



1. Vision

To encourage housing, industry and other development to locate on suitably zoned lands or in existing towns and villages that have basic social, community and physical infrastructure. This Plan seeks to provide for sustainable growth and regulate pressures from both urban and rural development by providing a settlement strategy, which is consistent with the proper planning and sustainable development of the County.

2. Context

This chapter sets out the settlement strategy for County Wicklow for the Plan period and beyond. The strategy identifies indicative population projections and a settlement hierarchy primarily based on the principles of The National Spatial Strategy, The Strategic Planning Guidelines for the Greater Dublin Area 1999 and its Review and Update 2000 and the Dublin Transportation Offices' (DTO) "A Platform for Change". Statistical analysis for the population projections are based on the 2002 Census and the Strategic Planning Guidelines 1999 and Review and Update 2000.

The National Spatial Strategy 2002 – 2020 (NSS) is a twenty year planning framework designed to deliver a more balanced social, economic and physical development between regions. Specific to rural housing, the objectives of the Strategy aim to sustain and renew established rural communities, strengthen the established structure of villages and smaller settlements, to ensure that the assets of the rural areas are protected to support quality of life and economic vitality and to ensure that rural settlement policies take account of and are appropriate to local circumstances.

The Strategic Planning Guidelines inform and have an impact on the settlement strategy for the County. They distinguish between the existing built up Metropolitan Area, which includes parts of north east Wicklow and its more rural Hinterland Area Environs. The Strategy aims to consolidate development in the Metropolitan Area and in the Development Centres of Wicklow and Arklow in the Hinterland, thereby allowing for the accommodation of a greater population than at present, with a much enhanced public transport system. Growth in the Metropolitan Area will be balanced by the concentration of development into major centres in the hinterland area. The long term objective in County Wicklow is to create Development Centres in the Hinterland Area which will become as self sufficient as possible with only limited commuting to the Metropolitan Area.

The DTO "A Platform for Change" was prepared to support and compliment the strategic land use and planning framework described in the SPG's, whereby the main objectives are to consolidate growth in the Metropolitan Area and promote self sufficiency of the development centres within the Hinterland Area.

SUSTAINABLE RURAL HOUSING: CONSULTATION DRAFT OF GUIDELINES FOR PLANNING AUTHORITIES

These guidelines set out in detail how the Government's policies on rural housing is to be implemented by planning authorities in their development plans and in the operation of the development control system to ensure a vibrant future for all rural areas. The guidelines state that all planning authorities should take immediate steps to review their development plans with a view to incorporating any changes necessary to ensure that development plan policies are consistent with the policies set out in these guidelines. In summary the guidelines provide that:

- People who are part of and contribute to the rural community will get planning permission in all rural areas, including those under strong urban-based pressures, subject to the normal rules in relation to good planning.
- Anyone wishing to build a house in rural areas suffering persistent and substantial population decline will be accommodated, subject to good planning practice in siting and design.
- When the guidelines come into effect, it is intended to carry out a review of the Settlement Strategy contained in the County Development Plan. Any changes deemed necessary can be made by way of variation to the Plan.

3. Strategy

Wicklow is one of the most rapidly growing counties in Ireland today. In migration has resulted from Wicklow's proximity to Dublin and its location within the Greater Dublin Area, together with the amenities it offers, including its coastline, mountains and scenic rural areas. Its population has increased from 102,683 in 1996 to 114,676 in 2002, an increase of just under 12,000 people (Table 3.1). The Settlement Strategy aims to locate population growth and channel development in line with the principles of the NSS and SPG's. This includes the promotion of growth within the Metropolitan Area Settlements of Bray and Greystones/Delgany and the Hinterland Development Centres of Wicklow and Arklow and allowing for local growth, where in-migration is restricted, into Local Growth Centres in the Hinterland Area. Furthermore, it promotes the development of rural towns and villages in a manner which is appropriately scaled and reinforces the character of these settlements. In respecting these principles a projected low and maximum high county wide population has been calculated and illustrated in Table 3.1, up to the end of the Plan period.

Table 3.1: Population to 2010 and 2016

Year	Population Growth
(Actual) 1996	102,683
(Actual) 2002	114,676
Projected 2004	119,245
(Projected low) 2010	134,095
(Projected Maximum High) 2010	146,202
(Projected) 2016	150,216



The projected maximum population figure is based on a high in-migration into the four priority growth centres of Bray, Greystones/Delgany, Wicklow and Arklow. If this in-migration does not occur and the population of the County continues to grow at existing rates, it is projected that the population of County Wicklow in 2010 would reach 134,095 persons. This figure was based on the average population growth for the inter-censal period of 1996 – 2002.

4. Policy

4.1 – SETTLEMENT HIERARCHY

4.1.1 – INTRODUCTION

The Settlement Hierarchy is divided into two areas, the Metropolitan Area which hosts the two main Settlement Areas of Bray and Greystones/Delgany and the Hinterland Area where growth is to be primarily concentrated in the two Development Centres of Wicklow and Arklow and in the Primary and Secondary Local Growth Centres. Furthermore, Large and Small Villages have been designated for small scale residential development for local need, to promote rural living whilst restricting sporadic development in the countryside. The Hierarchy is illustrated in Table 3.2 and expanded upon in the remainder of this Chapter.

Table 3.2 : The County Wicklow Settlement Hierarchy

METROPOLITAN AREA
Metropolitan Area Settlements
Bray, Greystones/Delgany,
Village
HINTERLAND AREA
Hinterland Primary Development Centre
Wicklow
Hinterland Secondary Development Centre
Arklow
Primary Local Growth Centres
Baltinglass, Blessington, Carnew, Newtownmountkennedy, Rathdrum
Secondary Local Growth Centres
Ashford, Aughrim, Avoca, Dunlavin, Kilcoole, Newcastle, Roundwood, Shillelagh, Tinahely.
Large Villages
Ballinacash, Barnarrig, Coolboy, Donard, Glenealy, Hollywood, Kilmacanogue, Kilpedder, Willowgrove, Kiltegan, Knockananna, Laragh/Glendalough, Redcross, Stratford and Enniskerry.
Small Villages
Annacurragh, Annamoe, Askanagap, Ballinglen, Ballyconnell (Tullow), Ballycoog, Ballyduff, Ballyfolan, Ballyknockan, Ballynacarrig (Brittas Bay), Ballynultagh, Baltyboys, Barranisky, Boleynass, Carrigacurra, Connary, Coolafancy, Coolatin, Coolkenno, Crab Lane, Croneyhorn, Crossbridge, Davidstown, Donaghmore, Glenmalure, Goldenhill, Gorteen, Grangecon, Greenan, Johnstown, Kilcarra, Killamoat, Kilmurry (Kilmac), Killiskey, Kilquiggin, Kingston, Kirklee, Knockanarrigan, Lackan, Macreddin, Manor Kilbrid, Moneystown, Moyne, Mullinacuff, Oldcourt, Park Bridge, Rathdangan, Rathmoon, Redwells, Stranakelly, Talbotstown, Thomastown, Tomacork, Tomriland, Valleymount, Kilmurry (Newtown).

4.1.2 – THE METROPOLITAN AREA

The Metropolitan Area consists of two Settlement Areas, their environs and the rural area. The two Settlement Areas are Bray and its environs and Greystones/Delgany. These two areas are set to follow a development path that will:

- Consolidate development within this area,
- Promote increased densities, and
- Thereby facilitate the provision of a considerably enhanced public transport system and facilitate and encourage a shift to public transport.

This is intended to form a compact urban form relative to the size of the population and reducing the overall need to travel. The growth of the Metropolitan Area will be balanced by a strategy of concentrating development into the two designated Settlements with “Strategic Greenbelts” separating them from each other and the remainder of the Metropolitan Area (as illustrated in Map 1). As indicated in Table 3.3 the maximum projected population for these two Settlement Areas is set to reach 49,691 by 2010, a population increase of 9776 since 1996. Development in the remainder of the Metropolitan Area will be subject to the policies set out for rural areas as illustrated below in section 4.2.



Table 3.3: Indicative and Maximum Population for Settlement Areas, Development Centres and Local Growth Centres to 2010 and 2016

Area	1996 Pop	2002 Pop	Indicative 2010 Pop	Max pop 2016
Rathdrum	1,234	1,387	3,166	4,500
Dunlavin	693	814	1,492	2,000
Blessington/Burgage	1,860	2,509	6,500	6,500
Aughrim	745	871	1,900	2,000
Ashford	1,215	1,356	2,295	3,000
Newtownmount-				
Kennedy	2,528	2,521	4,510	6,000
Baltinglass	1,127	1,260	2,500	2,500
Newcastle	763	851	1,222	1,500
Greystones/Delgany	11,196	11,913	17,679	22,000
Carnew	795	809	1,500	1,500
Shillelagh	324	278	600	600
Wicklow/Rathnew	8,727	10,796	17,481	22,500
Kilcoole	2,694	2,826	3,782	4,500
Tinahely	630	692	*1,100	1,000
Roundwood	446	518	*800	700
Avoca	490	564	*800	700
Arklow	8,557	9,993	16,277	21,000
Bray	25,760	28,002	32,012	35,000

*Indicative 2010 pop. increased as per amendment

The 2010 and 2016 population for the towns are indicative populations, it is not expected that all the towns will reach the 2016 indicative populations. However the necessary physical infrastructure will be in place to cater for future need of the people in these areas. It could also be argued that the population growth of a number of the towns has been restricted due to the lack of the necessary infrastructure and therefore by providing the necessary infrastructure for the 2016 indicative population, it will provide for local growth and sustainable towns. The 2016 town populations caters for migration within the county as it takes into account the fact that some people may wish to move from one town to another or from the rural to urban. The 2016 population which was adopted in Variation 6.3 of County Development Plan 1999, is in line with Wicklow County Council's commitment to sustainable urban and rural communities. These towns will serve as hubs for the development of social, cultural and economic services which are necessary for quality of life and sustainable communities.

Policy SSI: The Council will encourage housing, industry and other development to locate on suitably zoned lands or in existing towns and villages that have a basic social, community and physical infrastructure. In particular the Council will implement the strategy of the Strategic Planning Guidelines for the Greater Dublin Area by concentrating development within the Metropolitan Area into the two large settlements of Bray and Greystones/Delgany. (The settlement Hierarchy is set out in Table 3.2 and Map 1).

4.1.3 – THE HINTERLAND AREA

4.1.3.1 – PRIMARY AND SECONDARY DEVELOPMENT CENTRES

The projected maximum population within the two designated primary and secondary Development Centres of Wicklow Town and its environs and Arklow and its environs up to 2010 is a total of 33,758 people (see Table 3.3). The Primary Development Centre of Wicklow is envisaged to grow in such a manner that its population is self sustaining and does not threaten the role of other settlements and regions.

The basis for the growth of the Development Centres is that they do not become dormitory towns for the Metropolitan Area and the objective for these Centres is for them to incorporate a high level of employment activity, high order shopping and a full range of social facilities, so that they become self sufficient towns. The Strategic Planning Guidelines, 1999, do recognise that commuting to the Metropolitan Area will continue from these Centres, at least in the short to medium term and consequently public transport facilities are identified as being necessary for the growth of major Hinterland towns.

Policy SS2: The Council will implement the strategy of the SPG's by concentrating development in the Hinterland Area to the designated Primary Development Centre of Wicklow Town and its environs and the Secondary Development Centre of Arklow and its environs. The Council will also liaise with Town Councils where development is taking place adjacent to the town council boundaries and specifically within the environs Local Area Plans.

4.1.3.2 – LOCAL GROWTH

The Strategic Planning Guidelines state that it will be necessary to accommodate local growth within the Strategic Green Belt, outside of the designated Development Centres and limit this growth to strictly local as opposed to regional need in the Primary and Secondary Local Growth Centres. Such development must not generate significant levels of commuting. In terms of this Plan, 50% of any residential development within Primary and Secondary Local Growth Centres will be for local growth. Local Growth has been determined as those persons who have been resident in the County for at least one year and/or those currently in full time employment in County Wicklow. Sporadic and dispersed development is regarded as unsustainable and should be subject to strict control measures.

Local Growth will be channelled in to the designated Primary and Secondary Local Growth Centres which are identified in Table 3.2 and Map 1.

The indicative proposed populations for these Local Growth Centres up to the end of the Plan period, 2010, are illustrated in Table 3.3 .



Policy SS3: Necessary Local Growth (as opposed to Regional Growth) will be permitted in Primary and Secondary Local Growth Centres as designated in this Plan. (The Local Growth Centres are identified in Table 3.2 and 3.3 and Map 1).

Policy SS4: To ensure that all the Primary and Secondary Local Growth Centres, will in so far as practical, be self sufficient, incorporating employment activities, sufficient retail services, and social and community facilities. Residential development will only be permitted if sufficient progress is made in providing employment, retail, social and community facilities within the settlement.

4.1.3.3 – LOCAL AREA PLANS

As referred to in both Chapter 4: Housing Strategy and Chapter 5: Design and Development, the Council will prepare Local Area Plans in accordance with Section 19 of the Local Government (Planning and Development) Act 2000. The Council, in the preparation of these Local Area Plans will ensure that sufficient lands are zoned for residential uses to accommodate the projected indicative populations illustrated in this County Development Plan and housing demand as illustrated in the Housing Strategy. In accordance with the principles of the Strategic Planning Guidelines and Policy SS3, the Local Area Plans will also ensure that sufficient lands are zoned for employment, social, community and town centre development to sustain the projected resident populations. The designation of Local Area Plan boundaries prevent urban sprawl, ribbon development and the coalescence of settlements. Any development outside of designated Local Area Plan boundaries will only allow for necessary rural development.

Policy SS5: The Council will control ribbon development, urban sprawl and the coalescence of settlements by the restriction of sporadic development, in particular in Greenbelts, unless the applicants qualify under Policy SS9.

4.2 – RURAL HOUSING

4.2.1 – INTRODUCTION

Rural living is a vital part in the make up of today's culture and society. The Council will promote rural living and support the continuance of the County's rural communities for social, economic and cultural reasons, in such a way that will protect the natural resources of the County.

4.2.2 – LARGE VILLAGES

Large villages are those that have a level of existing infrastructure services, both physical and social and that are of such a size as to accommodate limited local growth, as opposed to regional growth. The Council's policies in relation to the growth of these settlements will reflect this aim and will ensure that strict controls are put in place to enable local growth but to limit the development beyond that. Large Villages are detailed in Table 3.4 and Maps 2.1 to 2.29.

Policy SS6: In large villages (with the exception of Enniskerry, which has its own Local Area Plan) any new single house developments and at least half of new multi house developments shall be for first time owners in the area, who are permanent native residents (a person who was either born and reared in the family home or resided for at least 10 consecutive years prior to the application for planning permission) of within 8km of the respective village or those who by virtue of their employment require to live in the village. The remainder of houses in such multi house developments should be provided for local growth only. Any new residential development must be appropriate to the scale of the village.

Table 3.4 Large Villages: Indicative numbers of houses that will be permitted in each village in the lifetime of the Plan.

Village	Indicative permitted Houses
Ballinaclesh	15
Barndarrig	15
Coolboy	15
Donard	15
Glenealy	Infill only
Hollywood	12
Kilmacanogue	40
Kilpedder/Willow Grove	Infill only
Kiltegan	15
Knockananna	15
Laragh	20
Redcross	9
Stratford on Slaney	12

4.2.3 – SMALL VILLAGES

Small villages are generally existing small scale settlements with limited infrastructure that can accommodate lesser levels of local growth. Again development shall be controlled to limit their growth, yet facilitate the needs of local people and enable rural living. Small villages are detailed in Table 3.5 and Maps 2.1 to 2.29.



Table 3.5: Small Villages: Indicative numbers of houses that will be permitted in each village in the lifetime of the Plan. ²

Village	No
Annacurragh	10
Annamoe	5
Askanagap	5
Ballinglen	5
Ballyconnell	5
Ballycoog	5
Ballyduff	5
Ballyfolan	5
Ballyknockan	5
Ballynacarrig	10
Ballynultagh	3
Baltyboys	5
Barranisky	4
Boleynass	4
Carrigacurra	4
Connary	10
Coolafancy	5
Coolatin	5
Coolkenno	7
Crab Lane	5
Croneyhorn	3
Crossbridge	4
Davidstown	5
Donaghmore	5
Glenmalure	3
Goldenhill	2
Gorteen	3
Grangecon	9
Greenan	5
Johnstown	5
Kilcarra	4
Killamoat	4
Kilmurry (Kilmac)	3
Kilmurry (Newtown)	3
Killiskey	2
Kilquiggin	5
Kingston	4
Kirikee	3
Knockanarrigan	5
Lackan	4
Macreddin	5
Manor Kilbride	10
Moneystown	7
Moyne	5
Mullinacuff	5
Oldcourt	5
Park Bridge	4
Rathdangan	10
Rathmoon	3
Redwells	3
Stranakelly	5
Talbotstown	5
Thomstown	5
Tomacork	5
Tomriland	3
Valleymount	5

²The indicative number of houses permitted are based on data from September 2003. To note, these figures are subject to change on the granting of subsequent planning permissions.

Policy SS7: Any new residential development within the small villages must be reserved for first time owners in the area, who are permanent native residents (a person who was either born and reared in the family home or resided for at least 10 consecutive years prior to the application for planning permission) of within 8km of the respective village, or those who by virtue of their employment require to live in the village. Any new residential development must be appropriate to the scale of the village.

The designation of these villages will be reviewed and/or changed within the lifetime of the Plan as a result of changing needs and development trends or as a result of a review of the settlement strategy for County Wicklow. Placing time restrictions on these designations will aim to encourage the quicker development of the land within these villages and to discourage the practice of holding land as an investment asset.

Policy SS8: Residential development within the designated boundaries of the small and large villages will be restricted to the lifetime of the Development Plan. There shall be no assumption that these areas will be designated for local growth development in the preparation of the next Plan

4.2.4 – ONE OFF RURAL HOUSING IN THE COUNTRYSIDE

One off rural housing refers to the development of single houses in the countryside outside of any settlement. The need for residential development to house those who are indigenous to and/or have a bona fide necessity to live in the rural area, is recognised.

Given Wicklow's location and proximity to Dublin, the rural areas outside of the towns and villages are subject to development pressure from urban generated housing. The principles of sustainability support the development of sites in urban areas, with greater opportunity to redevelop sites which are accessible and already serviced, in preference to the development of greenfield sites in rural areas and the loss of valuable agricultural land and land or sites of ecological or landscape value.

The principles of the National Spatial Strategy promote rural living in particular, the regeneration of declining marginal rural areas, with the aim of sustaining and strengthening existing rural villages and settlements. The objectives of the NSS allow for the development of rural housing within established rural communities, subject to good planning practice. In line with these principles, the Development Plan has identified Large and Small Villages in County Wicklow. These villages allow for rural living in an environmentally sustainable manner.

All applications for one-off housing development in rural areas will be subject to all normal planning considerations including: traffic-safety, sanitation, heritage, design and siting.



With regard to the preservation of views and prospects, due consideration shall be given to those listed within the area of the National Park; and with respect to all other areas, to generally regard the amenity matters, but not to the exclusion of social and economic matters.

In the event of conflict of any other settlement strategy policy or Landscape Zones and Categories (as defined in Schedule 10.1 to 10.11), or conformity to Design and Development (as defined in Chapter 5, Rural Residential Development Guidelines), Policy SS9 shall be supreme, except where the proposed development would be a likely traffic hazard or public health hazard.

Policy SS9: Residential development will be considered in the countryside only when it is for the provision of a necessary dwelling in the following circumstances:

1. A permanent native resident seeking to build a house for his/her own family and not as speculation. A permanent native resident shall be a person who was either born and reared in the family home in the immediate vicinity of the proposed site, or resided in the immediate environs of the proposed site for at least 10 consecutive years prior to the application for planning permission.
2. A son or daughter, or niece/nephew considered to merit the same position as a son/daughter within the law (i.e. when the uncle/aunt has no children of his/her own), of a permanent native resident of a rural area, who can demonstrate a definable social or economic need to live in the area in which the proposal relates and not as speculation.
3. A son or daughter, or niece/nephew considered to merit the same position as a son/daughter within the law (i.e. when the uncle/aunt has no children of his/her own), of a permanent native resident of a rural area, whose place of employment is outside of the immediate environs of the local rural area to which the application relates and who can demonstrate a definable social or economic need to live in the area to which the proposal relates and not as speculation.
4. Replacing a farm dwelling for the needs of a farming family, not as speculation. If suitable the old dwelling may be let for short term tourist letting and this shall be tied to the existing owner of the new farm dwelling were it is considered appropriate and subject to the proper planning and development of the area.
5. A person whose principle occupation is in agriculture and who owns and farms substantial lands in the immediate vicinity of the site.
6. An immediate family member (ie: son or daughter) of a person described in 5, who is occupied in agriculture in the immediate vicinity.
7. A person whose principle occupation is in a rural resource based activity (ie: agriculture, forestry, mariculture, agri-tourism etc..) and who can demonstrate a need to live in the immediate vicinity of this activity.

8. Renovation or conversion of existing dilapidated buildings of substance, in a scale, density and manner appropriate to the rural area and its scenic amenities. Any such developments shall be in accordance with the Wicklow Rural Residential Guidelines illustrated in Chapter 5.
9. A close relative who has inherited, either as a gift or on death, an agricultural holding or site for his/her own purposes and not for speculation and who can demonstrate a definable social and or economic need to live in the area to which the proposal relates.
10. The son or daughter of a landowner who has inherited a site for the purpose of building a one off rural house and where the land has been in family ownership as at 11th October 2004 for at least 10 years prior to the application for planning permission and not as speculation.
11. An emigrant, returning to their local area, seeking to build a house for his/her own use not as speculation.
12. Persons whose work is intrinsically linked to the rural area and who can prove a definable social and economic need to live in the rural area and who has resided in the immediate area for at least 10 consecutive years prior to the application.
13. A permanent native resident who has to dispose of their dwelling, on foot of a court order, following divorce or a legal separation.
14. Permanent native residents of primary and secondary local growth centres, seeking to build a house in their native town or village within the 50kmph / 30 mph speed limit on the non national radial roads, for their own use and not as speculation as of 11th October 2004.
15. A person whose business requires them to reside in the rural area and who can demonstrate the adequacy of the business proposals and the capability of the business to support them full time.

Policy SS10: When Planning Permission has been granted for a one off house in the countryside, no sterilisation of remaining land will be required.

Policy SS11: Where permission is granted for the development of a dwelling in the countryside or within a Small or Large Village, it will be practice for the Planning Authority to seek agreement of the applicant to enter in to an agreement under Section 47 of the Local Government (Planning and Development Act) 2000, restricting occupation of the dwelling to the applicant, his or her heirs, or those persons described in Policy SS9 and SS7 respectively, or other classes of persons as the Planning Authority might agree to. Where an existing dwelling is renovated or extended, no section 47 will be imposed on such work, where an existing building is replaced, a Section 47 will be applied.

Policy SS12: The Council will promote the consolidation of existing development and grouping of new development when considering the granting of permission for a house in the countryside.



Policy SS13: Residential development within the countryside shall be developed in accordance with Table 3.6 “Criteria for residential development in Landscape Zones”.

Policy SS14: The Council will promote the practice of “good design” in rural residential developments. All such development shall adhere to the principles and objectives of the “Wicklow Rural Residential Guidelines” (see Chapter 5 Design and Development) and the Criteria for Residential Development in Landscape Zones (see Table 3.6).

Policy SS15: Permissions for developments within high Vulnerability Landscape Areas of Outstanding Natural Beauty shall be subject to a Visual Impact Assessment.

In areas within listed views and prospects, a Visual impact Assessment shall generally be required at Planning Application stage and shall consist of a photomontage and/or drawing of the proposed development set into the existing surroundings and a section or a number of sections showing the proposed development, taking account of any proposed alterations to this landscape, ie: such as excavation, loss of trees, proposed screening etc. The photomontage/drawing shall be shown taken from all sides of the development and in particular from any view, taking particular interest in any likely impact on a listed view or prospect in the Plan. The existing and proposed site development levels shall be addressed comprehensively with reference to a functional benchmark.

Policy SS16: Temporary dwellings will not be permitted along the roadside, in public car parks or on commons type land. Such developments will be subject to enforcement proceedings.

Table 3.6
Criteria for Residential Development in Landscape Zones

Landscape Zone	Vulnerability	Control Criteria
Outstanding Natural		
Beauty Zone	Very High	<ul style="list-style-type: none"> • Special Case Acceptance Policy SS9
Mountain Uplands		
Northern Hills		<ul style="list-style-type: none"> • Section 47 Restrictive Occupation
Glencree/ Glencullen		<ul style="list-style-type: none"> • Compliance with “Wicklow Rural Residential Guidelines”
Coastal Area		
Poulaphuca Reservoir		<ul style="list-style-type: none"> • Visual Impact Assessment • Compliance with other normal planning criteria.
Special Amenity Zone		
	High	<ul style="list-style-type: none"> • Special Case Acceptance Policy SS9
North Mountain Lowlands		
South Mountain Lowlands		<ul style="list-style-type: none"> • Section 47 Restrictive Occupation
Baltinglass Hills		<ul style="list-style-type: none"> • Compliance with “Wicklow Rural Residential Guidelines”
Southern Hills		<ul style="list-style-type: none"> • Compliance with other normal planning criteria.
Rural Area Zone		
	Medium	<ul style="list-style-type: none"> • Special Case Acceptance Policy SS9
Rural Area		<ul style="list-style-type: none"> • Section 47 Restrictive Occupation • Compliance with “Wicklow Rural Residential Guidelines” • Compliance with other normal planning criteria.
Corridor Areas Zone		
	Medium	<ul style="list-style-type: none"> • Special Case Acceptance Policy SS9
Eastern Corridor		
Western Corridor		<ul style="list-style-type: none"> • Section 47 Restrictive Occupation • Compliance with “Wicklow Rural Residential Guidelines” • 137 metre development restriction either side of the N11 in Rathdown No.2 R.D. and 100 meters elsewhere (except where existing development is closer). • Compliance with other normal planning criteria.

Please refer to Chapter 10: Heritage and Landscape, Section 6.1, 6.1.1 Landscape Categorisations for control criteria in relation to Bray Head Greenbelt area.

