

## **Appendix 2 Rathdown No.2 District Plan**

### **TABLE OF CONTENTS**

1	Introduction
2	Purpose of Plan
3	Land Use Planning Issues in the Rathdown District
3.1	Role of Rathdown No.2 Rural District
3.1(i)	Recreational/Scenic Quality
3.1(ii)	Special Amenity Area Orders (SAAOs)
3.1(iii)	Development Pressure
3.1(iv)	Bray Environs
4	Policies
5	Objectives
5.1	Zoning Objectives
5.2	Rural Development Objectives
5.3	Village Development Objectives
5.4	Amenity Objectives
5.5	Other works and control objectives

## **1. Introduction**

This plan is applicable in the area shown in Map 37A.

## **2. Purpose of Plan**

The Development Plan for the Rathdown No. 2 Rural District of north-east Wicklow addresses the following issues, inter alia:

- the delineation of the development areas of Bray (and Environs), Greystones, Enniskerry and Kilmacanogue
- the identification of areas for amenity and nature conservation and the designation of boundaries for Special Amenity Area Order considerations.
- the designation of greenbelt areas between expanding urban areas

## **3. Land Use Planning Issues in the Rathdown District**

### **3.1 – ROLE OF RATHDOWN NO.2 RURAL DISTRICT**

The Rathdown No.2 Rural District is an area which contributes significantly to the amenities and recreational requirements of County Wicklow's residents and tourists. Due to its location, it is coming under increasing pressure to accommodate additional population growth from the Dublin area, and also from Bray and Greystones. The district is also expected to provide industrial land to meet rising demand for high quality and well located industrial sites. There are four main issues which are, and will be, impacting upon the Rathdown No.2 Rural District, and these are set out below:-

#### **(i) Recreational/Scenic Quality**

A substantial section of the Rathdown No.2 Rural District is rural in character, very scenic and also very vulnerable. This area is an important recreational resource, both for the residents of Wicklow and those of the Dublin Metropolitan Area. This resource will come under increasing pressure in the future as leisure time and environmental appreciation increase. It is essential that Wicklow County Council strike the correct balance between preserving and enhancing the inherent attractiveness of the area, and encouraging development of the area as a recreational resource.

#### **(ii) Special Amenity Area Orders (SAAOs)**

There are a number of noted areas within the Rathdown No.2 Rural District which may be subject to irreparable and unsustainable change/alteration due to their vulnerability, use

and location vis-à-vis Dublin/Bray unless properly managed. These areas include The Great and Little Sugar Loaf Mountains, Bray Head and the Dargle Glen. The making of SAAOs would give a greater degree of protection to these areas.

A SAAO has already been made for Bray Head and this SAAO applies within the area shown on Map 37A. This map also shows the preliminary boundaries for possible future SAAOs.

#### **(iii) Development Pressure**

There is significant development pressure on both Enniskerry and Kilmacanogue owing to their location and easy access to the Bray/Dublin areas. This has resulted in a tendency towards coalescence and could result in the entire Bray, Kilmacanogue and Enniskerry settlements forming part of a large urban conglomerate. This type settlement form should be discouraged and every effort will need to be made to ensure that such a trend will not continue. It is essential to ensure that the character of the existing villages is retained and reinforced and development pressure from other areas will therefore have to be controlled. This Development Plan defines development boundaries for Kilmacanogue and Enniskerry which will ensure that this objective is achieved. (The development boundaries shown on Map 37A are those currently applicable (May 2009) and are subject to review and revision over time)

#### **(iv) Bray Environs**

Bray is designated by the Regional Planning Guidelines for the Greater Dublin Area (RPGs) 2004-2016 as a Metropolitan Consolidation Town within the Metropolitan Area of Dublin and, together with Greystones/Delgany, forms a Primary Development Cluster. As such, Bray is envisaged to potentially develop to a relatively large scale. In terms of its role and potential for future growth, the RPGs have identified Bray as being comparable to Swords in Fingal, Dundrum in Dun Laoghaire-Rathdown, and Naas in Co. Kildare. The Wicklow County Development Plan (CDP) Settlement Strategy, in accordance with the provisions of the RPGs, has designated Bray as a Metropolitan Consolidation Town.

The growth of Bray, however, is constrained by a lack of available land, as is evidenced by the limited population growth of the town of 3.9% between 1996 - 2002 and 3.0% between 2002 and 2006. Accordingly, to achieve its designated status, the majority of the future growth of the town will have to be accommodated in the Environs area, and this growth will only be achieved by zoning additional lands. Therefore, the Environs area has a key part to play in the continued growth and development of Bray as a Metropolitan Consolidation Town, and in its role as a Primary Development Cluster.

With the selection by the Rail Procurement Agency of a preferred route for the LUAS B2 line into Bray and Fassaroe a new impetus has evolved for the crafting of a new strategy and plan for the Bray Environs area.

As part of the Bray Environs LAP 2009, an analysis of the area was carried out, resulting in the identification of lands in Fassaroe as being the optimum for development purposes, with limited potential for development in the area surrounding Kilruddery Demesne. The Fassaroe area is located within the Metropolitan Area as designated by the RPGs. These lands have been zoned for development purposes in both the 1999 and 2004 County Development Plans, in clear recognition that the lands are suitable to accommodate the necessary expansion of Bray Town. Therefore, the Fassaroe area is considered the principle location within the Environs of

Bray which is suitable to accommodate a significant new population and employment opportunities. In particular, the direct access to the N11 and the M1 motorway, the planned extension of the LUAS to Bray and Fassaroe, and its locational advantage within the Greater Dublin Area, afford the area a strategic advantage by ensuring the sustainability of a greater residential and working population.

#### 4. Policies

- It is a policy to protect and conserve the scenic and rural amenities of the Rathdown No.2 Rural District.
- It is a policy to have particular regard to the protection and conservation of the amenities of Bray Head, the Great Sugar Loaf, the Little Sugar Loaf and the Dargle Glen.
- It is policy to provide for the suitable development of the settlements of Greystones, Kilmacanogue and Enniskerry, and the zoned expansion of Bray Environs in County Wicklow and County Dun Laoghaire Rathdown.
- It is policy that sporadic development will only be permitted in rural areas in special circumstances, as outlined in Chapter 3 of the County Development Plan. Such development will be encouraged to locate on suitable sites within settlements. Sporadic Development can be defined as scattered or isolated development which is “footloose” by nature i.e. it is not location specific and can locate in rural or urban locations.

#### 5. Objectives

##### 5.1 – ZONING OBJECTIVES

- It shall be an objective to ensure that all development will be in accordance with the Rathdown No 2 Zoning Objectives Map No's. 37A & 38A and as detailed in the Land Use Zoning Objectives Tables A and B.
- It is an objective to facilitate the provision of appropriate infrastructure in the Rathdown No. 2 area

**Table A Zoning Objectives**

Zone	Objective
RE	Existing residential To protect, provide and improve residential amenities of existing properties and areas while allowing for infill residential development that reflects the established character of the area in which it is located
E1	Existing employment @ Giltspur To protect, provide and improve appropriate industrial, warehouse, wholesale and retail warehousing
E2	Existing employment @ Kilruddery (south of roundabout) To protect, provide and improve appropriate office and high technology activities with a high standard of layout and building design which is sympathetic to the sensitive location adjacent to Kilruddery Demesne and which provides for low site coverage, the protection of existing mature trees and extensive new landscaping.
E3	Existing employment @ Kilruddery (north of roundabout) To protect, provide and improve appropriate employment uses including industrial, warehousing and wholesale warehousing, business, office and science / technology use.
H	To provide for hotel and related leisure development
A	To protect and improve rural amenity and provide for the development of agriculture
GB	To protect and enhance the open nature of lands between settlements

**Table B Land Use Matrix**

Land use	RE	E1	E2	E3	H	A	GB
Agricultural Buildings	X	X	X	X	X	Y	Y
Commercial Vehicle Parks	X	O	X	O	O	X	O
Community facilities and public services	Y	O	Y	Y	X	O	X
Education Facilities	Y	X	O	O	O	O	O
Extractive Industry	X	X	X	X	X	O	O
Filling Stations	O	Y	X	Y	O	O	O
Financial and/or Professional Services	O	X	Y	Y	Y	X	X
Forestry	X	O	O	O	O	Y O	O
Garden Centres	X	Y	X	Y	O	O	O
Hotel	X	X	X	O	Y	X	X
Housing Estates	Y	X	X	X	X	X	X
Industrial Buildings	X	Y	X	Y	O	O	O
Large Scale Retail Warehousing	X	Y	X	Y	X	X	X
Local Retail Shopping	O	X	X	O	X	X	X
Motor Sales Outlets	X	Y	X	Y	X	O	X
Offices	X	O	Y	Y	O	X	X
One Off Houses Special Case Exemption	Y	X	X	X	X	Y	Y
One Off Houses No Exemption	Y	X	X	X	X	X	X
Travellers Halting Site	O	O	X	O	X	O	O
Tourist Caravan Park	X	X	X	X	X	O	O
Riding Stables	X	X	X	X	O	Y	Y
Wholesale Outlets	X	Y	X	Y	X	X	X
Warehouses	X	Y	X	Y	X	X	O

Normally Permitted Y

Not Normally Permitted but Open For Consideration O

Not Permitted X

## **5.2 – RURAL DEVELOPMENT OBJECTIVES**

Residential development will generally not be permitted in the A/GB zones other than the provision of a dwelling in special circumstances as provided for in Chapter 3 of the County Development Plan. Other rural development will be considered in light of the relevant policies of the County Development Plan.

It is an objective to ensure that all lands within 137 metres of the N11 are kept free from development, except where there is existing development. The Council may allow a reduction in the building lines where the National Road is adjacent to employment zoned lands or runs through employment zoned lands or is adjacent to other zoned lands identified in Maps 37A and 38A as 'Bray Environs LAP – specific objectives' and the Bray Town Plan. No development other than landscaping shall be allowed within 20 metres of the edge of the hard-paved surface of a National Road

## **5.3 – TOWN & VILLAGE DEVELOPMENT OBJECTIVES**

Development in the settlements of Bray (and its environs), Greystones, Enniskerry, shall have regard to the Development Plans and Local Area Plans applicable in each town. Development in the smaller settlements of Kilmacanogue and Kilmurray shall have regard to the policies, objectives and development standards set out in Chapters 3 and 5 of the County Development Plan.

## **5.4 – AMENITY OBJECTIVES**

The Council, in co-operation and consultation with Bray Town Council, has secured a Special Amenity Area Order (SAAO) for Bray Head. In addition, it is an objective of the Council to consider the making of Special Amenity Area Orders (either collectively or individually) for the Great Sugar Loaf, the Little Sugar Loaf and the Dargle Glen (as identified on Map No. 37A) and to ensure that development which prevents the realisation of this objective is restricted in these areas.

It is an objective to consider the preservation of Kilruddery House and Gardens and to preserve the buffer area from development which would be injurious to the existence, setting or proper interpretation of Kilruddery House and Gardens.

## **5.5 – OTHER WORKS AND CONTROL OBJECTIVES**

Other works and control objectives, not detailed in this district plan are contained in Part 1 of the County Development Plan.

# WICKLOW COUNTY COUNCIL

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## RATHDOWN NO. 2 PLAN MAP 1

### Legend

-  Bray Town Council boundary
-  Bray Environs LAP boundary
-  Bray Environs LAP Specific objectives
-  LAP areas - Enniskerry & Greystones/Delgany
-  Existing small growth towns & villages (Kilmacanogue & Kilmurray)
-  SAAO (existing and future)
-  Employment (E1, E2, E3)
-  Hotel
-  AG - To protect and improve rural amenity and provide for the development of agriculture
-  GB - To protect and enhance the open nature of lands between settlements

**Director of Services:** Desmond O' Brien  
**Senior Planner:** Patrick B. Hooper

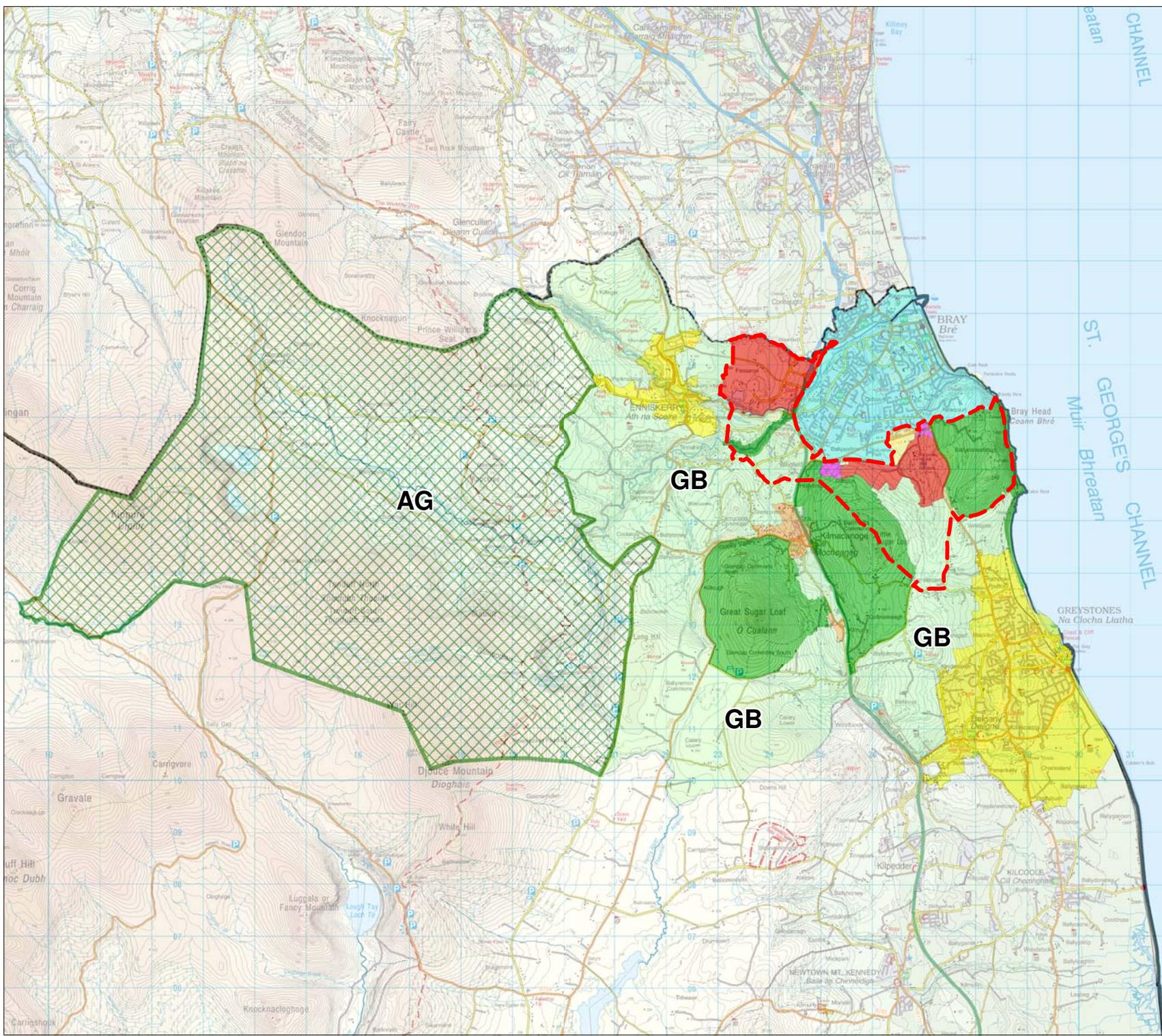
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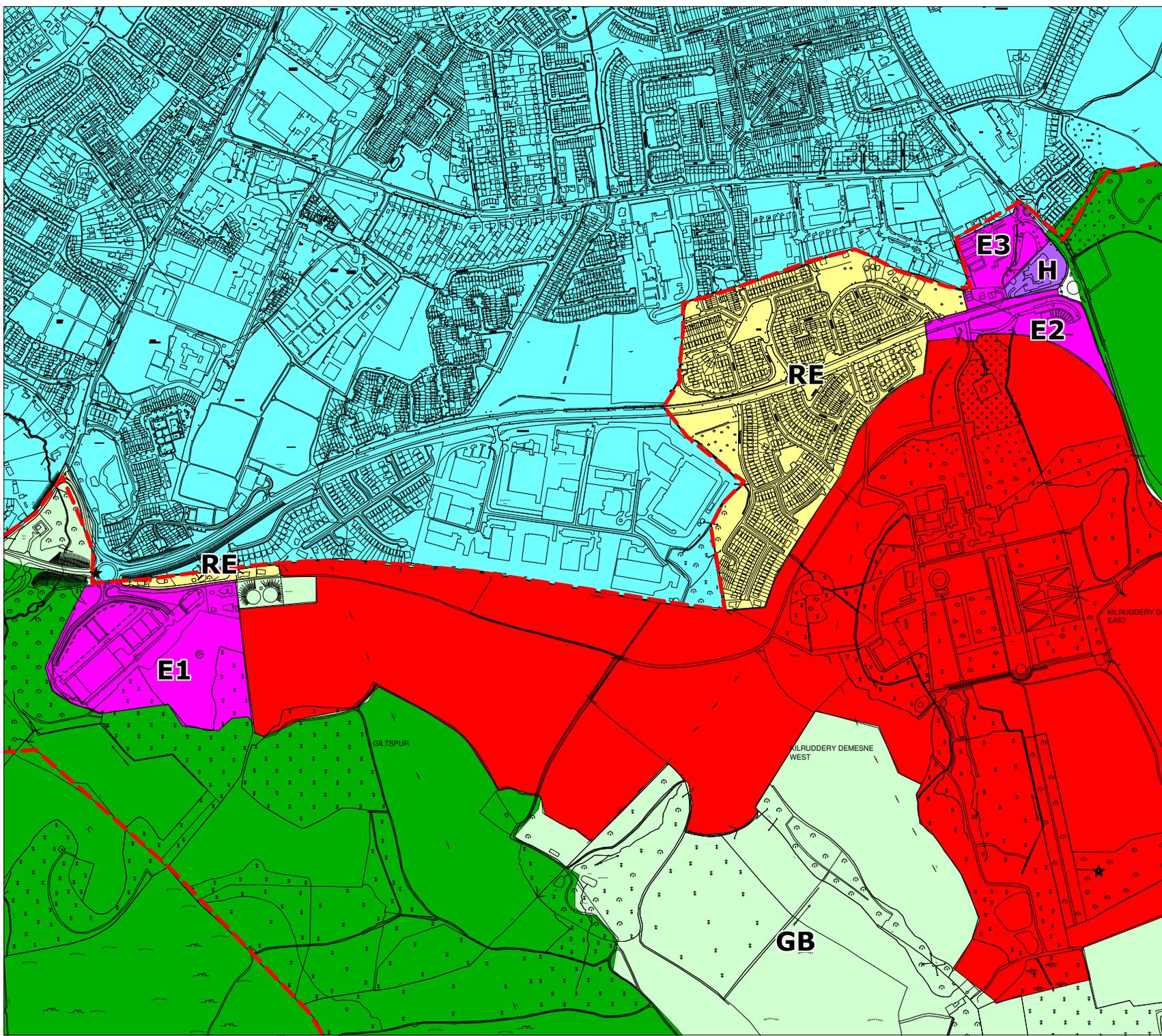
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