

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 Regional Planning Guidelines for the Greater Dublin Area 2004-2016 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 Updates.

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 Regional 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 Areas.

SUSTAINABLE RURAL HOUSING: GUIDELINES FOR PLANNING AUTHORITIES (2005)

These guidelines set out in detail how the Government's policies on rural housing are 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.

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 RPG's. This includes the promotion of growth within the Metropolitan Area Settlements of Bray and Greystones/Delgany and the Hinterland Large and Moderate Growth Towns of Wicklow / Rathnew, Arklow, Blessington and Newtownmountkenedy and allowing for local growth, where in-migration is restricted, into Small Growth Towns and Villages 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 intercensal period of 1996 – 2002.

4. Policy

4.1 SETTLEMENT HIERARCHY

4.1.1 INTRODUCTION

The Settlement Hierarchy is divided into two sectors – the ‘urban’ sector, that made up of towns / settlements which are urban in character and function and the ‘rural’ sector, that made up of settlements / areas that are rural in character and function. Levels 1-5 are considered ‘urban’, while levels 6-10 are defined as ‘rural’. The definition and position of each settlement has been informed by the *Regional Planning Guidelines 2004-2016* and by ‘*Sustainable Rural Housing – Guidelines for Planning Authorities*’ (DoEHLG 2005).

The hierarchy is illustrated in Table 3.2

Table 3.2:
The County Wicklow Settlement Hierarchy

	Level	Settlement type	Settlement name
U R B A N	1	Metropolitan consolidation town	Bray
	2	Large growth town I	Wicklow / Rathnew
	3	Large growth town II	Arklow Greystones / Delgany
	4	Moderate growth town	Blessington Newtownmountkennedy
	5	Small growth town I	Ashford Aughrim Baltinglass Carnew Enniskerry Kilcoole Rathdrum
R U R A L	6	Small growth town II	Avoca Dunlavin Kilmacanogue Newcastle Roundwood Tinahely
	7	Large Villages	Barndarrig Ballinaclesh Coolboy Donard Glenealy Hollywood Johnstown/Thomastown Kilpedder / Willowgrove Kiltegan Knockananna Laragh/Glendalough Manor Kilbride Redcross Shillelagh Stratford-on-Slaney
	8	Small villages	Annacurragh Annamoe Ballyconnell Ballycoog Ballyknockan Ballynacarrig-Brittis Bay Connary Coolafancy Coolatin Coolkenno Davidstown Donaghmore Grangecon Greenan Kirikee Knockanarrigan Lackan Moneystown Rathdangan Valleymount
	9	Rural clusters	Askanagap Ballinglen Ballyduff Ballyfolan Ballynultagh Baltyboys Boleynass Barraniskey Carrigacurra Crab Lane Croneyhorn Crossbridge Glenmalure Goldenhill Gorteen Kilamoat Kilcarra Killiskey Kilmurray (NMKY) Kilmurray (Kilmac) Kilquiggan Kingston Macreddin Moyne Mullinacuff Oldcourt Park Bridge Rathmoon Redwells Stranakelly Talbotstown Tomacork Tomriland
	10	Rural areas i.e. any location outside the development boundary of any settlement listed above	

4.1.2 DEVELOPMENT POLICY

The Regional Planning Guidelines state that it will be necessary to accommodate local growth within the Hinterland area, outside of the designated Development Centres and limit this growth to local as opposed to regional need. Such development must not generate significant levels of commuting.

It is the policy of this Plan that different types of growth will be accommodated in different settlements in the hierarchy. The type of growth pertaining to each level is set out below.

Definitions

Regional growth

Housing demand generated from inside or outside County Wicklow

County growth

(a) Housing demand generated by those persons that have been living and/or working in County Wicklow for at least 1 year

(b) Housing demand generated by those persons that have been living and/or working in County Wicklow for at least 5 years

Local growth

Housing demand generated by those persons who are permanent native residents of within 8km of that settlement or those who by virtue of their employment require to live in that settlement.

Permanent native resident

A person who was either born or reared in the family home in the immediate vicinity or resided in the immediate environs for at least 10 consecutive years prior to the application for permission

Proven need

This is defined as those in need of new housing, who do not currently own a dwelling in the County by reason of

- being a first time home owner, or
- having disposed of a previous home by reason of a Court order following marriage separation / divorce

Multi-house developments

Residential developments comprising of more than one residential unit

Single house developments

Residential developments comprising of only one residential unit

4 1.3 SINGLE HOUSES

Wicklow County Council recognises the right of an individual to build a dwelling unit for use as their own home. However, the Council must also regulate pressures from both urban and rural development, in the interest of sustainable development. The policy relating to the building of single houses in each level is set out below.

4.1.4 THE 'URBAN' SECTOR

Level 1 – Metropolitan Consolidation Town

Bray is the only settlement in this level. The definition and position of this settlement is derived from the Regional Planning Guidelines. Bray is located in the Metropolitan area in the RPG hierarchy.

Policy SS1

Multi-house developments

100% Regional Growth i.e. there are no restrictions on building, buying or occupying new houses

Single house developments

There are no restrictions on building, buying or occupying new single houses

Level 2 – Large Growth Town I

Wicklow / Rathnew is the only settlement in this category. The definition and position of this settlement is derived from the Regional Planning Guidelines. Wicklow / Rathnew is located in the Hinterland area in the RPG hierarchy.

Policy SS1

Multi-house developments

100% Regional Growth i.e. there are no restrictions on building, buying or occupying new houses

Single house developments

There are no restrictions on building, buying or occupying new single houses

Level 3 – Large Growth Town II

There are two settlements in this category – Greystones / Delgany and Arklow. The definition and position of these settlements is derived from the Regional Planning Guidelines. Greystones / Delgany is located in the Metropolitan area in the RPG hierarchy. Arklow is located in the Hinterland area in the RPG hierarchy.

Policy SS1

Multi-house developments

100% Regional Growth i.e. there are no restrictions on building, buying or occupying new houses

Single house developments

There are no restrictions on building, buying or occupying new single houses

Level 4 – Moderate Growth Town

There are two settlements in this category – Blessington and Newtownmountkennedy. The definition and position of these settlements is derived from the Regional Planning Guidelines. These settlements are located in the Hinterland area in the RPG hierarchy.

Policy SS2

Multi-house developments

80% Regional growth

20% County growth (a)

i.e. in any new housing development, a minimum of 20% of new houses must be sold to persons that have been living and/or working in County Wicklow for at least 1 year. There are no restrictions of the remaining 80%.

Single house developments

Any new single house developments shall be restricted to those living and/or working in the County for 1 year.

Level 5 – Small Growth Town I

There are seven settlements in this category. The 'small growth towns' in Level 5 represent the stronger small towns in the County, which provide a good range of employment, retail and social / community services to their hinterlands. The small growth towns in this level are distinct from those in Level 6 (Small Growth Town II) with regard to their location, function and indicative populations for 2010, which generally exceed 1,500. These settlements are located in the Hinterland area in the RPG hierarchy.

Policy SS3

Multi-house developments

50% Regional growth

50% County growth (a)

i.e. in any new housing development, a minimum of 50% of new houses must be sold to persons that have been living and/or working in County Wicklow for at least 1 year. There are no restrictions of the remaining 50%.

Single house developments

Any new single house developments shall be restricted to those living and/or working in the County for 1 year.

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 Councils' 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.

Table 3.3: Indicative and Maximum Population for Levels 1-5 to 2010 and 2016

AREA	1996 <i>pop</i>	2002 <i>pop</i>	Indicative 2010 <i>pop</i>	Max 2016 <i>pop</i>
Bray	25,760	28,002	32,012	35,000
Wicklow/ Rathnew	8,727	10,796	17,481	22,500
Arklow	8,557	9,993	16,277	21,000
Greystones/ Delgany	11,196	11,913	17,679	22,000
Blessington	1,860	2,509	6,500	6,500
Newtown- mountkennedy	2,528	2,521	4,510	6,000
Ashford	1,215	1,356	2,295	3,000
Aughrim	745	871	1,900	2,000
Baltinglass	1,127	1,260	2,500	2,500
Carnew	795	809	1,500	1,500
Enniskerry	1,275	1,904	2,065	2,190
Kilcoole	2,694	2,826	3,782	4,500
Rathdrum	1,234	1,387	3,166	4,500

Policy RPG1

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 Regional Planning Guidelines by concentrating development within the Metropolitan Area into the two large settlements of Bray and Greystones/Delgany

Policy RPG2

The Council will implement the strategy of the Regional Planning Guidelines by concentrating development in the Hinterland Area to the designated Growth Towns Centre of Wicklow / Rathnew (and its environs), Arklow (and its environs) and Blessington and Newtownmountkennedy. 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.

4.1.5 THE RURAL SECTOR

Level 6 – Small Growth Town II

There are six settlements in this category. The settlements in this level represent the more rural small towns in the County, which provide a range of employment, retail and social / community services to a mainly rural hinterland.

Policy SS4

Multi-house developments

25% Regional growth

25% County growth (a)

50% County growth (b) excluding residents of any settlement in Levels 1-3, who are not generally eligible¹

i.e. in any new housing development, 25% of new houses must be sold to persons that have been living and/or working in County Wicklow for at least 1 year; 50% of new houses must be sold to persons that have been living and/or working in County Wicklow for at least 5 years excluding residents of any settlement in Levels 1-3, who are not generally eligible¹. There are no restrictions of the remaining 25%.

Single house developments

Any new single house developments shall be restricted to those living and/or working in the County for 5 years, excluding residents of any settlement in Levels 1-3, who are not generally eligible¹

Table 3.4: Indicative and Maximum Population for Small Growth Towns II to 2010 and 2016

AREA	1996 pop	2002 pop	Indicative 2010 pop	Max 2016 pop
Avoca	490	564	800	700
Dunlavin	693	814	1,492	2,000
Kilmacanogue	818	834	950	1,000
Newcastle	763	851	1,222	1,500
Roundwood	446	518	800	700
Tinahely	630	692	1,100	1,000

¹ Residents of Levels 1-3 will only be eligible in Level 6 if the applicant

- has a **proven need** for new housing, and
- is a son/daughter of a parent that was born & raised and resided for a period of not less than 10 years in that that Small Growth Town II

Level 7 – Large Villages

There are 15 settlements in this category. The 'large villages' in Level 7 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. 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 3.5 and Maps 2.1 to 2.29.

Policy SS5

Multi-house developments

25% County growth (a)

75% County growth (b) excluding residents of any settlement in Levels 1-3, who are not generally eligible²

i.e. in any new housing development, 25% of new houses must be sold to persons that have been living and/or working in County Wicklow for at least 1 year.

The remainder of houses in such multi house developments must be sold to persons that have been living and/or working in County Wicklow for at least 5 years excluding residents of any settlement in Levels 1-3, who are not generally eligible².

Single house developments

Any new single house developments shall be restricted to those living and/or working in the County for 5 years, excluding residents of any settlement in Levels 1-3, who are not generally eligible²

Table 3.5: Large Villages: indicative number of houses that will be permitted in each village in the lifetime of the plan

Ballinaclesh	15
Barndarrig	15
Coolboy	15
Donard	15
Glenealy	Infill only
Hollywood	12
Johnstown / Thomastown	10
Kilpedder/Willow Grove	Infill only
Kiltegan	15
Knockananna	15
Laragh / Glendalough	20
Manor Kilbride	10
Redcross	9
Shillelagh	40
Stratford on Slaney	12

² Residents of Levels 1-3 will only be eligible in Level 7 if the applicant

- has a **proven need** for new housing, and
- is a son/daughter of a parent that was born & raised and resided for a period of not less than 10 years in that Large Village

Level 8 – Small Villages

There are 20 settlements in this category. The 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 3.6 and Maps 2.1 to 2.29.

Policy SS6

Multi-house developments

100% of houses in new multi-house developments shall be for those with a **proven need** for new housing, who meet the **Local Growth** definition, excluding residents of any settlement in Levels 1-4, who are not eligible³

Single house developments

Any new single house developments shall be for those with a **proven need** for new housing, who meet the **Local Growth** definition, excluding residents of any settlement in Levels 1-4, who are not generally eligible³

Table 3.6: Small villages: Indicative number of houses that will be permitted in each small villages in the lifetime of the plan⁴

Annacurragh	10
Annamoe	5
Ballyconnell	5
Ballycoog	5
Ballyknockan	5
Ballynacarrig-Brittias Bay	10
Connary	10
Coolafancy	5
Coolatin	5
Coolkenno	7
Davidstown	5
Donaghmore	5
Grangecon	9
Greenan	5
Kirikee	3
Knockanarrigan	5
Lackan	4
Moneystown	7
Rathdangan	10
Valleymount	5

³ Residents of Levels 1-4 will only be eligible in Level 8 if the applicant

- has a **proven need** for new housing, and
- is a son/daughter of a parent that was born & raised and resided for a period of not less than 10 years in that Small Village

⁴ The indicative number of houses permitted are based in data from September 2003. To note, these figures are subject to change of the granting of subsequent planning permissions

Level 9 – Rural Clusters

There are 34 clusters in this category. The rural clusters are generally informal groupings of dwellings with no discernable village form and no infrastructure, that can accommodate very limited levels of local growth. Again development shall be controlled to limit their growth, yet facilitate the needs of local people and enable rural living. Rural clusters are detailed in Table 3.7 and Maps 2.1 to 2.29

Policy SS7

Multi-house developments

Not permissible

Single house developments

Any new single house developments shall be for those with a **proven need** for new housing, who meet the **Local Growth** definition, excluding residents of any settlement in Levels 1-5, who are not eligible.

Residents of Level 6 will **only** be eligible for permission in Level 9 if the applicant

- has a **proven need** for new housing, and
- is a son/daughter of a parent that was born and raised and resided for a period of not less than 10 years in that rural cluster

Table 3.7: Rural clusters: Indicative number of houses that will be permitted in each cluster in the lifetime of the plan⁵

Askanagap	5
Ballinglen	5
Ballyduff	5
Ballyfolan	5
Ballynultagh	3
Baltyboys	5
Boleynass	4
Barraniskey	4
Carrigacurra	4
Crab Lane	5
Croneyhorn	3
Crossbridge	4
Glenmalure	3
Goldenhill	2
Gorteen	3
Kilamoat	4
Kilcarra	4
Killiskey	2
Kilmurray (NMKY)	3
Kilmurray (Kilmac)	3
Kilquiggan	5
Kingston	4
Macreddin	5
Moyne	5
Mullinacluff	5
Oldcourt	5
Park Bridge	4
Rathmoon	3
Redwells	3
Stranakelly	5
Talbotstown	5
Tomacork	5
Tomriland	3

⁵ The indicative number of houses permitted are based in data from September 2003. To note, these figures are subject to change of the granting of subsequent planning permissions

Level 10 – Rural Areas

Any location outside of the designated boundaries of the settlements in Levels 1-9 is considered a rural area.

Policy SS8

Multi-house developments

Not permissible

Single house developments

All new single house developments shall be restricted to those persons that qualify for rural housing under Section 4.3 of this Plan.

In addition to fulfilling the rural need criteria as set out in Section 4.3 of this plan, the following criteria apply:-

Residents of any settlement in Levels 1-5 are not eligible.

Residents of Level 6 & 7 will only be eligible for permission in Level 10 if the applicant

- has a proven need for new housing, and
- is a son/daughter of a parent that was born & raised and resided for a period of not less than 10 years in that rural area

4.2 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 Planning & Development Acts 2000-2002) or Town Plans (as variations of this County Development Plan) for all settlements in Levels 1-6. The Council, in the preparation of these Local Area Plans / Town 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 Regional Planning Guidelines, the Local Area Plans / Town Plans will also ensure that sufficient lands are zoned for employment, social, community and town centre development to sustain the projected resident populations

4.3 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 / Small Villages and rural clusters in County Wicklow. These settlements 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 (i.e.: 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 (i.e.: 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 moderate and small growth towns, 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 capacity 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 within Large and Small Villages, in rural clusters and in the countryside, 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 Policies SS5, SS6, SS7, SS8 and SS9 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, i.e. 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.

Policy SS17

Where permission is sought for multi-house developments in rural settlements (Levels 6—8), planning permission will only be considered where the applicant / developer can show that the size and design of dwellings are suited to the needs of those eligible to occupy the dwellings.

Table 3. Criteria for Residential Development in Landscape Zones

Landscape Zone	Vulnerability	Control Criteria
Outstanding Natural Beauty Zone	Very High	
Mountain Uplands Northern Hills Glencree/ Glencullen Coastal Area Poulaphuca Reservoir		<ul style="list-style-type: none"> • Special Case Acceptance Policy SS9 • Section 47 Restrictive Occupation • Compliance with "Wicklow Rural Residential Guidelines" • Visual Impact Assessment • Compliance with other normal planning criteria.
Special Amenity Zone	High	
North Mountain Lowlands South Mountain Lowlands Baltinglass Hills Southern Hills		<ul style="list-style-type: none"> • Special Case Acceptance Policy SS9 • Section 47 Restrictive Occupation • Compliance with "Wicklow Rural Residential Guidelines" • Compliance with other normal planning criteria.
Rural Area Zone	Medium	
Rural Area		<ul style="list-style-type: none"> • Special Case Acceptance Policy SS9 • Section 47 Restrictive Occupation • Compliance with "Wicklow Rural Residential Guidelines" • Compliance with other normal planning criteria.
Corridor Areas Zone	Medium	
Eastern Corridor Western Corridor		<ul style="list-style-type: none"> • Special Case Acceptance Policy SS9 • 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.

APPENDIX A

Single house applications

From level	Moving to level									
	1	2	3	4	5	6	7	8	9	10
1	A	A	A	B	B	E	F	F	X	X
2	A	A	A	B	B	E	F	F	X	X
3	A	A	A	B	B	E	F	F	X	X
4	A	A	A	B	B	C	C	F	X	X
5	A	A	A	B	B	C	C	D	X	X
6	A	A	A	B	B	C	C	D	F	G
7	A	A	A	B	B	C	C	D	D	G
8	A	A	A	B	B	C	C	D	D	H
9	A	A	A	B	B	C	C	D	D	H
10	A	A	A	B	B	C	C	D	D	H

- X Not eligible
 A No restriction
 B Living and/or working in the County for 1 year
 C Living and/or working in the County for 5 years
 D (a) Those with a proven need for new housing
 (b) Permanent native resident (10 years) of within 8km of the village OR those who by virtue of their employment require to live in that village
 E (a) Those with a proven need for new housing
 (b) Son/daughter of a parent that was born & raised and resided for a period of not less than 10 years in that small growth town II
 F (a) Those with a proven need for new housing
 (b) Son/daughter of a parent that was born & raised and resided for a period of not less than 10 years in that village / cluster
 G (a) Compliance with Policy SS9
 (b) Those with a proven need for new housing
 (c) Son/daughter of a parent that was born & raised and resided for a period of not less than 10 years in that rural area
 H Compliance with Policy SS9

- Level 1** Bray
Level 2 Wicklow / Rathnew
Level 3 Arklow Greystones / Delgany
Level 4 Blessington Newtownmountkennedy
Level 5 Ashford Aughrim Baltinglass Carnew Enniskerry Kilcoole Rathdrum
Level 6 Avoca Dunlavin Kilmacanogue Newcastle Roundwood Tinahely
Level 7 Bardarrig Ballinaclash Coolboy Donard Glenealy Hollywood Johnstown/Thomastown
 Kilpedder / Willowgrove Kiltegan Knockananna Laragh/Glendalough Manor Kilbride Redcross
 Shillelagh Stratford-on-Slaney
Level 8 Annacurragh Annamoe Ballyconnell Ballycoog Ballyknockan Ballynacarrig-Brittis Bay
 Connary Coolafancy Coolatin Coolkenno Davidstown Donaghmore Grangecon Greenan
 Kirikee Knockanarrigan Lackan Moneystown Rathdangan Valleymount
Level 9 Askanagap Ballinglen Ballyduff Ballyfolan Ballynultagh Baltyboys Boleynass Barraniskey
 Carrigacurra Crab Lane Croneyhorn Crossbridge Glenmalure Goldenhill Gorteen Kilamoat
 Kilcarra Killiskey Kilmurray (NMKY) Kilmurray (Kilmac) Kilquiggan Kingston Macreddin Moyne
 Mullinacluff Oldcourt Park Bridge Rathmoon Redwells Stranakelly Talbotstown Tomacork
 Tomriland
Level 10 Rural areas i.e. any location outside the development boundary of any settlement listed above