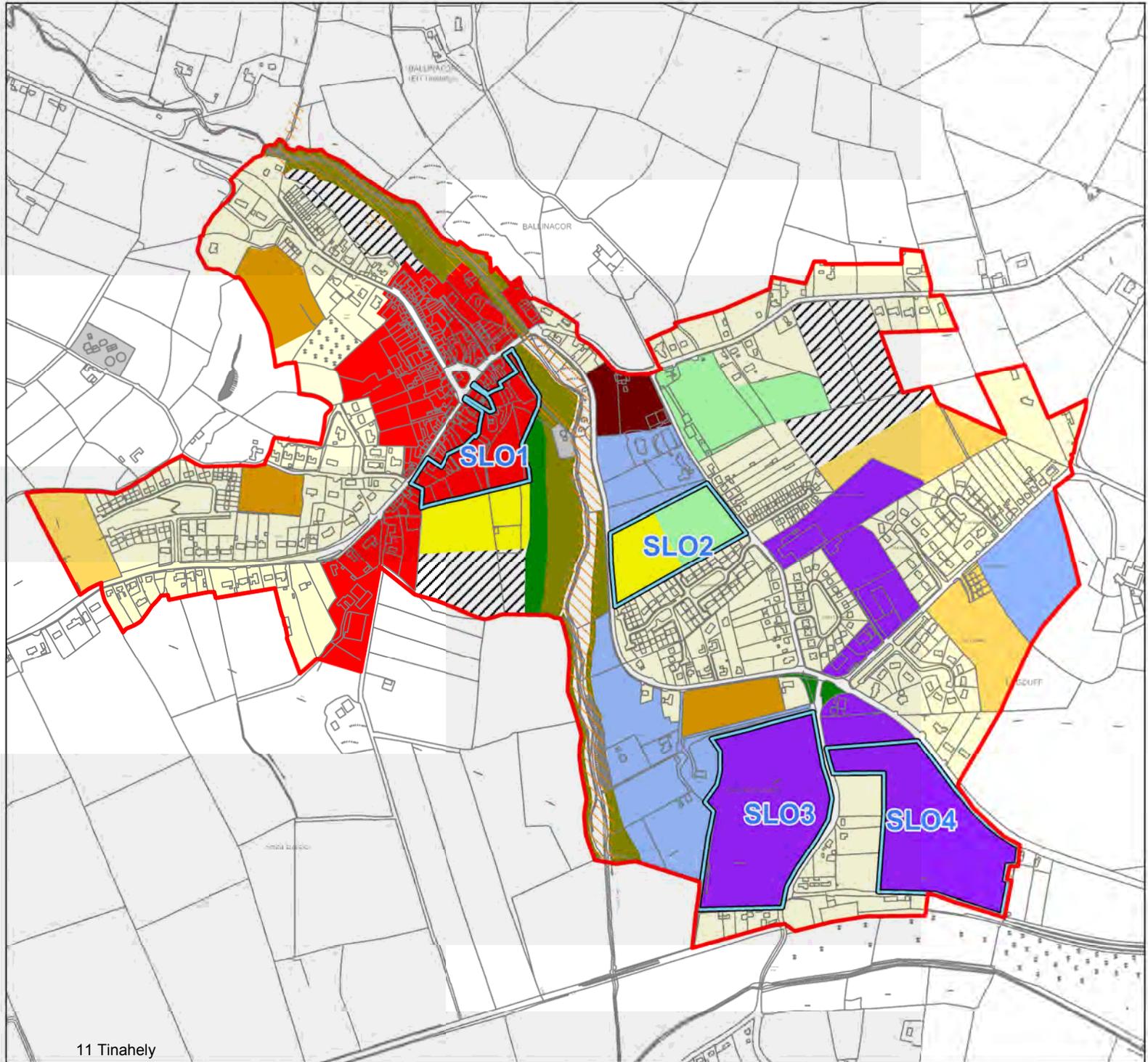
The character of the ACA is essentially formed by the combination of the traditional urban Irish streetscape of restrained frontages to residential and retail properties, with a number of notable administrative and substantial mill buildings. The traditional streetscape provides a foil to the Market House which is the most outstanding building in the town.

Market Square, with its Market House and Court House, Pound Lane, the milling area at the Derry and Tinahely Bridge comprise the main historic area of Tinahely. The buildings fronting onto Market Square are substantial with extensive outbuildings and lands to the rear. They comprise an important "set piece" of small town urban design and planning. Later additions also of importance are the terraced workers' cottages on the Hacketstown Road and the Methodist Church and Manse. In general, the stone built structures of this period are a valuable non-renewable cultural resource that contribute strongly to the cultural identity of the town and merits treatment as a conservation area.

Other features of note, that contribute to the character of the ACA include:

- Pound Lane predominantly comprising well presented double fronted two storey houses, mainly with classical detailing around doors and windows;
- The present bank building, a former hotel, is a substantial double fronted five bay property with a shop frontage inserted into one bay on the ground floor;
- The old Constabulary, situated to the south west of the Courthouse, with its rounded corner, provides an important stop to the south west corner of the square. The recent insertion of a modern shopfront diminishes the corner;
- Structures listed on the Record of Protected Structures;
- Victorian style shopfronts.

It is important that the character of the town is not eroded by insensitive adaptations or remodelling of façades.



TinahelyTown Plan

WICKLOW COUNTY DEVELOPMENT PLAN 2016-2022

-  RE Existing Residential
-  R20 Residential 20/ha
-  R15 Residential 15/ha
-  R Special
-  TC Town Centre
-  MU Mixed Use
-  E Employment
-  CE Community & Education
-  AOS Active Open Space
-  POS Passive Open Space
-  OS Open Space
-  PU Public Utility
-  SLB Strategic Land Bank
-  Conservation area
-  SLO Specific Local Objective
-  Settlement Boundary

Title: Land Use Zoning Objectives



Maps are not to scale

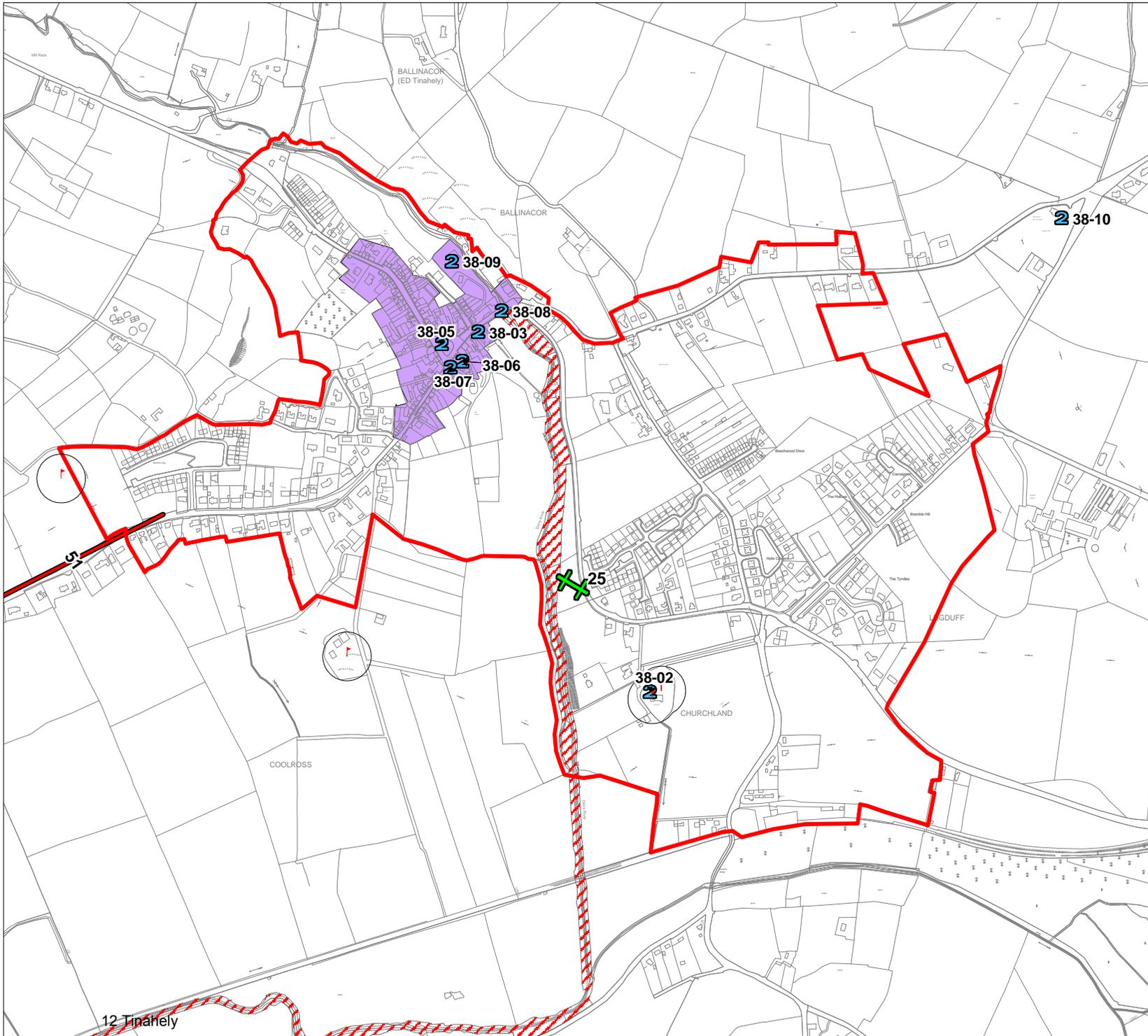
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Tinahely Town Plan

WICKLOW COUNTY DEVELOPMENT PLAN 2016-2022

-  Protected Structures
-  National Monument
-  Prospect
-  View
-  Tinahely Architectural Conservation Area (ACA)
-  River Slaney Special Area of Conservation (SAC)
-  Settlement Boundary

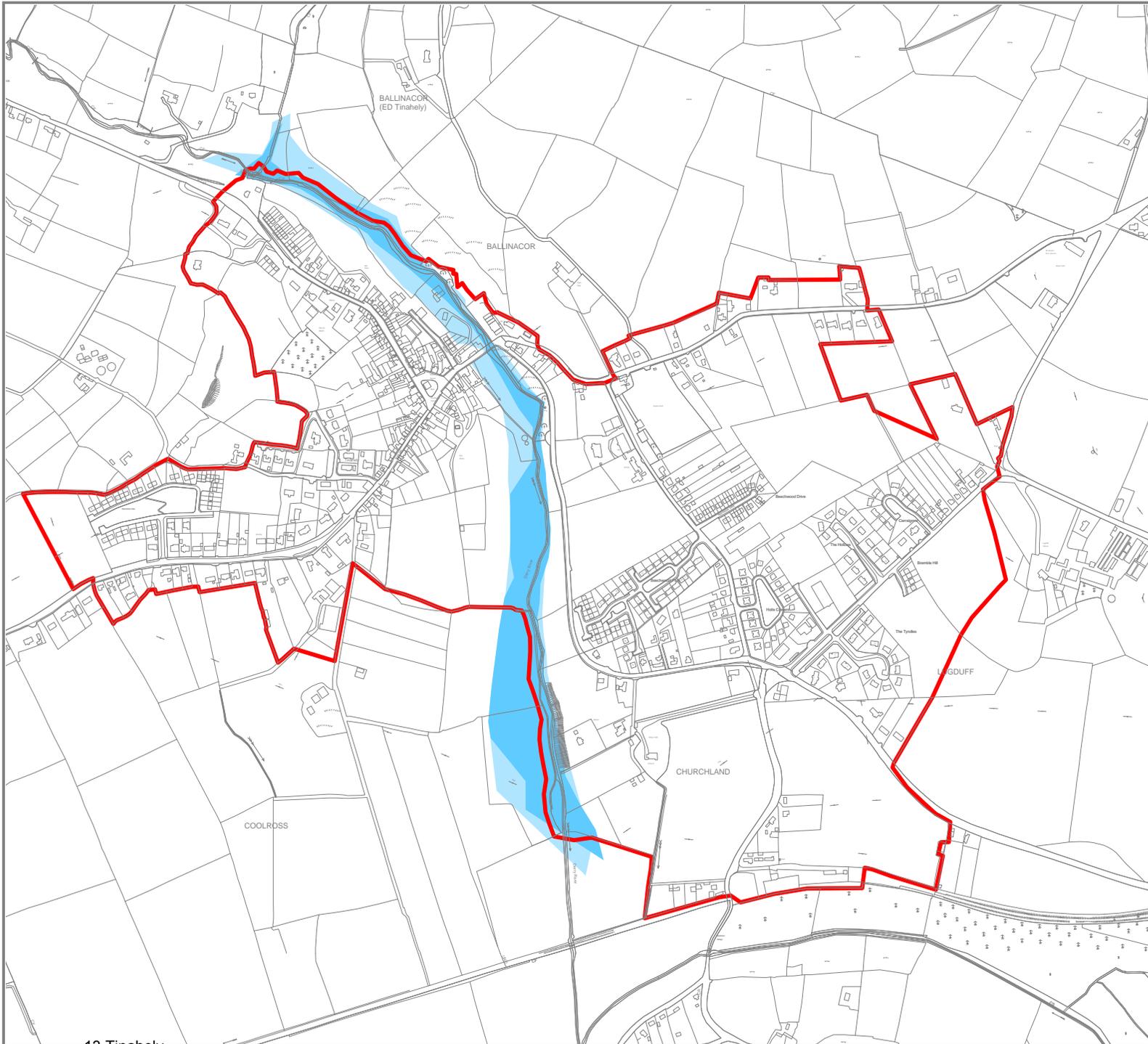


Title: Heritage Objectives



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Tinahely Town Plan

WICKLOW COUNTY DEVELOPMENT PLAN 2016-2022

 Flood Zone A: High likelihood of flooding

Where the probability of flooding from rivers and the sea is highest (greater than 1% or 1 in 100 for river flooding or 0.5% or 1 in 200 for coastal flooding)

 Flood Zone B: Moderate likelihood of flooding

Where the probability of flooding from rivers and the sea is moderate (between 0.1% or 1 in 1000 and 1% or 1 in 100 for river flooding and between 0.1% or 1 in 1000 year and 0.5% or 1 in 200 for coastal flooding)

 Settlement Boundary

Disclaimer

These Indicative Flood Zones were based on information available at the time of drafting and amending this plan. Any new data and analysis carried out after this date has not been integrated into this map but should be used in conjunction with this map for development proposals. All information may be substantially altered in light of future data and analysis.

Full Disclaimer is included in the SFRA

Title: Indicative Flood Zones



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